

FOR SALE OR LEASE | ±38,900 SF

TOWER
INVESTMENTS

- Heavy Power - 3 Phase/480V/5,400 Amps
- Climate Controlled Facility - Potential for Cold Storage
- Flexible Zoning Uses
- Excellent Freeway Visibility & Access

612 EAST MARKET STREET
STOCKTON, CA

[View Site Specific COVID-19 Prevention Plan](#)

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**FOR
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±38,900 SF WAREHOUSE/PRODUCTION FACILITY
612 E MARKET STREET | STOCKTON, CA



Contact Broker for Pricing Information

Property Features	
APN:	149-220-260
Parcel Size:	±2.11 Acres
Total Building Size:	±38,900 SF; Expandable to ±43,300 SF
Office Size:	±5,000 SF
Power:	3 Phase/480V/5,400 Amps
Fire Sprinklers:	Yes
Auto Parking:	On-site & Additional Parking Nearby
Trailer Parking:	Yes
Zoning:	Commercial Downtown (CD)

Property Highlights	
<ul style="list-style-type: none"> ±38,900 SF Multi-level warehouse building suitable for production, distribution, and storage - potential expansion to ±43,300 SF Heavy Power to the building - 3 Phase/480V/5,400 Amps Climate controlled facility - potential for cold storage use Clear span high ceilings across warehouse floor Large freight elevator 5 dock-high doors; 3 grade-level doors Potential conversion for a 12' x 18' grade-level door Gated + secured facility Convenient Downtown Stockton location with direct access to CA Hy 4 - within close proximity to the CA Hwy 99, I-5, Port of Stockton, Stockton Metro Airport, and nearby intermodal service lines 	



Building Specs				
	A	B	C	D (2nd Floor Office)
Area SF:	±20,000 SF	±4,400 SF	±9,000 SF	±5,200 SF
Dimensions:	150' x 133'	33' x 133'	68' x 133'	-
Clear Height:	25'	50'	29'	-
Dock Doors:	3	-	2	-
Grade Level Doors:	3	1 Potential Door	-	-
Power:	1,350 Amps	1,600 Amps	2,400 Amps	-
Expansion:				±4,400 SF

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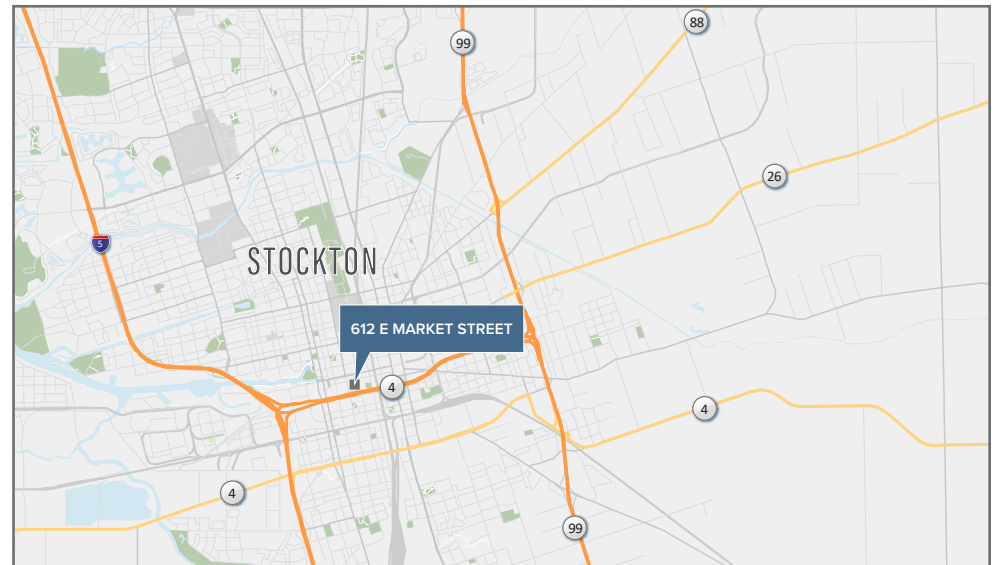


Potential Permitted Uses - Commercial Downtown (CD)

Potential Permitted (P) Uses per City of Stockton Development Code for Commercial Downtown (CD):

- Food & Beverage Product Manufacturing
- Hand Craft & Fabric Manufacturing
- Cannabis Testing Laboratory *
- Printing & Publishing
- Wholesaling & Distribution
- Auditoriums, Meeting Halls & Theaters
- Vocational & Technical Schools
- Equipment Repair & Maintenance Testing
- Vehicle Repair & Maintenance Training
- Auto Parts Sales
- Motion Picture Production
- Parking Facilities
- Health & Fitness Facilities
- Ambulance Services
- Clinics & Laboratories
- Medical Related Facilities

Other uses allowed with Commission Use Permit (C), Land Development Permit (L) or Administrative Use Permit (A). Please refer to the [City of Stockton Allowable Lane Uses & Permit Requirements](#) on the City of Stockton website.



