

The Colliers logo is a blue square with rounded corners, featuring the word "Colliers" in white serif font. Below the text are three horizontal stripes: yellow, red, and blue.

Colliers

Exclusive Listings Summary

Central Valley Industrial Availabilities

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INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016310093 - Y



Miller Industrial Park
4220 Brewmaster Dr, Suite A
Ceres, CA 95358

Property Type: Industrial
Property Subtype: Incubator
Property SF: 12,650
Lot Size: 1.00 Acre
Construction Status: Existing
Year Built: 2005
Class: B
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: SCK-Ceres
APN: 041-063-007-000

FOR LEASE

Available SF: 7,700
Office BuildOut SF: 1,000
Incubator SF: 6,700
Avail Subtype: Incubator
Rental Rate: \$0.90 GR
Expenses: TBD
Parking Spaces: 35
Grade Level Doors: 2
Clear Height (min - max): 14' - 16'
Amps ; Volts: 225 ; 208

FEATURES: Clear Span
Lighting - LED
Skylights
Sprinklers
Yard - yard space that can be fenced in

BROKERAGE:

Colliers
Wes Widmer, SIOR 209-475-5109
Michael Goldstein, SIOR 209-475-5106
Alex Hoeck 209-475-5107

2



1016307848 - N



12700-12796 S Harlan Road
Lathrop, CA 95330

Property Type: Industrial
Property Subtype: Industrial
Property SF: 3,361
Lot Size: 5.50 Acres
Construction Status: Existing
Available Date: Immediate
Occupied?: No
Territory: SCK-Lathrop
APN: 196-030-080

FOR LEASE

Available SF: 4,900
Avail Subtype: Industrial
Rental Rate: TBD
Expenses: TBD
Grade Level Doors: 4
Clear Height (min - max): 16' - 16'

BROKERAGE:

Colliers
Alex Hoeck 209-475-5107
Ryan McShane, SIOR 209-475-5105
Michael Goldstein, SIOR 209-475-5106

PROPERTY DESCRIPTION

Grandfathered Uses include Tractor/Trailer parking, sales and repair. Planned improvements by LL include demolishing pink house at entrance, pave shop area, add gravel to yard area, paint repair shop and revitalize house/office.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016294525 - Y



California Logistics Center
11900 S Harlan Rd
Lathrop, CA 95330

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 262,400
 Lot Size: 11.70 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2005
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: I-L (City of Lathrop)
 Territory: SCK-Lathrop

FOR LEASE

Available SF: 131,200
 Min - Max Divisibility: 65,600 - 131,200
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 23
 Grade Level Doors: 3
 Clear Height (min - max): 30'
 Column Spacing: 50'w x 50'd
 Amps ; Volts: 1,600 ; 277/480
 Phase: 3

FEATURES: Lighting - T-5
 Skylights - 46
 Sprinklers: ESFR -
 Truck: Court - 140' with 70' concrete apron
 Yard

BROKERAGES:

[Colliers](#)
[Michael Goldstein, SIOR](#) 209-475-5106
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Gregory O'Leary, SIOR](#) 209-475-5108

PROPERTY DESCRIPTION

State-of-the-art Class "A" warehouse distribution building with I-5 visibility and signage. 1.5± miles away from the Union Pacific Intermodal facility. Corporate Neighbors include: Ghirardelli Chocolate, Diamond Pet, Clorox, and NDC. Truck court depth 140'. ESFR Fire Suppression. Metal roof w/R-11 Insulation & Skylights. 70' concrete loading dock apron. STAA approved truck route. Newly constructed office.

4



1016301670 - Y



Crossroads Commerce Center
17935-17995 Murphy Pkwy
Lathrop, CA 95330

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 119,024
 Lot Size: 6.31 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2001
 Class: A
 Available Date: Immediate
 Occupied?: No
 Zoning: M-1
 Territory: SCK-Lathrop

FOR LEASE

Available SF: 119,024
 Office BuildOut SF: 8,500
 Warehouse/Distribution SF: 110,524
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 107
 Dock High Doors: 20
 Grade Level Doors: 4
 Clear Height (min - max): 26'
 Column Spacing: 56'w x 48'd
 Amps ; Volts: 1,600 ; 277/480
 Phase: 3

FEATURES: Skylights
 Sprinklers: ESFR -
 Truck: Court - 130'

BROKERAGE:

