

# 11,700± SF - CROSS DOCK/MAINTENANCE TERMINAL

AVAILABLE FOR LEASE

781 SWIFT WAY | STOCKTON | CA

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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## LISTING DATA:

BUILDING SF:	11,700± SF
PARCEL SIZE:	5.63± Acres
OFFICE:	1,800± SF
YARD:	Fenced, paved, lighted
ZONING:	I-L (Limited Industrial - City of Stockton)

## FEATURES:

- Two (2) gated entrances
- 6,600± sf cross dock, 18 dock positions, 1 GL ramp
- 5,100± sf maintenance shop, 2 bays, 4 GL doors
- EXCELLENT ACCESS TO I-5 @ Charter Way/Hwy 4
- 680' of direct I-5 frontage/exposure
- Close proximity to Port of Stockton

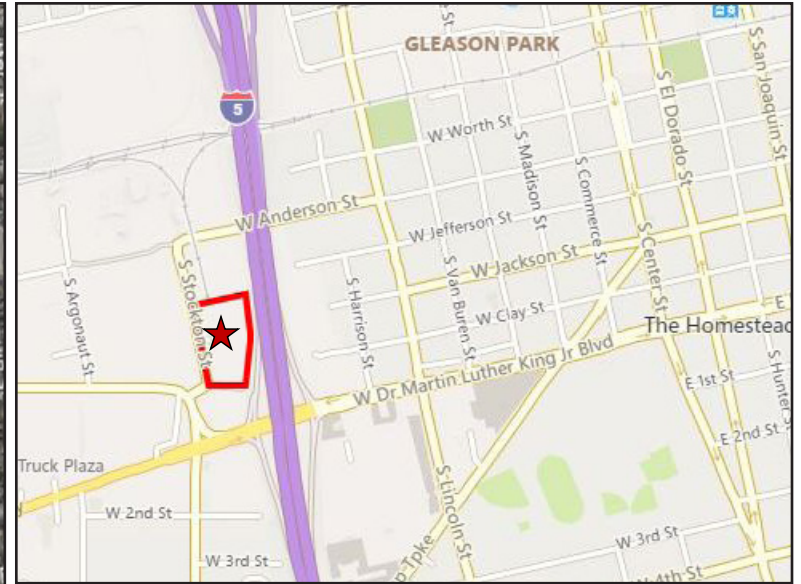
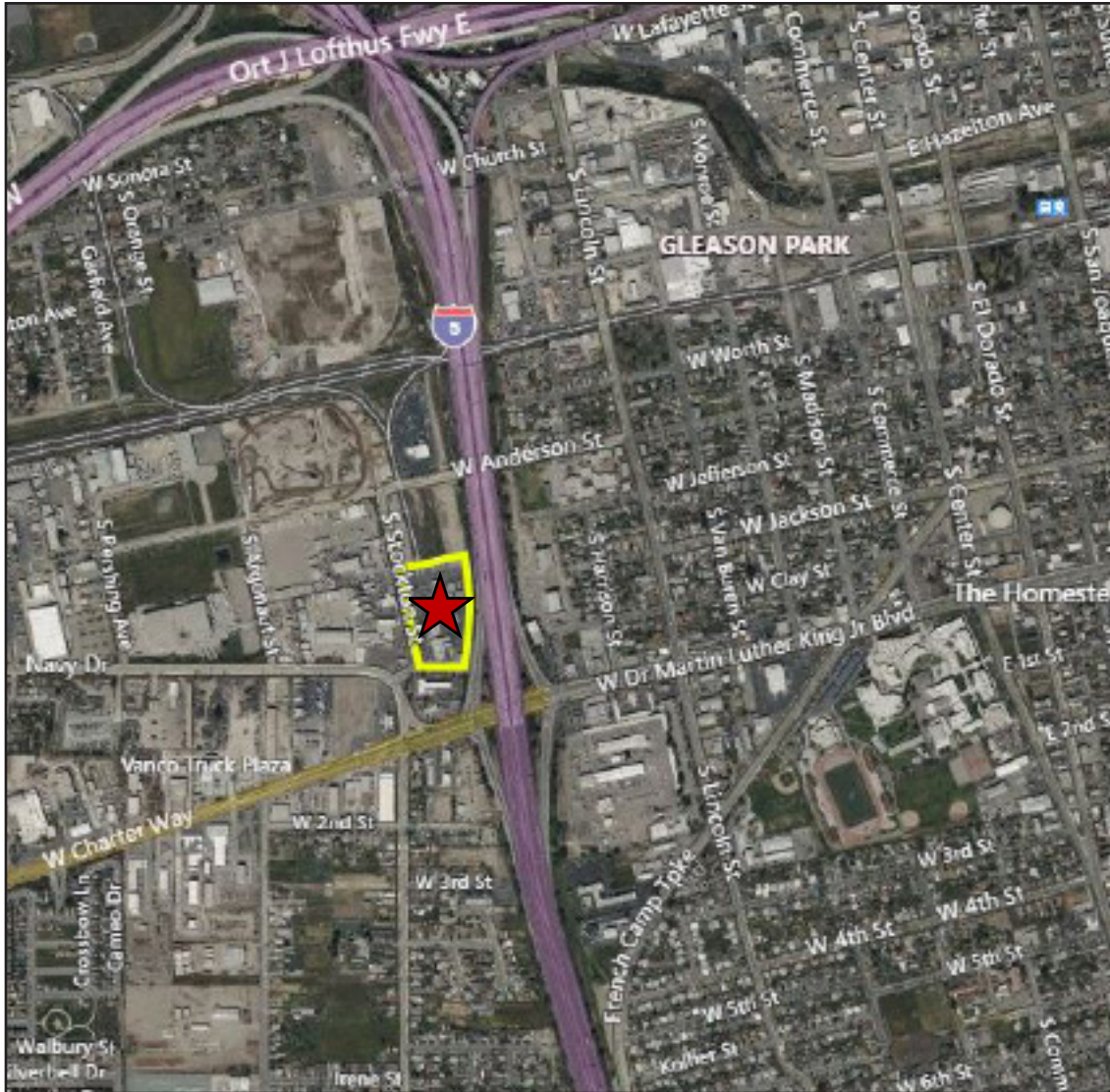
**LEASE RATE:** \$48,500.00 per month, NNN



