



For Lease

±13,034 SF Class "A" Freestanding Concrete Tilt-up Warehouse with Yard on ±1.09 Acres

Tabooma Business Park 2701 Boeing Way

Stockton, CA 95206

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PROPERTY SPECIFICATIONS

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Building Size:	±13,034 SF (114' 4" x 114')
Office Size:	±750 SF open floor plan with one (1) restroom
Loading:	Four (4) (12' x 12') grade level doors
Auto Parking:	±18 stalls
Clear Height:	14' - 16' 6"
Indicated Power:	400 amps, 277/480v, 3-phase
Sprinklers:	0.33 GPM / 3,000 SF
Column Spacing:	±55' x 56'
Skylights:	Yes
Zoning:	I-G, General Industrial (City of Stockton)
Construction Type:	Concrete tilt-up
Roof System:	Seamless and insulated galvanized roof with 50 year life expectation
Year Built:	2008
Additional Features:	Fully fenced and secured Yard space Easy Highway 99 & Interstate 5 accessibility via Arch Road Professional landscaping
Lease Rate:	\$1.10 psf, Gross

The Tabooma Business Park is located within the Stockton Airport Business Center, Just west of Highway 99 and near the Arch Road exit. The project consists of twelve (12) ±13,034 SF Class "A" concrete tilt-up buildings and one (1) ±11,404 SF building. This location offers users Highway 99 and Interstate 5 access and proximity to serve the Central Valley.



PROPERTY LOCATION

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The site benefits from **immediate access** to Interstate  & Highway  via Arch Road.





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