[Colliers](#)
[Michael Goldstein, SIOR](#) 209-475-5106
[Ryan McShane, SIOR](#) 209-475-5105
[Gregory O'Leary, SIOR](#) 209-475-5108
[Wes Widmer, SIOR](#) 209-475-5109
[Alex Hoeck](#) 209-475-5107

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016300650 - Y



Crossroads Commerce Center
601-619 Tesla Drive
Lathrop, CA 95330

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 266,021
 Lot Size: 11.49 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2001
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: I-G (City of Lathrop)
 Territory: SCK-Lathrop
 APN: 198-220-10

FOR LEASE

Available SF: 173,261
 Office BuildOut SF: 5,000
 Warehouse/Distribution SF: 168,261
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 70
 Dock High Doors: 15
 Grade Level Doors: 2
 Clear Height (min - max): 28' - 28'
 Column Spacing: 56'w x 46'd
 Amps ; Volts: 6,000 ; 277/480
 Phase: 3

BROKERAGES:
 Colliers
 Michael Goldstein, SIOR 209-475-5106
 Greig Lagomarsino, SIOR 510-433-5809
 Gregory O'Leary, SIOR 209-475-5108

PROPERTY DESCRIPTION
 Rail Served
 Institutional Quality
 Close proximity to Union Pacific & BNSF Intermodal Facilities
 Ideal distribution point to NorCal & West Coast Markets
 Direct access to I-5, I-580, I-205, Hwy 99 & Hwy 120

FEATURES: Lighting - LED Warehouse Lighting
 Rail Service - Union Pacific
 Skylights - 1.5%
 Sprinklers: ESFR -
 Truck: Court - 160' with 65' concrete apron

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1016289097 - Y



Lathrop Gateway Business Park
18700 Business Park Court, Suite Bldg 4
Lathrop, CA 95330

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 390,443
 Lot Size: 42.03 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2022
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Lathrop
 APN: 241-400-370

FOR LEASE

Available SF: 390,443
 Office BuildOut SF: 3,656
 Warehouse/Distribution SF: 386,787
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 303
 Dock High Doors: 47
 Grade Level Doors: 2
 Clear Height (min - max): 36' - 36'
 Column Spacing: 56'w x 60'd
 Amps ; Volts: 4,000 ; 277/480
 Phase: 3

BROKERAGE:
 Colliers
 Michael Goldstein, SIOR 209-475-5106
 Ryan McShane, SIOR 209-475-5105
 Gregory O'Leary, SIOR 209-475-5108

FEATURES: Lighting - 25' FC @ 36"
 Skylights -
 Sprinklers: ESFR -
 Truck: Court - 195'
 Truck: Trailer Parking - 60 stalls

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016269666 - Y



Lathrop Gateway Business Park
18755 Business Park Court Bldg 2, Suite
Bldg 2
Lathrop, CA 95330

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 610,025
 Lot Size: 45.00 Acres
 Construction Status: Existing
 Year Built: 2021
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Lathrop
 APN: 241-400-120

FOR LEASE
 Available SF: 303,613
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 376
 Dock High Doors: 60
 Grade Level Doors: 2
 Clear Height (min - max): 36'
 Column Spacing: 56'w x 50'd
 Amps ; Volts: 4,000 ; 277/480
 Phase: 3

FEATURES: Lighting - To suit
 Skylights -
 Sprinklers: ESFR -
 Truck: Court - 175' W, 180' E
 Truck: Cross-Dock -
 Truck: Trailer Parking - 134 stalls

BROKERAGE:
 Colliers
 Michael Goldstein, SIOR 209-475-5106
 Ryan McShane, SIOR 209-475-5105
 Gregory O'Leary, SIOR 209-475-5108

PROPERTY DESCRIPTION
 Phelan Gateway Lathrop, a multi-phase industrial park, will total ±3,018,925 SF at full build-out. The first phase, located on the west portion of the industrial park, will include two warehouse/distribution buildings. Building 2 is a ±609,984 SF building featuring Highway 120 frontage, cross-dock loading and ample trailer and auto parking. Building 1 will total ±382,380 SF and will benefit from limited Highway 120 visability, cross-dock design and ample trailer and auto parking.

