

AIRPORT POINTE AT AIRPORT GATEWAY CENTER STOCKTON, CALIFORNIA

*** SELLER WILL MAKE THE 1ST 12 MONTHS MORTGAGE PAYMENTS FOR QUALIFIED BUYERS ***

861 Performance Drive - 13,000± SF

Sale Price: \$75.00 PSF
Lease Rate: \$.45 psf, NNN



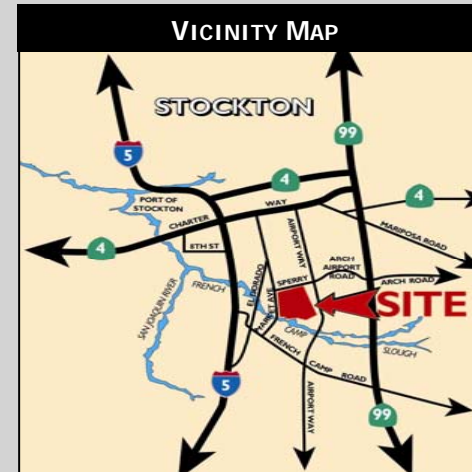
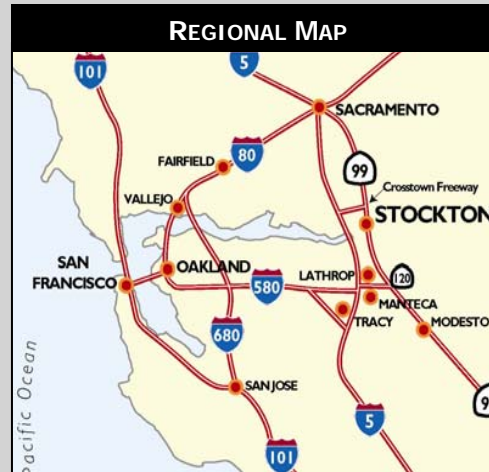
843 Performance Drive - 17,000± SF

Sale Price: \$75.00 PSF
Lease Rate: \$.45 psf, NNN



PROPERTY SPECIFICATIONS

- Two (2) remaining available buildings w/400sf office/restrooms
- Attractive Business Park Environment
- Exclusive Yard Area Included
- Skylights
- Excellent Access to I-5 and Hwy 99
- Attractive Office Storefronts
- Clear Height: ±18' to ±22'
- .33 GPM/3,000 SF Fire Suppression
- Grade Level Doors with dock possible
- 400 Amps, 277/480 Volt, 3 Phase Power
- California State Enterprise Zone
- Close Proximity to Stockton Metropolitan Airport, BNSF & U.P. Intermodal Facilities.
- Direct Access to Planned I-5/Sperry Road Interchange
- Sewer: City of Stockton
- Water: City of Stockton
- Storm Drainage: City of Stockton
- Gas & Electric: PG&E



Please Contact Exclusive Agents:

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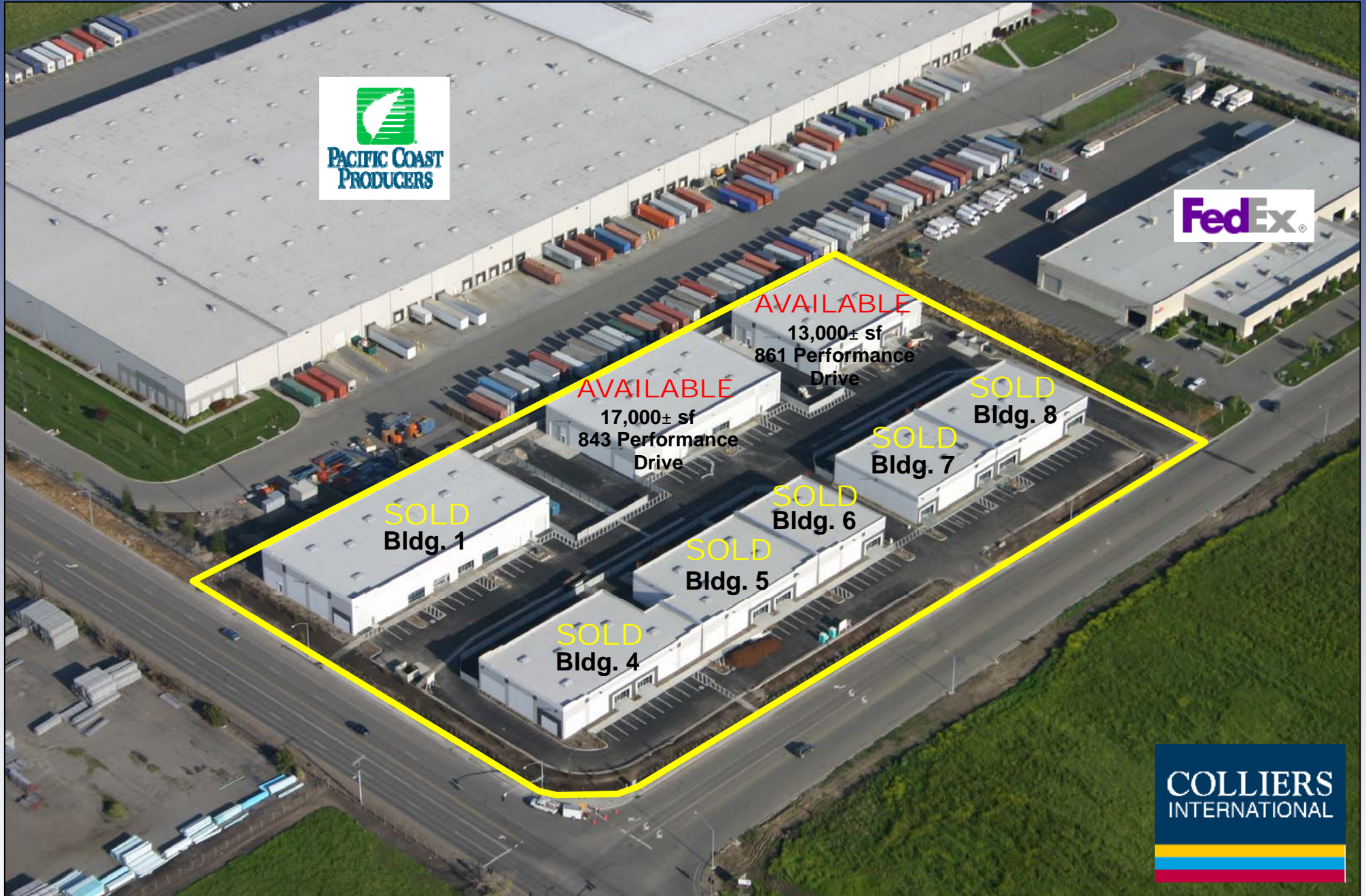