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Site Plan

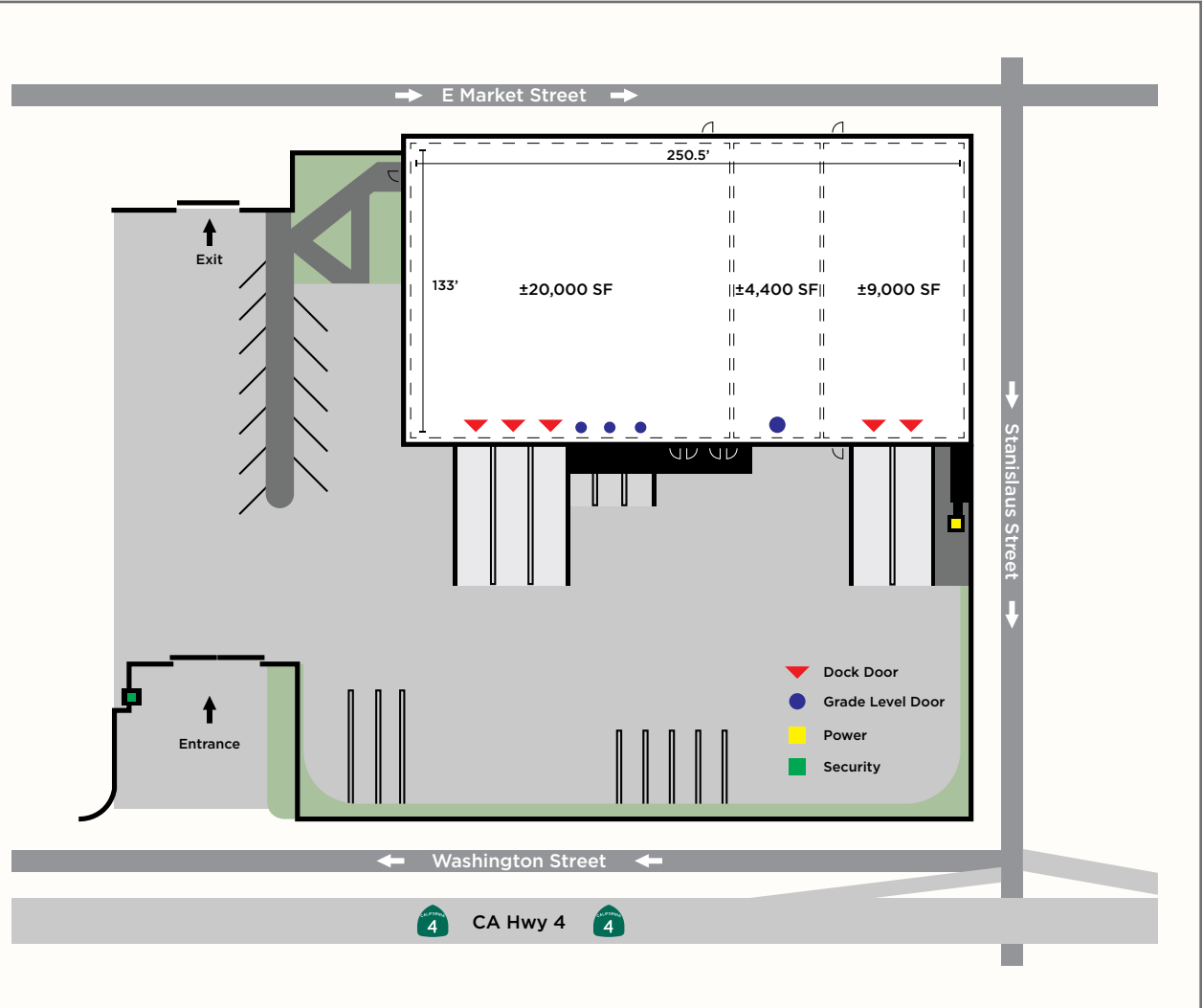


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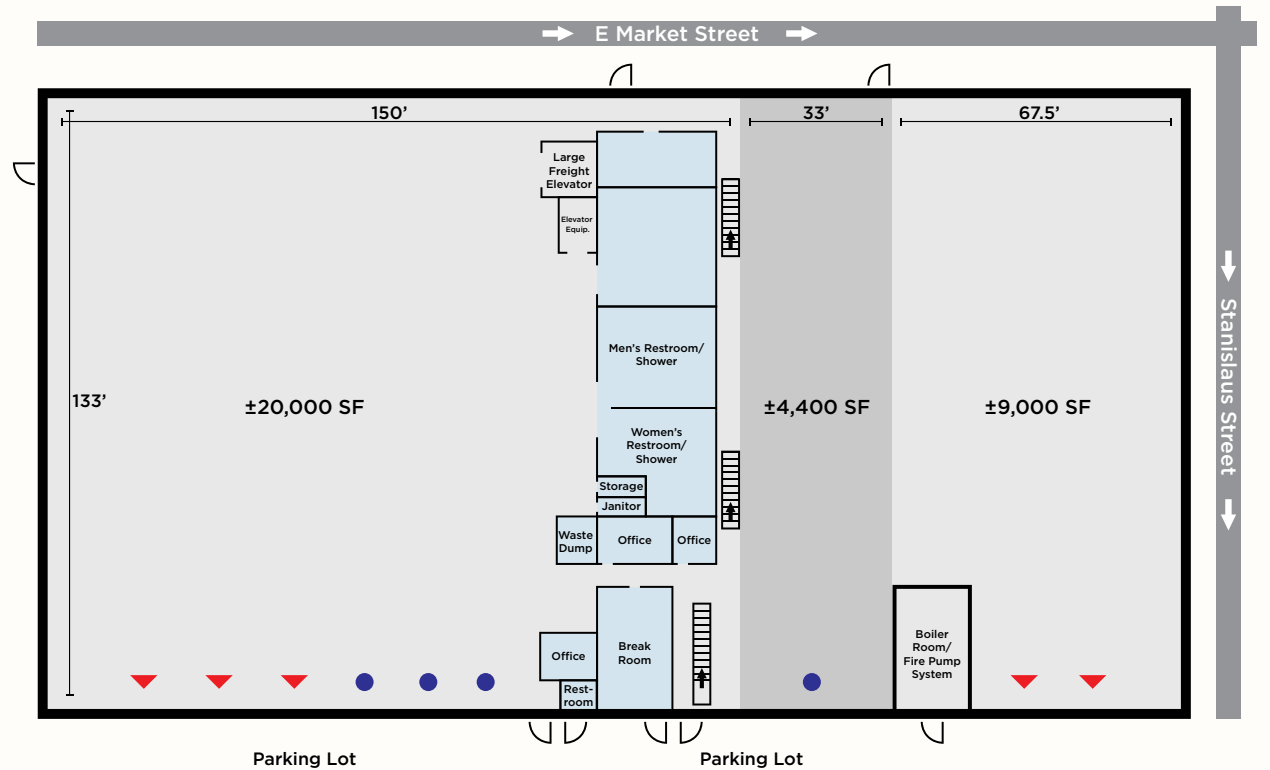


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Floor Plan - First Floor

