

Stockton Airport Submarket 1780 Industrial Drive

Stockton, CA 95206

±111,160 SF Class "A" Warehouse/Distribution Building

For Lease or Sale

Property Owned & Managed By:



LOWENBERG CORPORATION



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Accelerating success.

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Property / Building Specifications

Building Size	±111,160 SF
Available Size	±111,160 SF
Building Dimensions	280' D x 397' W
Parcel Size/FAR	±6.43 acres / 39.7%
Administrative Office	±1,345 SF
Warehouse Office	±512 SF
Dock High Doors	20 (9' x 10') (8 doors with EOD, 3 doors with pit levelers)
Grade Level Doors	3 (12' x 14')
Power	2,000 Amps, 277/480V, 3-Phase
Lighting	T-5
Clear Height	±30' - 32'
Sprinklers	ESFR
Column Spacing	46.8' x 49.7'
Floor Slab	6"
Year Built	2008
Skylights	2%
Auto Parking	70 stalls
Yard	Fully fenced, lighted and secured
Water	City of Stockton
Sewer	City of Stockton
Storm	City of Stockton
Power & Electric	PG&E
Zoning	I-G, General Industrial (City of Stockton)

Location

Located on the south side of Industrial Drive between Airport Way and B Street, north of the Stockton Airport, between I-5 and HWY 99.