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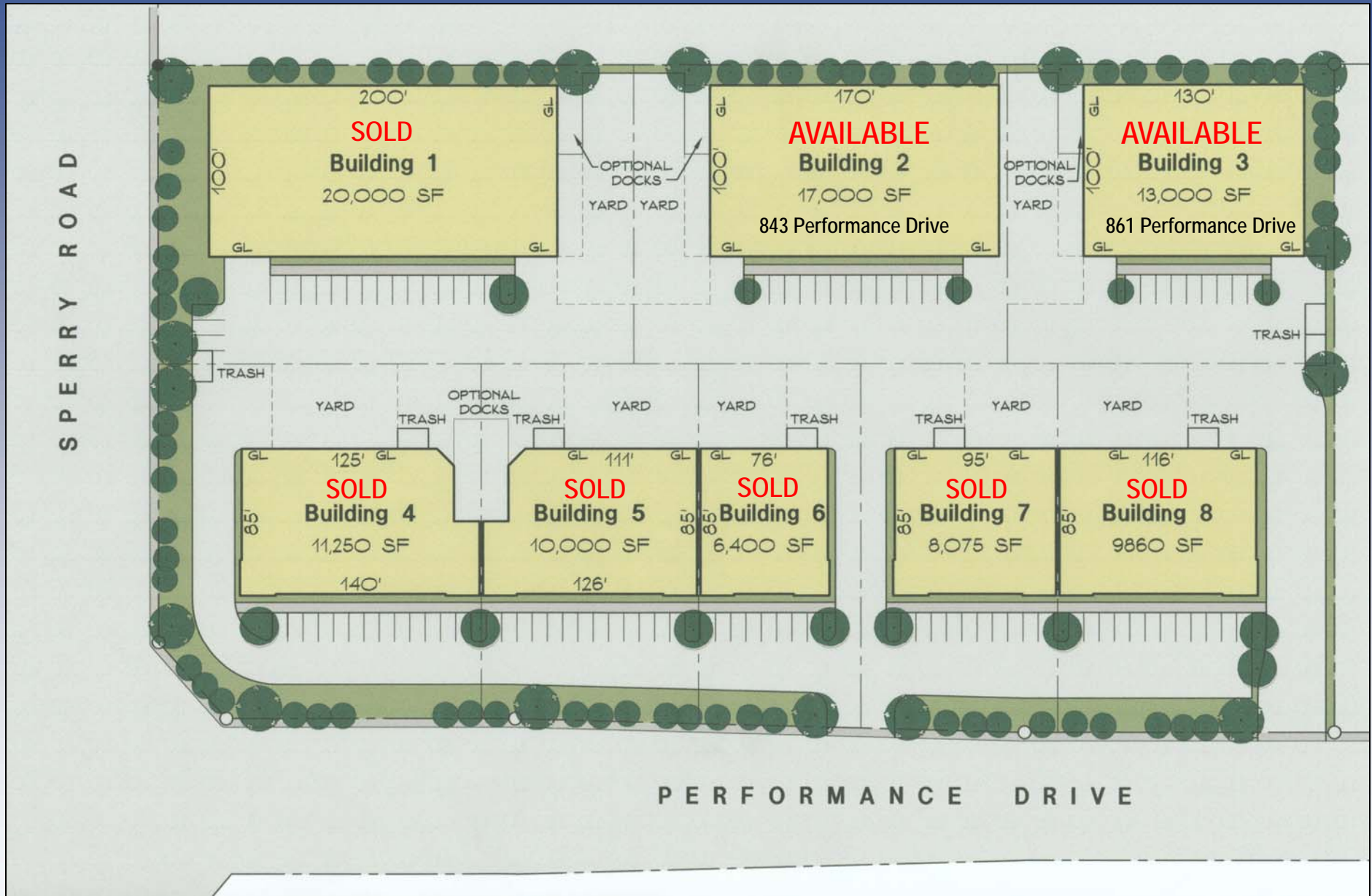
Another Quality Project By:



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Approximate measurements. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents.