

Industrial Warehouse • Air Metro Business Park

1641

**±97,470 SF
FOR LEASE**

ADDITIONAL YARD POSSIBLE

E CITATION STREET

Stockton • California

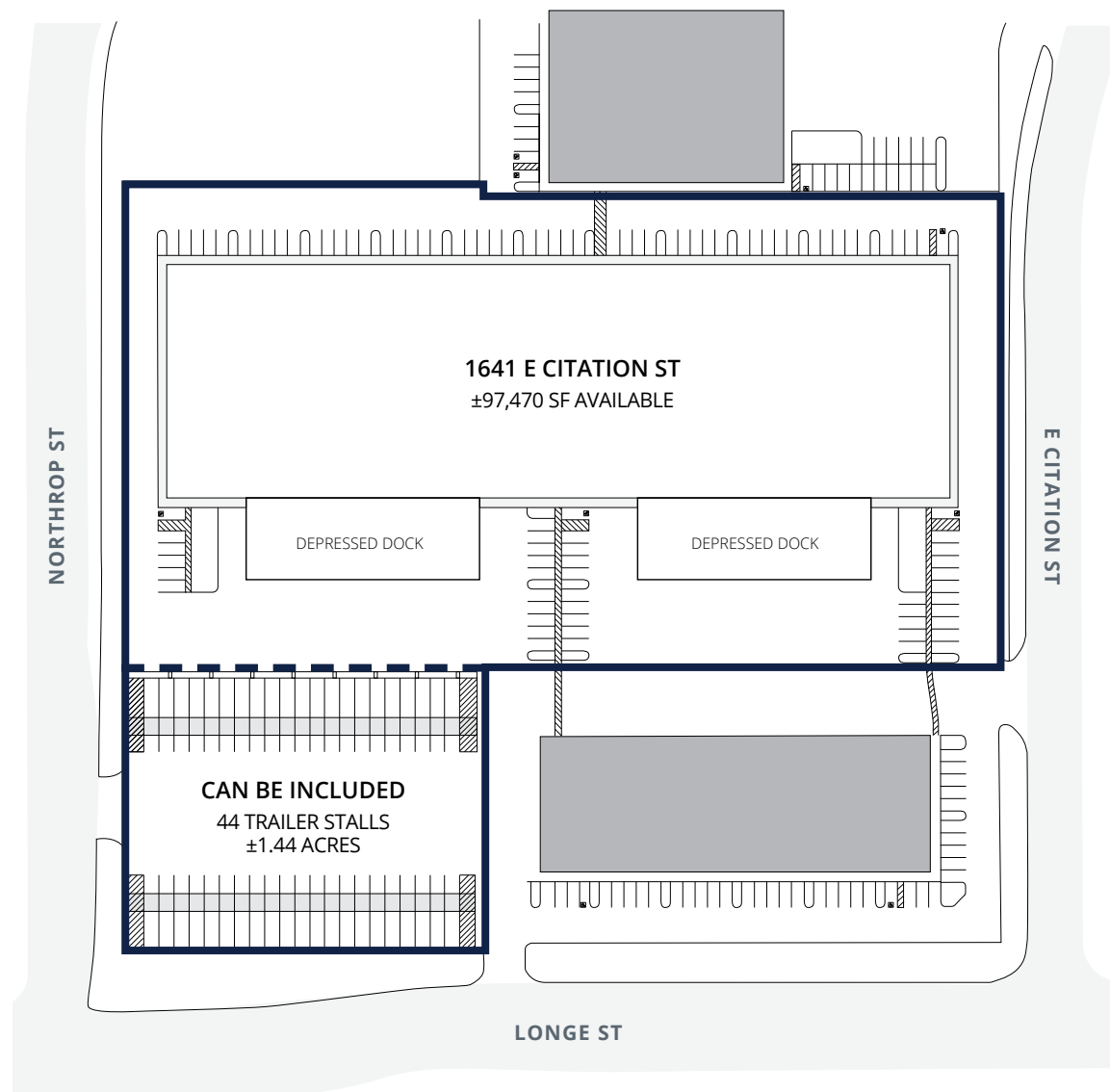


Jones Lang LaSalle Brokerage, Inc., CA Real Estate License #01856260

PROPERTY FEATURES



Building Size	±97,470 SF
Available	±97,470 SF
Lot Size	±5.4 AC
Dock Doors	22
Grade Level Doors	6
Office	±3,822 SF total
Power	2,500 amps
Clear Height	30'
Column Spacing	57' x 57'
Sprinklers	ESFR
Trailer Stalls	44 stalls on ±1.44 AC possible
Zoning	APX (Industrial)
Lease Rate	Contact Broker



