

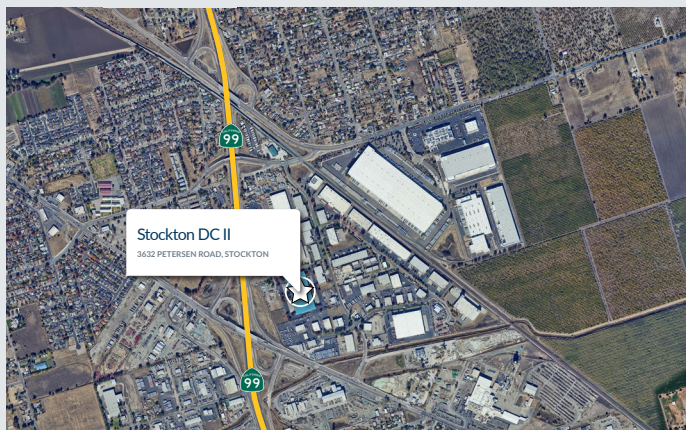


**ARES
INDUSTRIAL
MANAGEMENT**

STOCKTON DC II

3632 PETERSEN ROAD, STOCKTON, CA, 95215

134,400 Leasable SQ FT Div. To 65,000 SQ FT | 180,000 SQ FT Warehouse Facility



BUILDING HIGHLIGHTS

- ±134,400 SF for lease
 - Divisible to ±65,000 SF
 - ±3,515 SF of office & 1,963 SF shipping & receiving office
 - 34 (8' x 10') dock high doors (12 equipped with hydraulic pit levelers, dock locks & seals)
 - 6 (12' x 14') grade level doors
 - 26' clear height
 - Sprinklers - .33 GPM/3,000 SF
 - Zoned I-G, General Industrial
 - 60' x 30' column spacing
 - 1,200 Amps, 277/480V, 3-Phase
- Easy access to Highway 99 via Mariposa Overpass

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