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1016289096 - Y



Lathrop Gateway Business Park
3400 W Yosemite Ave, Suite Bldg 3
Lathrop, CA 95330

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 456,465
 Lot Size: 42.03 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2022
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Lathrop
 APN: 241-400-370

FOR LEASE
 Available SF: 456,465
 Office BuildOut SF: 3,408
 Warehouse/Distribution SF: 453,057
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 292
 Dock High Doors: 54
 Grade Level Doors: 2
 Clear Height (min - max): 36' - 36'
 Column Spacing: 56'w x 60'd
 Amps ; Volts: 4,000 ; 277/480
 Phase: 3

FEATURES: Lighting - 25' FC @ 36"
 Skylights -
 Sprinklers: ESFR -
 Truck: Court - 195'
 Truck: Trailer Parking - 69 stalls

BROKERAGE:
 Colliers
 Michael Goldstein, SIOR 209-475-5106
 Ryan McShane, SIOR 209-475-5105
 Gregory O'Leary, SIOR 209-475-5108

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016298422 - Y



Lathrop Industrial Park
17600-17690 Shideler Pkwy
Lathrop, CA 95330

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 322,560
 Lot Size: 12.85 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2002
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: I-L (City of Lathrop)
 Territory: SCK-Lathrop
 APN: 198-230-06

FOR LEASE

Available SF: 100,800
 Office BuildOut SF: 2,500
 Warehouse/Distribution SF: 98,300
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 157
 Dock High Doors: 14
 Grade Level Doors: 2
 Clear Height (min - max): 28'
 Column Spacing: 48'w x 60'd
 Amps ; Volts: 400 ; 277/480
 Phase: 3

BROKERAGE:

Colliers
 Michael Goldstein, SIOR 209-475-5106
 Ryan McShane, SIOR 209-475-5105
 Gregory O'Leary, SIOR 209-475-5108

PROPERTY DESCRIPTION

Excellent access to the Bay Area and Central Valley via I-205, I-580, I-5, and HWY 99 via HWY 120 STAA approved truck route.

FEATURES: Highway Access - I-5
 Skylights
 Sprinklers: ESFR -

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1016308644 - N



200 N Beckman Rd
Lodi, CA 95240

Property Type: Industrial
 Property Subtype: Industrial
 Property SF: 5,200
 Lot Size: 1.20 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Zoning: M-Ind, (City of Lodi)
 Territory: SCK-Lodi
 APN: 049-050-31

FOR LEASE

Available SF: 2,560
 Office BuildOut SF: 600
 Industrial SF: 1,960
 Avail Subtype: Industrial
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 14' - 16'
 Amps ; Volts: 200 ; 240

BROKERAGE:

Colliers
 Wes Widmer, SIOR 209-475-5109
 Michael Goldstein, SIOR 209-475-5106
 Alex Hoeck 209-475-5107

PROPERTY DESCRIPTION

±2,560 SF Retail/Shop Building with Fenced and Paved Yard. Ideal uses include: Contractors yard, landscaping, equipment rental, truck rental, sales/service, wholesale and select retail.

FEATURES: Clear Span
 Insulation - R-19
 Storage - ±600 SF of mezzanine

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016292170 - N



Beckman Industrial Park
850 S Guild Ave
Lodi, CA 95240

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 0
 Lot Size: 19.03 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Lodi
 APN: 049-250-33

FOR LEASE

Available SF: 200,200
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 201
 Dock High Doors: 43
 Grade Level Doors: 4
 Clear Height (min - max): 36' - 36'
 Column Spacing: 52'w x 50'd

FEATURES: Skylights

Sprinklers: ESFR
 Truck: Court - 135' - 163' with 60' concrete apron
 Truck: Trailer Parking - On-site

BROKERAGE:

[Colliers](#)
[Michael Goldstein, SIOR](#) 209-475-5106
[Ryan McShane, SIOR](#) 209-475-5105
[Alex Hoeck](#) 209-475-5107

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1016306481 - Y



Beckman Industrial Park
850 S Guild Ave
Lodi, CA 95240

Property Type: Office
 Property Subtype: Office
 Property SF: 135,500
 Lot Size: 19.03 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Lodi
 APN: 049-250-33

FOR LEASE

Available SF: 10,000
 Office BuildOut SF: 1,620
 Office SF: 8,380
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 1
 Dock High Doors: 1
 Grade Level Doors: 1
 Phase: 3

BROKERAGE:

[Colliers](#)
[Michael Goldstein, SIOR](#) 209-475-5106
[Ryan McShane, SIOR](#) 209-475-5105
[Alex Hoeck](#) 209-475-5107

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016292172 - N



FLYER



Beckman Industrial Park
850 S Guild Ave, Suite Bldg A
Lodi, CA 95240

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 0
 Lot Size: 19.03 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Lodi
 APN: 049-250-33

FOR LEASE

Available SF: 68,000
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 56
 Dock High Doors: 23
 Grade Level Doors: 2
 Clear Height (min - max): 32' - 36'

FEATURES: Skylights
 Sprinklers: ESFR
 Truck: Court - 200' with 60' concrete apron
 Truck: Trailer Parking - On-site

BROKERAGE:

Colliers
[Michael Goldstein, SIOR](#) 209-475-5106
[Ryan McShane, SIOR](#) 209-475-5105
[Alex Hoeck](#) 209-475-5107

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1016292173 - N



FLYER



Beckman Industrial Park
850 S Guild Ave, Suite Bldg B
Lodi, CA 95240

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 0
 Lot Size: 19.03 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Lodi
 APN: 049-250-33

FOR LEASE

Available SF: 124,950
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 96
 Dock High Doors: 23
 Grade Level Doors: 2
 Clear Height (min - max): 32' - 36'

FEATURES: Skylights
 Sprinklers: ESFR
 Truck: Court - 200' with 60' concrete apron
 Truck: Trailer Parking - On-site

BROKERAGE:

Colliers
[Michael Goldstein, SIOR](#) 209-475-5106
[Ryan McShane, SIOR](#) 209-475-5105
[Alex Hoeck](#) 209-475-5107

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016304889 - Y



Beckman Industrial Park
1351 E Pine St, Suite E-1
Lodi, CA 95240

Property Type: Industrial
 Property Subtype: Manufacturing
 Property SF: 29,000
 Lot Size: 1.36 Acres
 Construction Status: Existing
 Construction Material: Metal
 Year Built: 1988
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: M-2, Lodi
 Territory: SCK-Lodi
 APN: 049-040-56, 049-032-13

FOR LEASE

Available SF: 3,000
 Office BuildOut SF: 450
 Manufacturing SF: 2,550
 Avail Subtype: Manufacturing
 Rental Rate: \$0.85 GR
 Expenses: TBD
 Parking Ratio: 1.1 / 1000
 Parking Spaces: 30
 Grade Level Doors: 6
 Clear Height (min - max): 16'
 Amps ; Volts: 400 ; 240
 Phase: 3

BROKERAGE:

Colliers
 Wes Widmer, SIOR 209-475-5109
 Michael Goldstein, SIOR 209-475-5106

FEATURES: Sprinklers

Yard

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1016300942 - Y



Central Lodi
1313 S Stockton St
Lodi, CA 95240

Property Type: Industrial
 Property Subtype: Manufacturing
 Property SF: 174,500
 Lot Size: 14.15 Acres
 Construction Status: Existing
 Construction Material: Metal
 Class: C
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Lodi
 APN: 047-050-13

FOR LEASE

Available SF: 13,662
 Office BuildOut SF: 160
 Manufacturing SF: 13,502
 Avail Subtype: Manufacturing
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 16' - 16'

BROKERAGE:

Colliers
 Ryan McShane, SIOR 209-475-5105
 Wes Widmer, SIOR 209-475-5109
 Alex Hoeck 209-475-5107

PROPERTY DESCRIPTION

Property is conveniently located on Kettleman Lane & Stockton Street providing direct access to HWY 99.

FEATURES: Clear Span

Lighting - Fluorescent with motion sensors
 Rail Service
 Sprinklers
 Yard

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016251120 - N



General Mills
2000 W Turner Rd
Lodi, CA 95240

Property Type: Industrial
 Property Subtype: Manufacturing
 Property SF: 1,123,000
 Lot Size: 75.00 Acres
 Construction Status: Existing
 Construction Material: Metal
 Class: B
 Available Date: Immediate
 Occupied?: Yes
 Territory: SCK-Lodi

FOR LEASE

Available SF: 414,554
 Min - Max Divisibility: 5,000 - 266,200
 Avail Subtype: Manufacturing
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 487
 Dock High Doors: 24
 Grade Level Doors: 7
 Clear Height (min - max): 9' - 87'

FEATURES: Truck: Trailer Parking - 196 stalls

BROKERAGE:

Colliers
 Alex Hoeck 209-475-5107
 Ryan McShane, SIOR 209-475-5105

PROPERTY DESCRIPTION

Former food processing facility. UP Rail served. Over 600,000sf of warehouse area. 196 trailer drops, 487 auto parking. Room for expansion.
 Available Types:
 • Warehouse distribution including food grade
 • Manufacturing
 • Food processing
 • Storage
 • Buildings with yard
 • Truck and trailer parking
 • Administrative office (up to ±33,000 Sq. Ft.).

