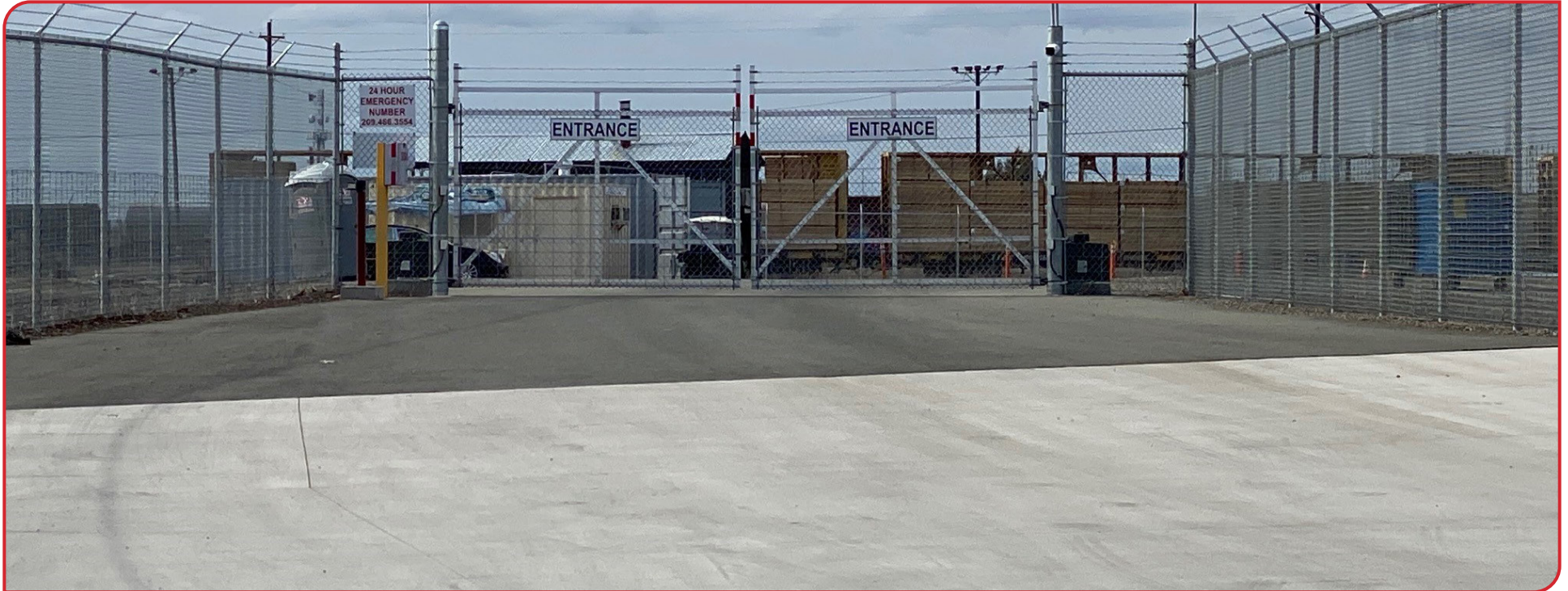


FOR LEASE FENCED AND PAVED TRUCK YARD

717 RALPH AVENUE, STOCKTON, CA



FEATURES:

- APN: 177-020-760
- Size: 6± Acres available immediately, 4± Acres available July 1, 2021
- Yard: Fenced, paved and lit with separate electric / gated entrance and exit
- Zoning: IG, General Industrial (City of Stockton)
- Rail: UP rail service possible

PRICING:

LEASE: \$0.18 PSF / NNN

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FOR LEASE FENCED AND PAVED TRUCK YARD

717 RALPH AVENUE, STOCKTON, CA



4± ACRES

DUCK CREEK

6± ACRES

PERLMAN DRIVE

RALPH AVENUE

SITE PLAN

6± ACRES

4± ACRES

FEATURES:

- Located 1.75 miles north of the Stockton Metropolitan Airport with commercial airline service (Allegiant, United) and freight service (Fed Ex, Amazon Prime)
- 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.
- 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), Bed, Bath and Beyond (1,004,000± SF), O'Reilly Auto Parts (586,000± SF) and Quaker Oats (275,000± SF)

FOR LEASE FENCED AND PAVED TRUCK YARD

717 RALPH AVENUE, STOCKTON, CA



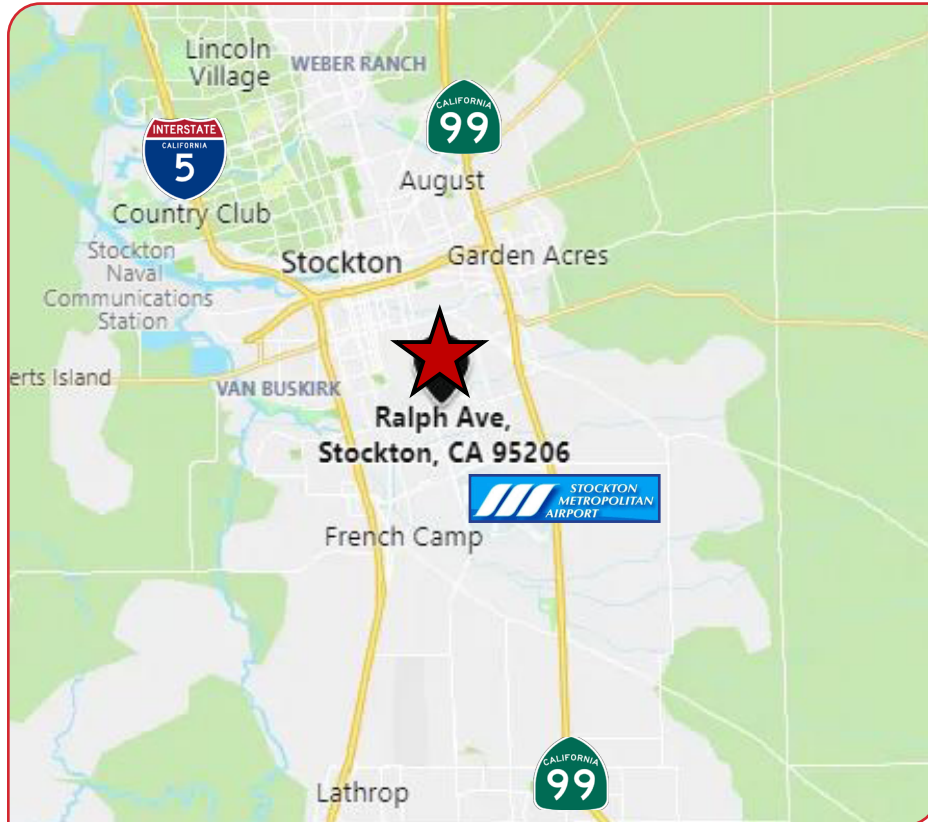
FOR LEASE FENCED AND PAVED TRUCK YARD

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FOR LEASE FENCED AND PAVED TRUCK YARD

717 RALPH AVENUE, STOCKTON, CA



Mileage to Freeways:

- Highway 4: 2.7± miles
- Interstate 5: 3.4± miles
- Highway 99: 3.6± miles

Mileage to Intermodal Yards:

- BNSF (Stockton): 5.2± miles
- UPRR (Manteca): 5.2± miles

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