

# AIRPORT POINTE AT AIRPORT GATEWAY CENTER STOCKTON, CALIFORNIA

825 Performance Drive - 20,000± SF

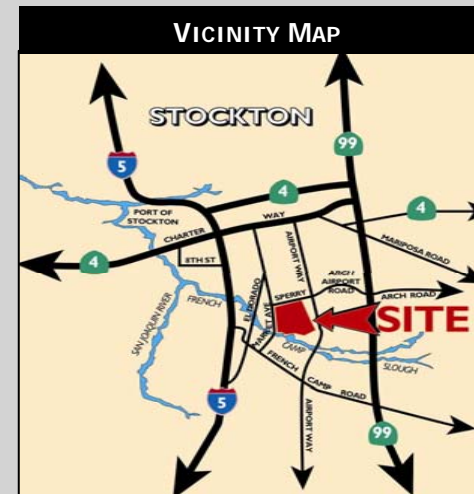


843 Performance Drive - 17,000± SF



## 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
- Buildings range in size from 6,400± sf to 20,000± sf
- Attractive Office Storefronts
- Clear Height: ±18' to ±22'
- .33 GPM/3,000 SF Fire Suppression
- Dock High & Grade Level Doors
- 400 Amps, 277/480 Volt, 3 Phase Power
- California State Enterprise Zone
- Close Proximity to Stockton Metropolitan Airport, BNSF & U.P. Intermodal Facilities.
- Signalized Intersection at Sperry Road and Performance Drive
- 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