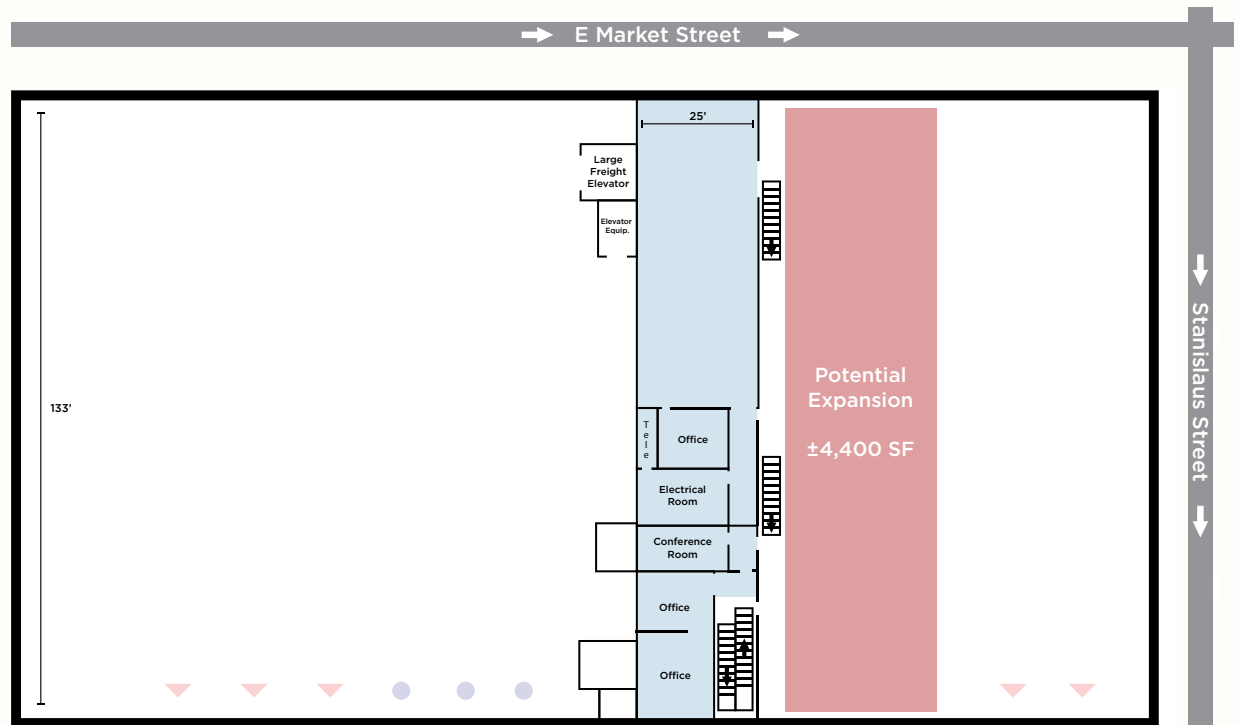


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Floor Plan - Second Floor





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Exclusively Listed By:

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