

INDUSTRIAL LAND/PLANNED TRUCK MAINTENANCE SHOP/YARD FOR SALE

4649 & 4653 S. AIRPORT WAY | STOCKTON | CA



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FEATURES:

- **Size:** 7.85± acre site
- **Zoning:** General Industrial
- **Water:** California Water Service
- **Sewer:** City of Stockton
- **Electricity:** PG & E
- **Storm Water:** City of Stockton
- Offering up to 153 Trailer parking positions.
- Direct access/visibility to both Sperry Road and Airport Way. (2 street entrances)
- Located directly west of the Stockton Metropolitan Airport with commercial airline service (Allegiant) and freight service (Fed Ex, Amazon Prime)
- BNSF Intermodal facility is directly east less than 2 miles away.
- UP Intermodal is approximately 3 miles south directly off Airport Way.
- Ideally located between I-5 and Hwy 99 with excellent access to each via STAA Truck Route approved Arch/Sperry connector and French Camp/I-5 or Arch Road/Hwy 99 interchanges.
- Adjacent to new 12± acre Premier Trailer Leasing center and brand new Arco full service gas and diesel station at the south west corner of Airport Way and Sperry Avenue.
- Municipal services located in both Sperry Road and Airport Way.
- Located in rapidly expanding Central Valley industrial area.
- Located within Opportunity Zone .
- Immediately surrounded by and adjacent to some of the world's most recognizable companies, including Amazon (615,440± SF), Whirlpool (452,000± SF), Trader Joe's (770,000± SF), UNFI (545,000± SF), BMW (437,000± SF), Home Depot (195,000± SF), Target (1,400,000± SF), Cost Plus World Market (1,500,000± SF) Dollar Tree (825,000± SF) and Costco(419,000± SF)



**SALE PRICE: ~~\$5,900,000.00~~
\$4,900,000.00**

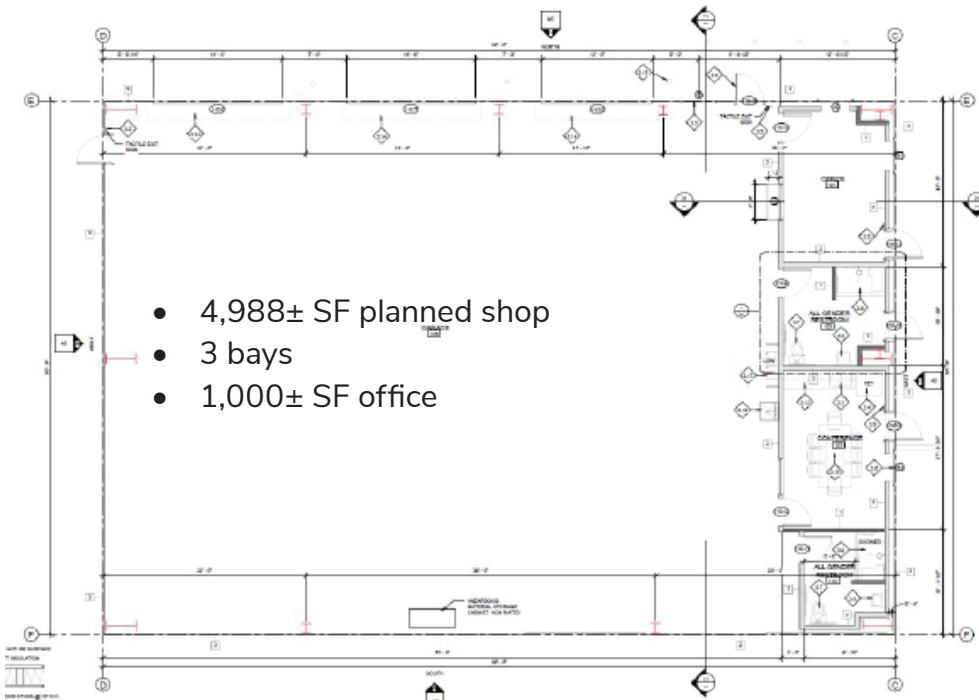


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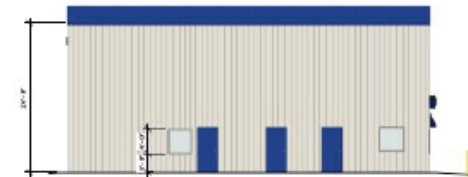
*RENDERINGS OF PROPOSED SHOP



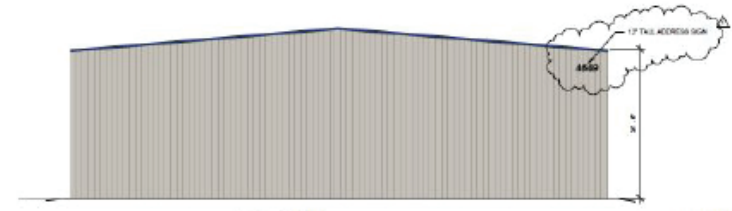
- 4,988± SF planned shop
- 3 bays
- 1,000± SF office



