

# RAIL SERVED DISTRIBUTION FACILITY

AVAILABLE FOR LEASE

1203 NORTH GERTRUDE AVENUE | STOCKTON, CA

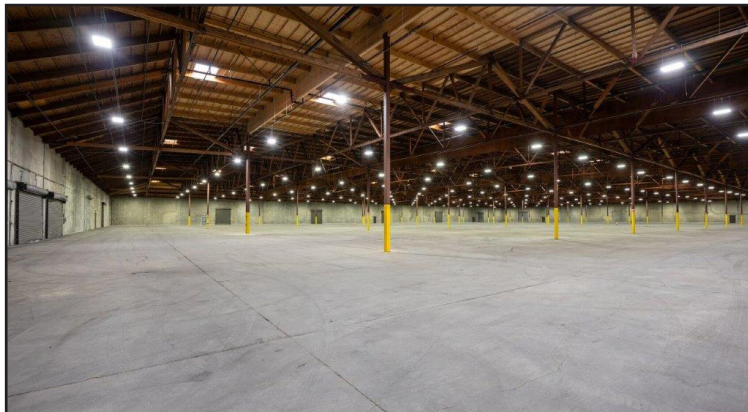


UNDER  
NEW  
OWNERSHIP

Jim Martin, SIOR  
BRE# 01214270  
jmartin@lee-associates.com  
D 209.983.4088  
C 925.352.6948

# RAIL SERVED DISTRIBUTION FACILITY - FOR LEASE

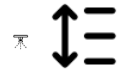
## 200,238± SF on 8.74± ACRES



### NEW ROOF AND COMPLETE OFFICE REFRESH!



**OFFICE** ±1,800 SF (Large bull pen, private offices and kitchen area)



**CLEAR HEIGHT** 26'



**COLUMN SPACING** ±75' x 50'



**INDICATED POWER** 1,600 AMPS, 277/480 Volt, 3 Phase



**DOCK POSITIONS** 10  
**GRADE DOORS** 3



**RAIL DOORS** 10 (5 each on East & West side)  
**RAIL PROVIDER** ST&E (3 spurs)



**LIGHTING** T-5



**SKYLIGHTS** Yes

**SPRINKLERS** Yes

**YARD** Approximately 2± acres for storage w/ rail spur

**ASKING LEASE RATE: \$0.40 PSF / NNN**



1203 NORTH GERTRUDE AVENUE | STOCKTON, CA



**Oakland Airport - 1 Hr. 13 Minutes - 69.8 Miles**



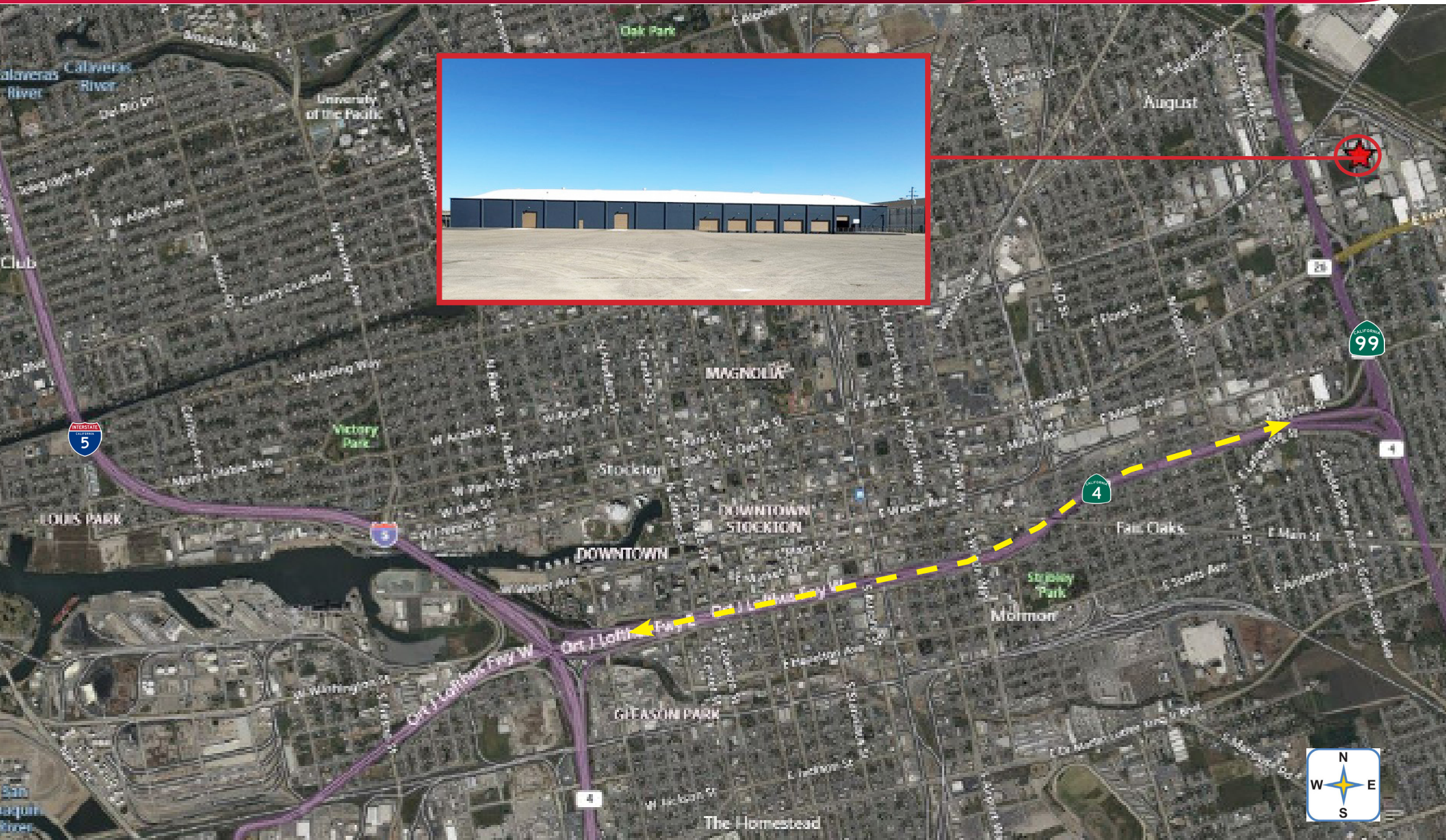


# RAIL SERVED DISTRIBUTION FACILITY

## AVAILABLE FOR LEASE

1203 NORTH GERTRUDE AVENUE | STOCKTON, CA

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.