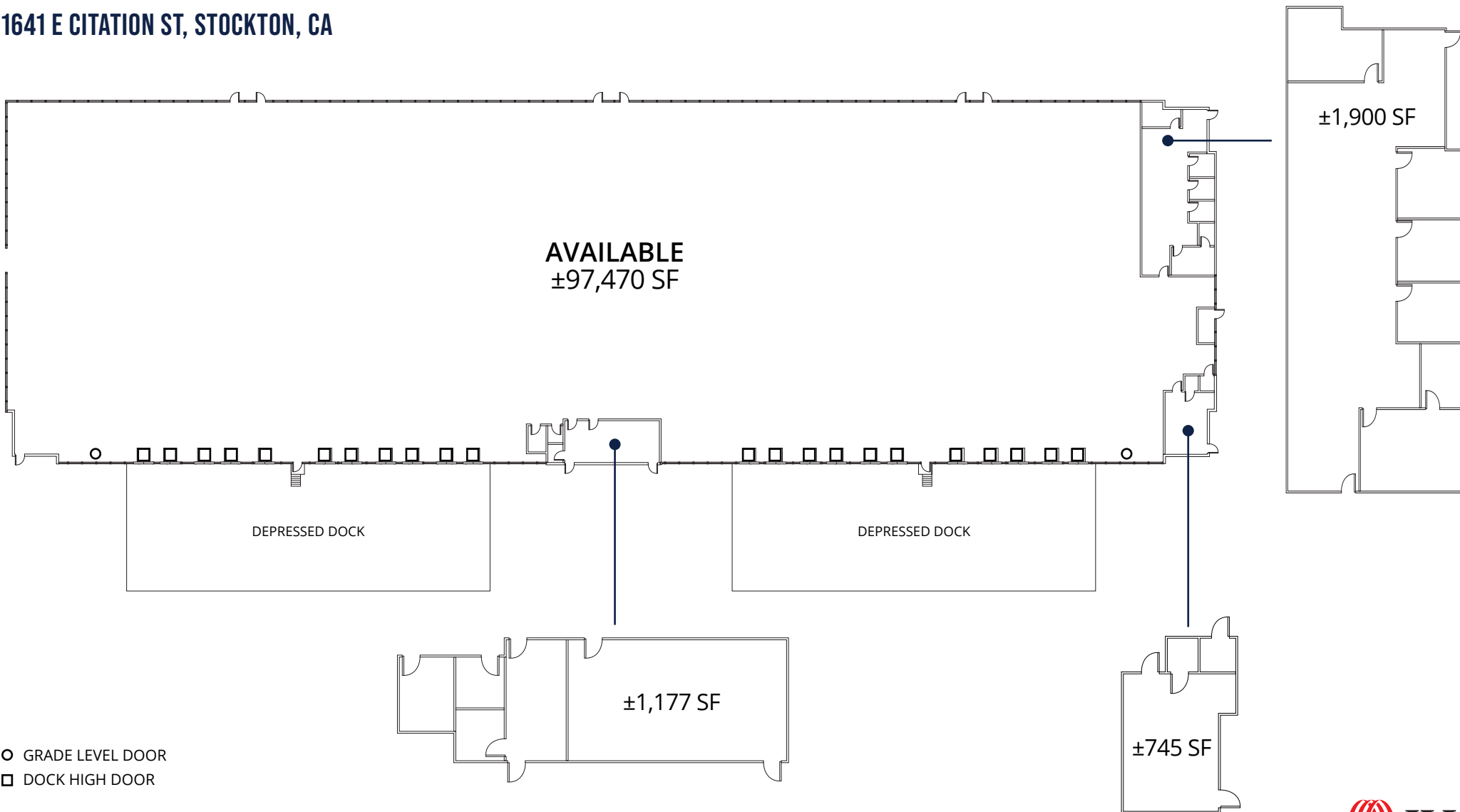
*NOT DRAWN TO SCALE



FLOOR PLAN



1641 E CITATION ST, STOCKTON, CA



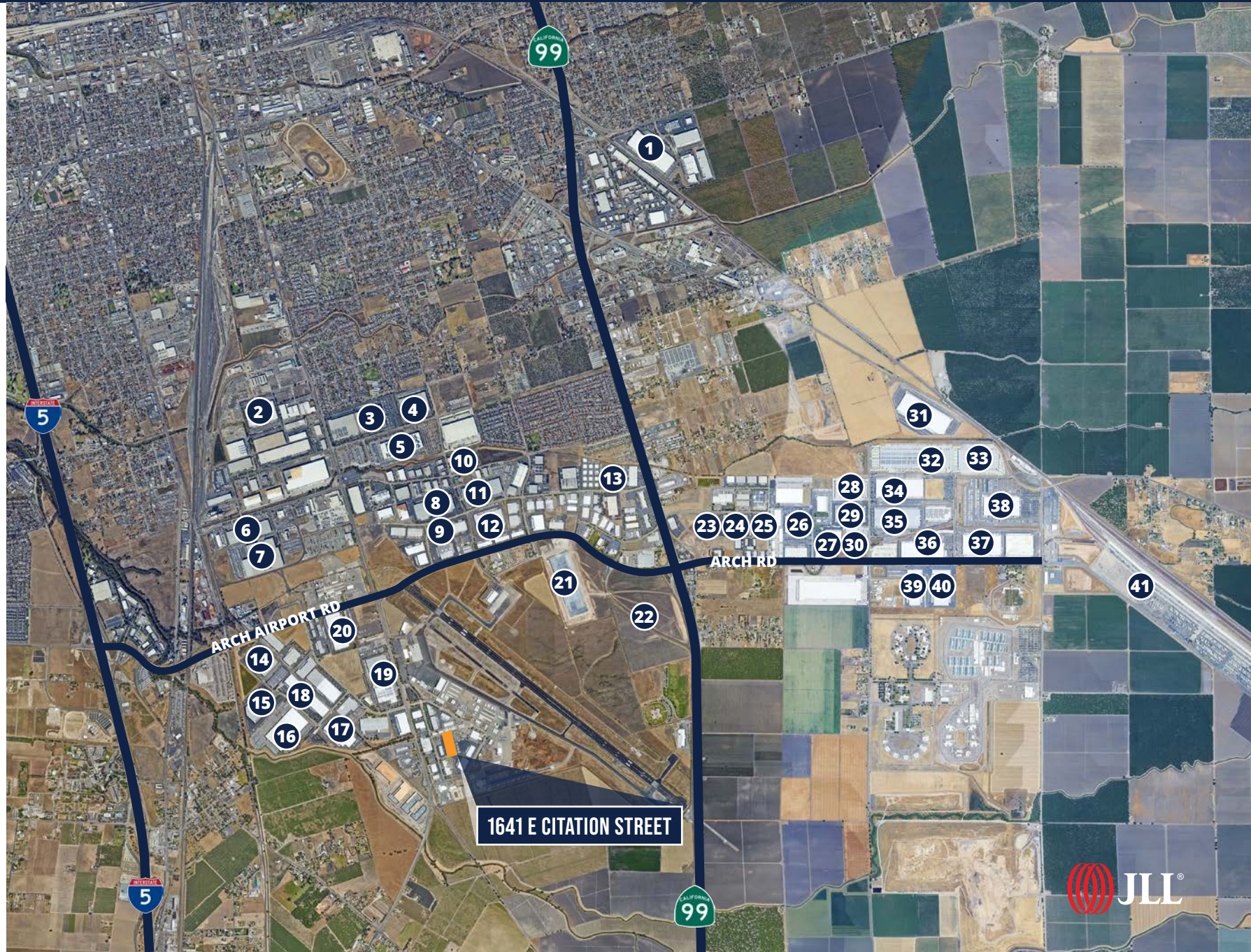
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CORPORATE NEIGHBORS



- 1 Costco
- 2 O'Reilly
- 3 Cost Plus World Market
- 4 Cost Plus World Market
- 5 Amazon
- 6 Allen Distribution
- 7 C&S Wholesale Grocers
- 8 Raley's
- 9 Staples
- 10 Home Depot
- 11 Trader Joe's
- 12 Whirlpool
- 13 Lifestyle
- 14 BMW
- 15 Prism Logistics
- 16 Dollar Tree
- 17 Allen Distribution
- 18 Pactiv
- 19 Simpson StrongTie
- 20 CPFD
- 21 Amazon
- 22 Target
- 23 Weber
- 24 International Paper
- 25 Southwest Traders
- 26 Pace Supply
- 27 Allen Distribution
- 28 Amazon
- 29 Fox
- 30 Pitney Bowes
- 31 PG&E
- 32 Amazon
- 33 Allen Distribution
- 34 KeHe
- 35 General Mills
- 36 Niagara
- 37 Niagara
- 38 Amazon
- 39 FedEx
- 40 Amera Care Royal
- 41 BNSF





1641
E CITATION STREET

EXCLUSIVE BROKERS

TIM MUSTIN

JLL | Managing Director
tim.mustin@jll.com
+1 209 390 1687
RE License #01857876

JOHN FONDALE, SIOR

JLL | Managing Director
john.fondale@jll.com
+1 209 390 1694
RE License #01017415

MICHAEL MATTER

JLL | Vice President
michael.matter@jll.com
+1 209 390 1702
RE License #01435801

WALKER DURANT

Buzz Oates | Asset Manager
walkerdurant@buzzoates.com
+1 916 379 3814
RE License #02182849

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