1 NORTH
SCALE: 1/8" = 1'-0"



2 EAST
SCALE: 1/8" = 1'-0"



3 SOUTH
SCALE: 1/8" = 1'-0"



4 WEST
SCALE: 1/8" = 1'-0"



AJMER RANJHAWA
AIRPORT WAY TRUCK
PARKING
4649 Airport Way
Stockton, CA
95206
9574 APN
177-402-14 & 177-402-15

ELEVATION
PLANS

APEX 24-07
PROJECT:
DATE: 4-19-2022

NO.	DATE	BY	CHKD
1	4-19-2022	ajmer	ajmer
2			
3			

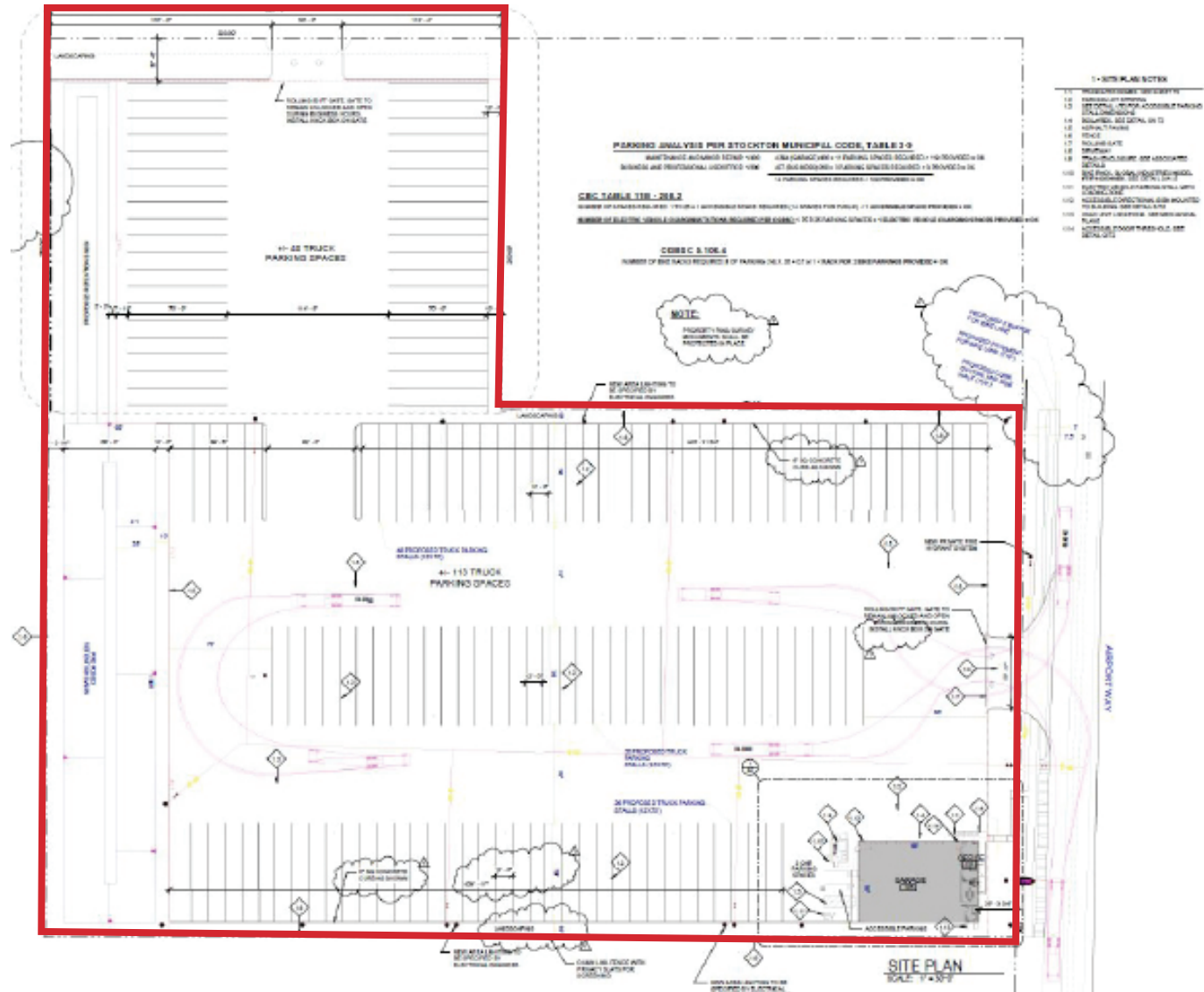
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