18



1016307450 - Y



Spreckels Business Park
550 Commerce Ct
Manteca, CA 95336

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 18,052
 Lot Size: 1.06 Acres
 Construction Status: Existing
 Year Built: 2005
 Class: A
 Available Date: Immediate
 Occupied?: No
 Zoning: IBP
 Territory: SCK-Manteca
 APN: 221-250-17

FOR LEASE

Available SF: 9,022
 Office BuildOut SF: 1,066
 Light Industrial SF: 7,956
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 1
 Grade Level Doors: 2
 Clear Height (min - max): 26' - 26'
 Phase: 3

FEATURES: Sprinklers

BROKERAGE:

Colliers
 Wes Widmer, SIOR 209-475-5109
 Alex Hoeck 209-475-5107

PROPERTY DESCRIPTION

Class A industrial building located on Highway 99 in the Spreckels Business Park. Excellent freeway exposure.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016263759 - Y



Mountain Technology Center
700 S De Anza Blvd, Suite Bldg A
Mountain House, CA 95391

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 148,645
 Lot Size: 7.15 Acres
 Construction Status: Existing
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Tracy
 APN: 254-050-05

FOR LEASE

Available SF: 54,708
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 5
 Grade Level Doors: 1
 Clear Height (min - max): 32'
 Column Spacing: 50'w x 52'd
 Amps ; Volts: 2,000 ; 277/480

FEATURES: Skylights
 Sprinklers: ESFR
 Truck: Court - 48'-183'

BROKERAGE:

Colliers
[Ryan McShane, SIOR](#) 209-475-5105
[Michael Goldstein, SIOR](#) 209-475-5106
[Gregory O'Leary, SIOR](#) 209-475-5108
[Wes Widmer, SIOR](#) 209-475-5109
[Alex Hoeck](#) 209-475-5107

PROPERTY DESCRIPTION

The state-of-the-art Mountain Technology Center is located ±1.5 miles north of I-205, offering ease of access to all Bay area and Central Valley major freeways. The site is strategically located with close proximity to the UP and BNSF Intermodal facilities. The advantage of the location in proximity to the major freeways offers accessibility to East Coast markets in the US within 4 transit days and West Coast markets in 1 transit day.

See brochure for building specs and breakdown.

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1016263760 - Y



Mountain Technology Center
766 S De Anza Blvd, Suite Bldg B
Mountain House, CA 95391

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 139,273
 Lot Size: 6.20 Acres
 Construction Status: Existing
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Tracy
 APN: 254-050-21

FOR LEASE

Available SF: 139,273
 Min - Max Divisibility: 37,000 - 139,273
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 18
 Grade Level Doors: 4
 Clear Height (min - max): 32'
 Column Spacing: 52'w x 60'd
 Amps ; Volts: 2,000 ; 277/480

FEATURES: Skylights
 Sprinklers: ESFR
 Truck: Court - 78'-183'

BROKERAGE:

Colliers
[Ryan McShane, SIOR](#) 209-475-5105
[Michael Goldstein, SIOR](#) 209-475-5106
[Gregory O'Leary, SIOR](#) 209-475-5108
[Wes Widmer, SIOR](#) 209-475-5109
[Alex Hoeck](#) 209-475-5107

PROPERTY DESCRIPTION

The state-of-the-art Mountain Technology Center is located ±1.5 miles north of I-205, offering ease of access to all Bay area and Central Valley major freeways. The site is strategically located with close proximity to the UP and BNSF Intermodal facilities. The advantage of the location in proximity to the major freeways offers accessibility to East Coast markets in the US within 4 transit days and West Coast markets in 1 transit day.

See brochure for building specs and breakdown.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016263762 - Y



FLYER



Mountain Technology Center
832 S De Anza Blvd, Suite Bldg C
Mountain House, CA 95391

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 91,612
 Lot Size: 4.45 Acres
 Construction Status: Existing
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Tracy
 APN: 254-050-15

FOR LEASE

Available SF: 91,612
 Min - Max Divisibility: 38,000 - 91,612
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 15
 Grade Level Doors: 2
 Clear Height (min - max): 30'
 Column Spacing: 50'w x 52'd
 Amps ; Volts: 1,200 ; 277/480

FEATURES: Skylights
 Sprinklers: ESFR
 Truck: Court - 144'-154'

BROKERAGE:

Colliers
[Ryan McShane, SIOR](#) 209-475-5105
[Michael Goldstein, SIOR](#) 209-475-5106
[Gregory O'Leary, SIOR](#) 209-475-5108
[Wes Widmer, SIOR](#) 209-475-5109
[Alex Hoeck](#) 209-475-5107

PROPERTY DESCRIPTION

The state-of-the-art Mountain Technology Center is located ±1.5 miles north of I-205, offering ease of access to all Bay area and Central Valley major freeways. The site is strategically located with close proximity to the UP and BNSF Intermodal facilities. The advantage of the location in proximity to the major freeways offers accessibility to East Coast markets in the US within 4 transit days and West Coast markets in 1 transit day.