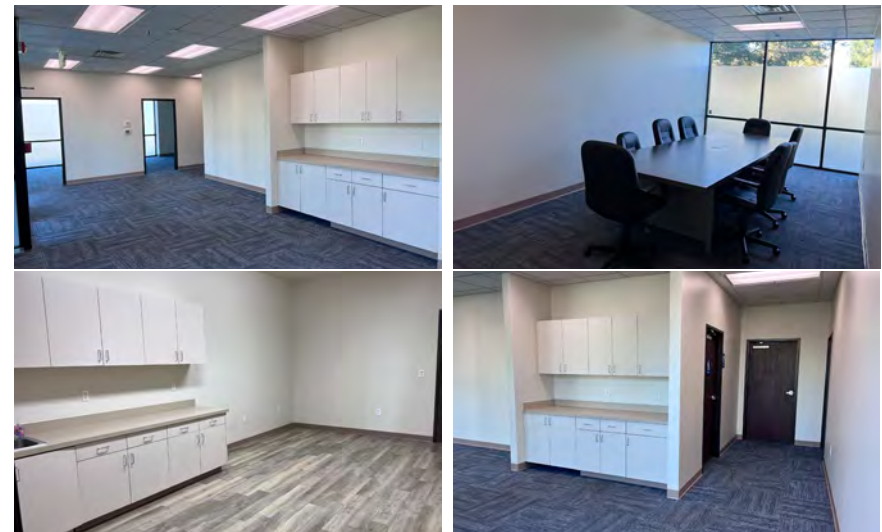
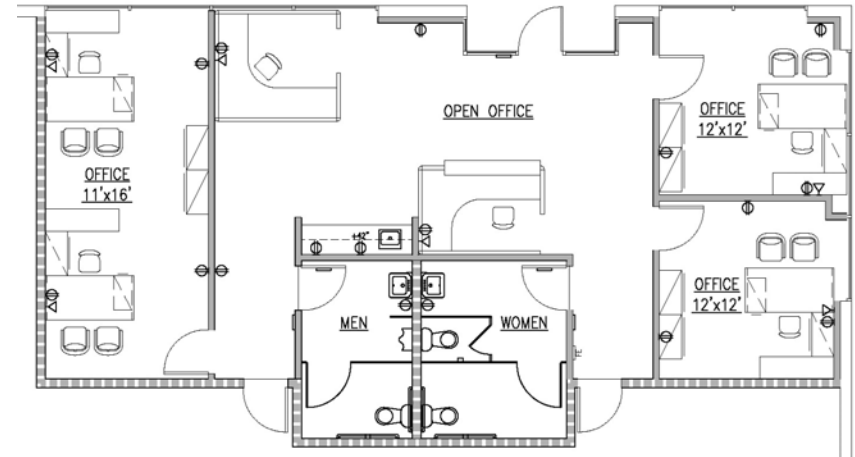
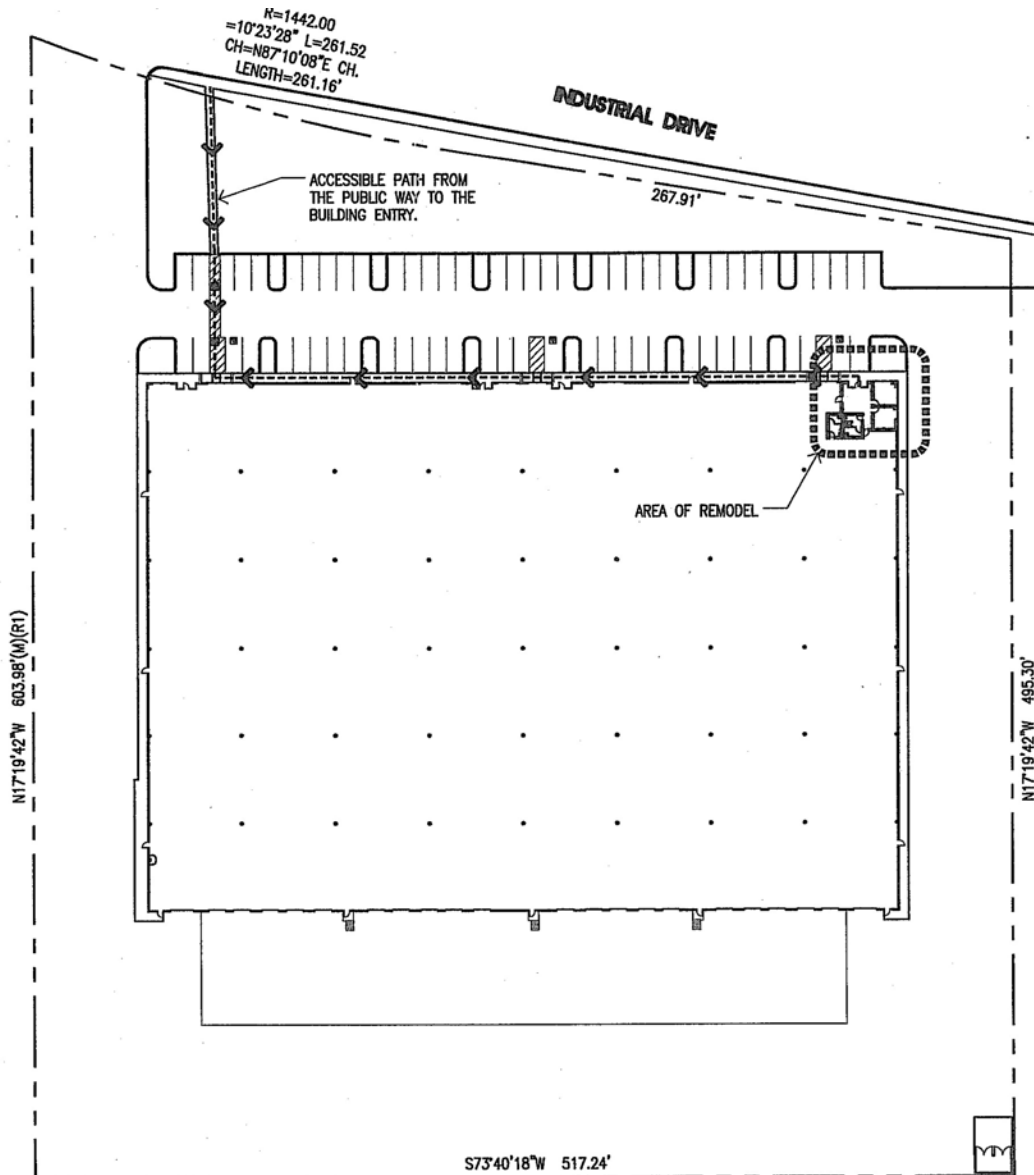
Transportation & Logistics

- Excellent proximity to BNSF & UPRR Intermodal Facilities
- Very close proximity to the Port of Stockton
- Major West Coast Distribution Hub
- Easy access to freeways (I-5, HWY 99, I-205, HWY 120 and HWY 4)
- STAA Approved Truck Route