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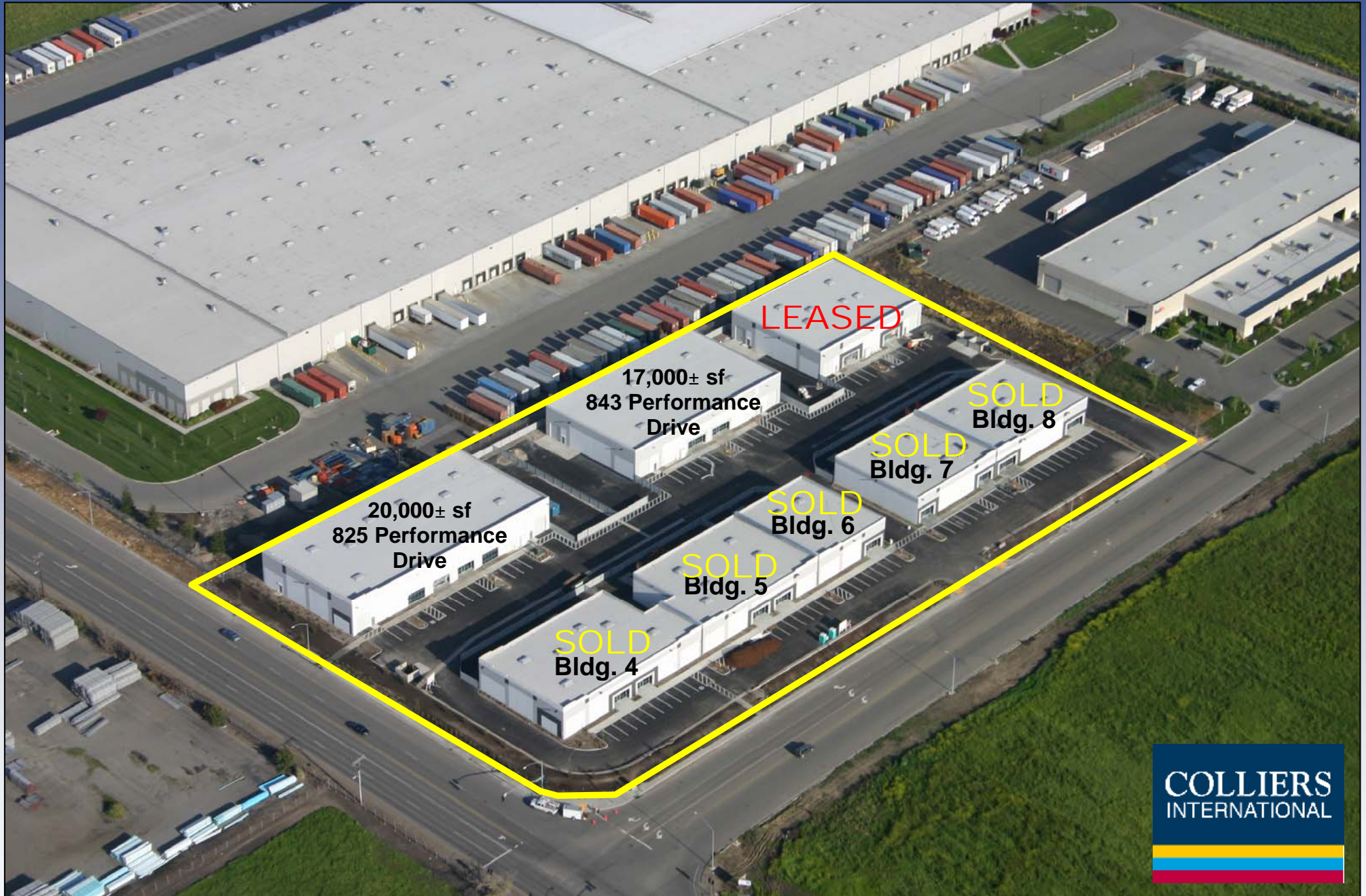
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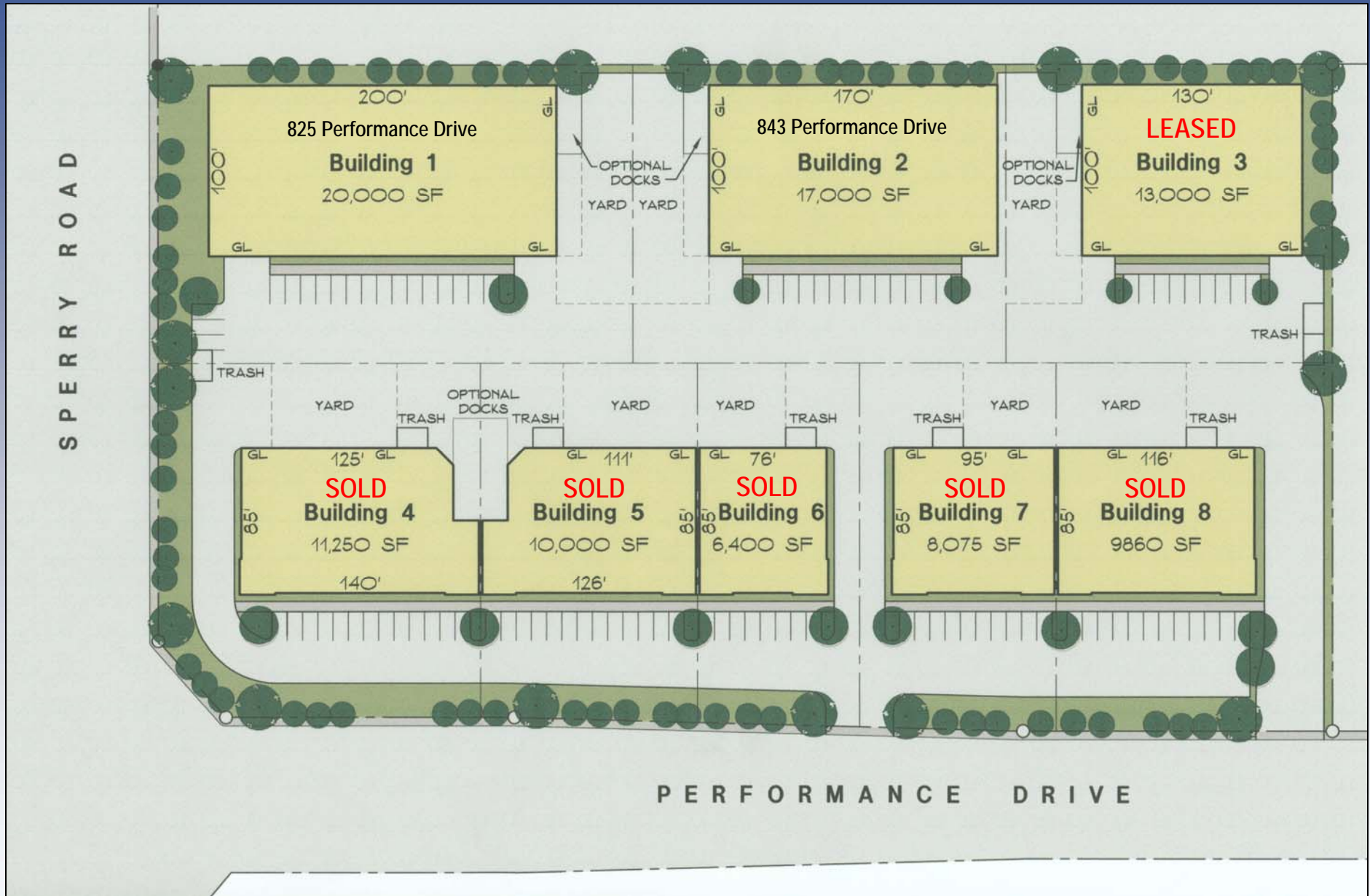
Another Quality Project By:



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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.