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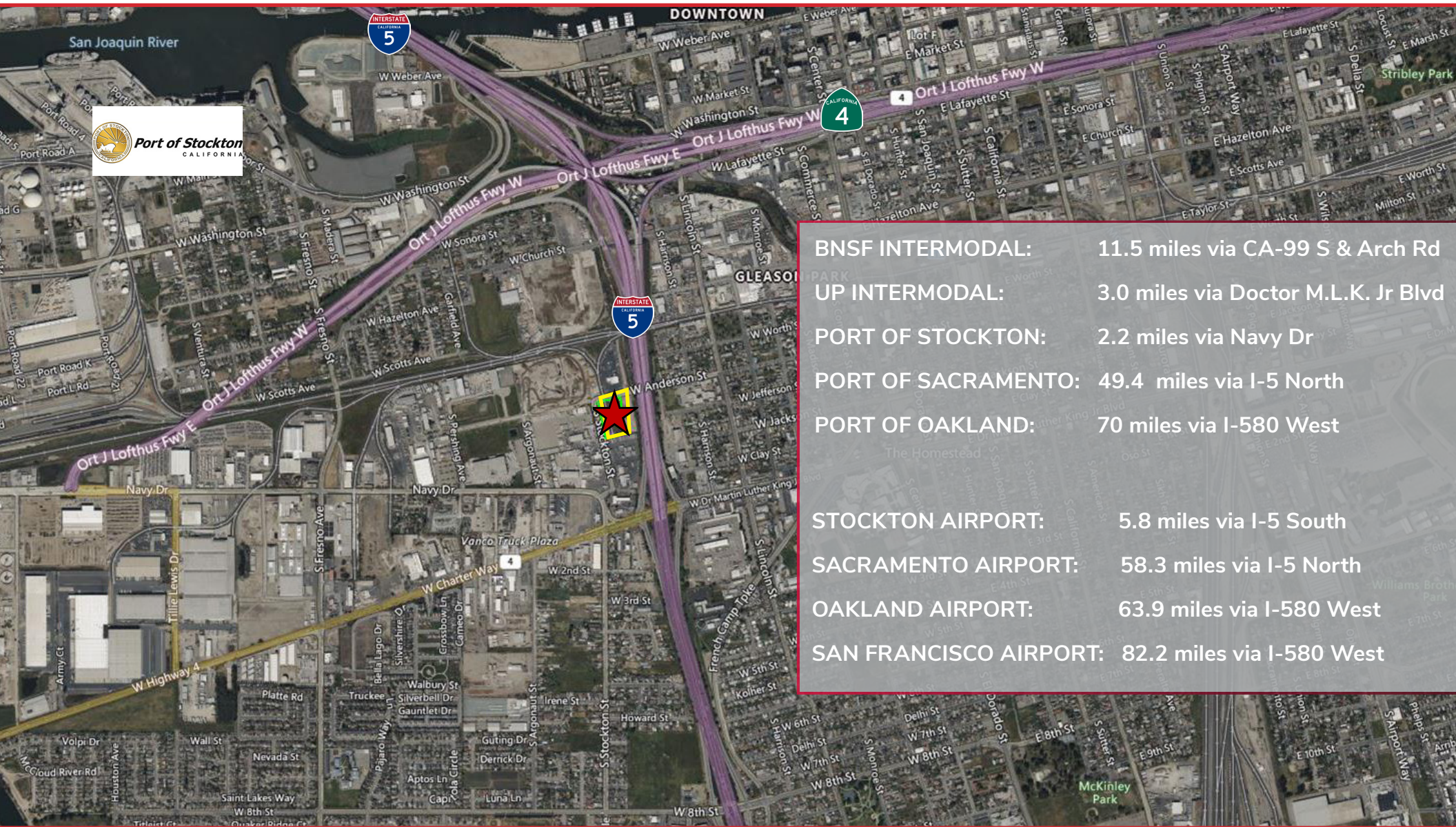
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<b>BNSF INTERMODAL:</b>	11.5 miles via CA-99 S & Arch Rd
<b>UP INTERMODAL:</b>	3.0 miles via Doctor M.L.K. Jr Blvd
<b>PORT OF STOCKTON:</b>	2.2 miles via Navy Dr
<b>PORT OF SACRAMENTO:</b>	49.4 miles via I-5 North
<b>PORT OF OAKLAND:</b>	70 miles via I-580 West
<b>STOCKTON AIRPORT:</b>	5.8 miles via I-5 South
<b>SACRAMENTO AIRPORT:</b>	58.3 miles via I-5 North
<b>OAKLAND AIRPORT:</b>	63.9 miles via I-580 West
<b>SAN FRANCISCO AIRPORT:</b>	82.2 miles via I-580 West

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