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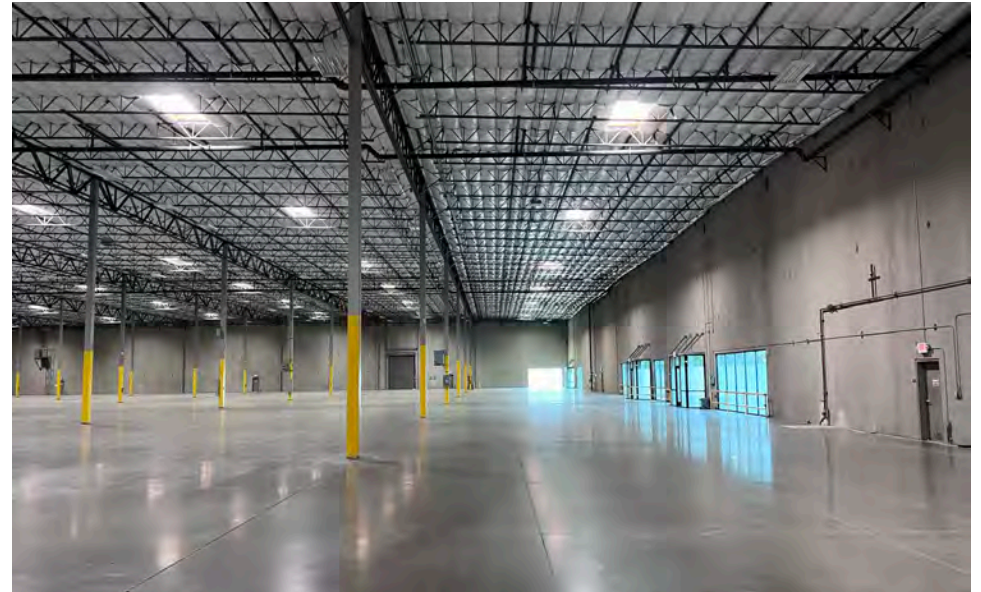


PROPERTY PHOTOS

1780 Industrial Drive

Stockton, CA 95206

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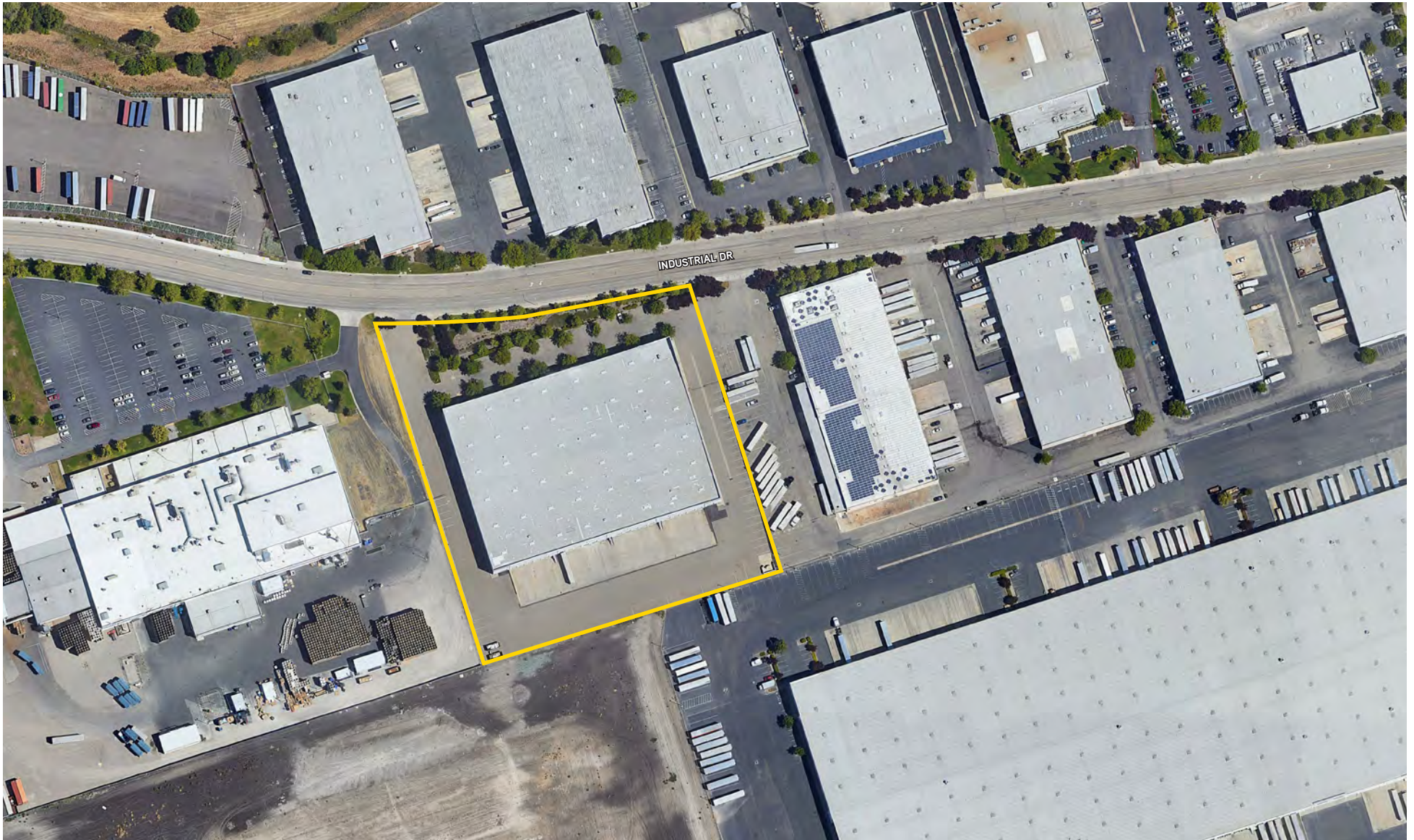


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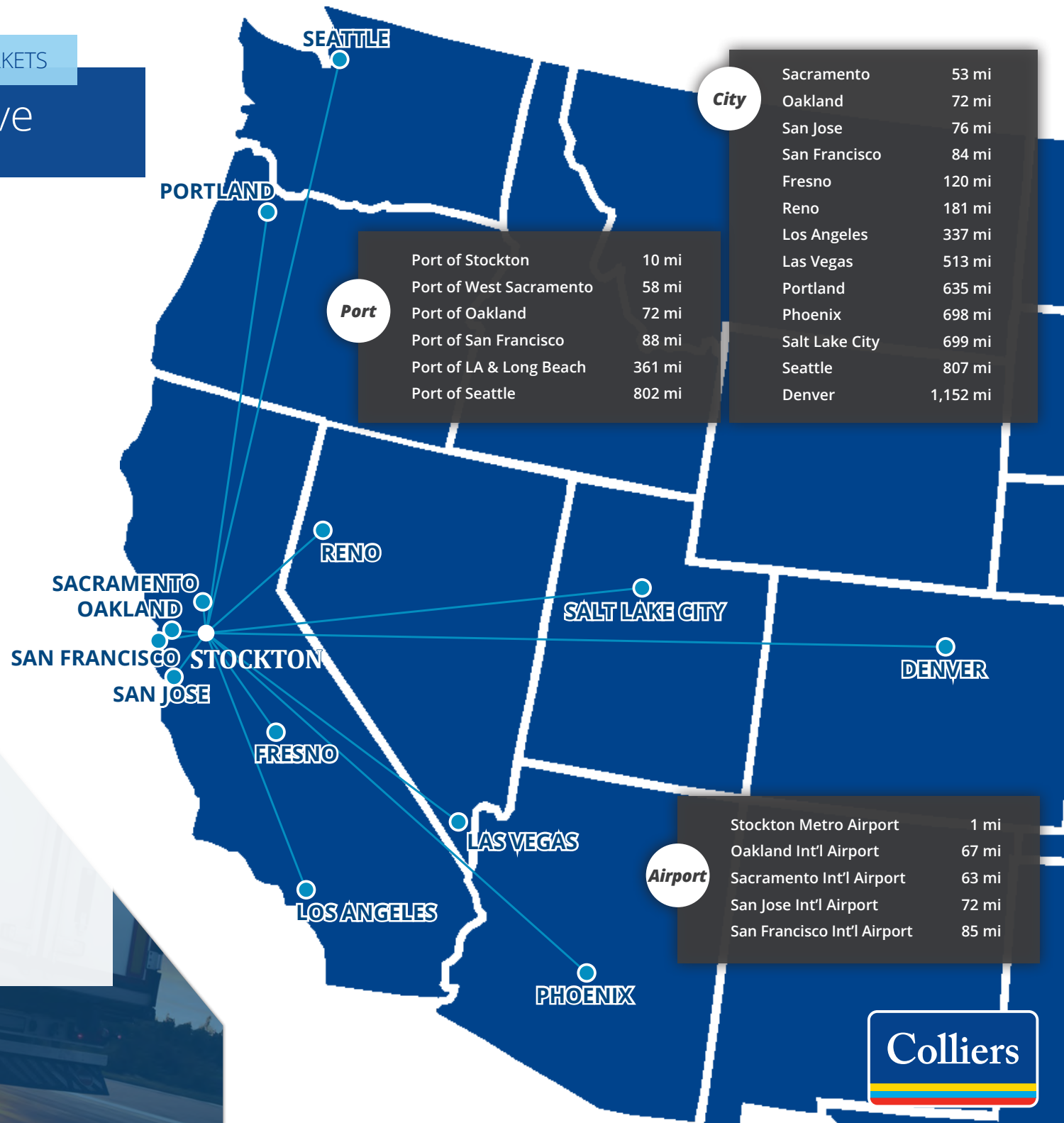
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DISTANCE TO MAJOR WEST COAST MARKETS

1780 Industrial Drive

Stockton, CA 95206



The Central Valley is the premier location from which to serve Northern California & the Western United States.





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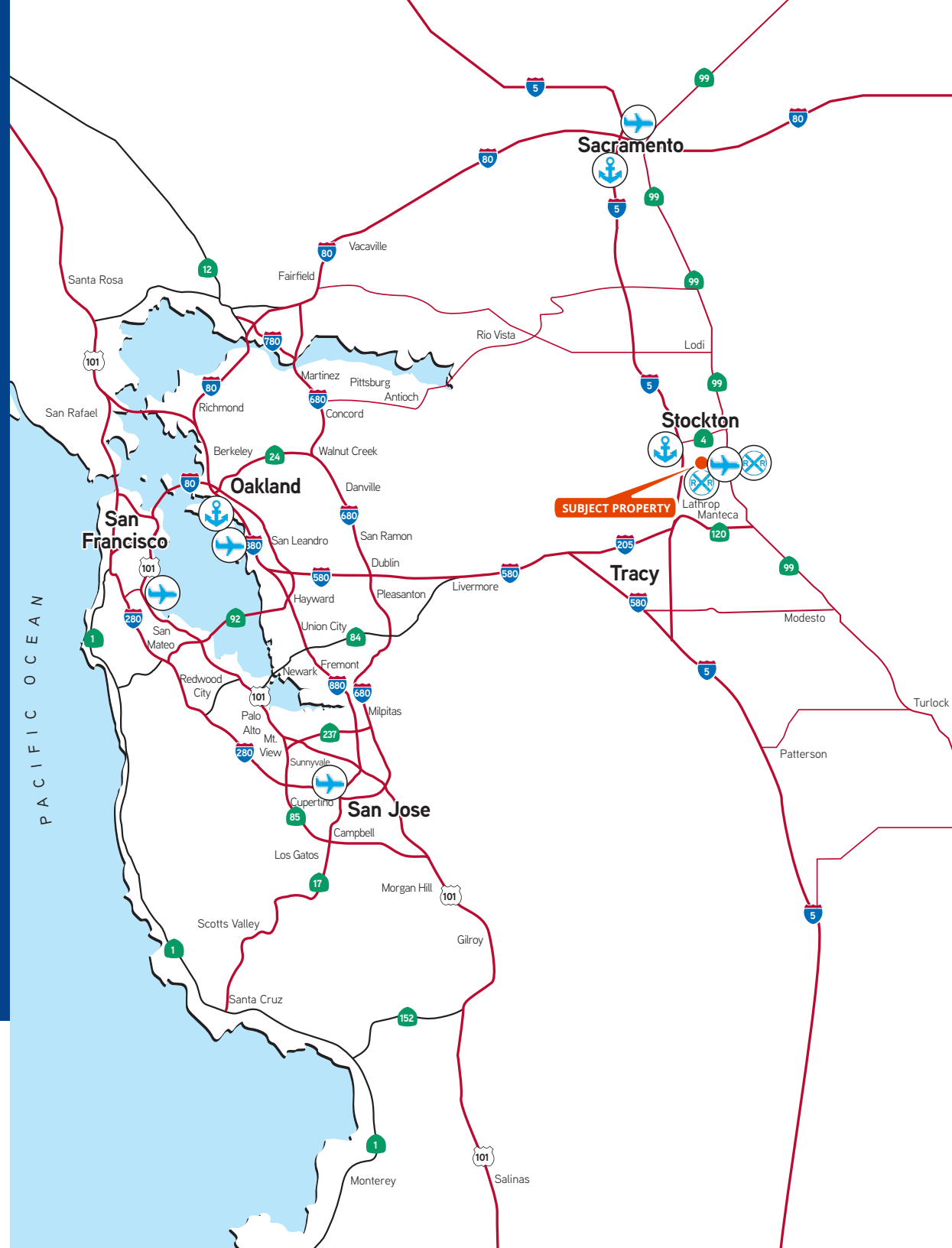
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