See brochure for building specs and breakdown.

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1016308660 - Y



FLYER



1551-1565 N Broadway Ave
Stockton, CA 95205

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 22,760
 Lot Size: 2.43 Acres
 Construction Status: Existing
 Class: C
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Stockton Crosstown/Downtown
 APN: 143-150-23

FOR LEASE

Available SF: 11,200
 Min - Max Divisibility: 3,600 - 11,200
 Office BuildOut SF: 200
 Light Industrial SF: 11,000
 Avail Subtype: Light Industrial
 Rental Rate: \$0.70 GR
 Expenses: TBD
 Grade Level Doors: 3

BROKERAGE:

Colliers
[Wes Widmer, SIOR](#) 209-475-5109
[Alex Hoeck](#) 209-475-5107

FEATURES: Rail Service
 Yard - ±.98 acres

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

23

**2973 E Loomis Rd
Stockton, CA 95205**



1016298103 - N



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 8,275
 Lot Size: 6.57 Acres
 Construction Status: Existing
 Class: C
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Stockton Crosstown/Downtown
 APN: 179-110-250

FOR LEASE

Available SF: 6,000
 Office BuildOut SF: 1,275
 Light Industrial SF: 4,725
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 8
 Clear Height (min - max): 18' - 20'

FEATURES: Clear Span
 Insulation
 Lighting - Fluorescent
 Skylights
 Sprinklers
 Truck: Trailer Parking - 120 striped stalls
 Yard - Asphalt, fully fenced & lit.

BROKERAGE:

Colliers
[Wes Widmer, SIOR](#) 209-475-5109
[Michael Goldstein, SIOR](#) 209-475-5106
[Alex Hoeck](#) 209-475-5107

PROPERTY DESCRIPTION

- Excellent proximity to BNSF & UP Intermodal Facilities
- Sperry Road extension provides direct access from Hwy 99 to I-5
- Very close proximity to the Port of Stockton
- Major West Coast Distribution Hub
- Easy access to freeways (I-5, Hwy 99, I-205, Hwy 120 and Hwy 4
- Located within one of the largest and fastest growing transportation & distribution hubs in the Western United States

LEASE NOTES

6,000 SF shop building with 8 drive-through doors
 1,275 SF of two-story offices
 1,200 SF storage building with two roll up doors

24

**2051 E Miner Ave
Stockton, CA 95205**



1016307310 - Y



Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 22,500
 Lot Size: 1.25 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1975
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: M2, Stockton
 Territory: SCK-Stockton Crosstown/Downtown
 APN: 153-130-12

FOR LEASE

Available SF: 22,500
 Office BuildOut SF: 1,732
 Warehouse/Distribution SF: 20,768
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 0.3 / 1000
 Parking Spaces: 13
 Dock High Doors: 6
 Clear Height (min - max): 16' - 18'
 Column Spacing: 60'w x 40'd
 Amps ; Volts: 800 ; 277/480

FEATURES: Freezer - 3,000 SF
 Lighting - T-8
 Refrigeration - 2,750 SF demised into four units
 Skylights
 Yard - ±9,000 SF

BROKERAGE:

Colliers
[Alex Hoeck](#) 209-475-5107
[Wes Widmer, SIOR](#) 209-475-5109
[Michael Goldstein, SIOR](#) 209-475-5106

PROPERTY DESCRIPTION

±22,500 SF building on ±1.25 Acres.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

25

**4001 N Wilson Way
Stockton, CA 95205**



1016263567 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 17,700
 Construction Status: Existing
 Construction Material: Metal
 Class: C
 Available Date: Immediate
 Occupied?: No
 Zoning: C-G, General Commercial
 Territory: SCK-Stockton Alpine
 APN: 132-020-08

FOR LEASE

Available SF: 17,700
 Office BuildOut SF: 11,595
 Light Industrial SF: 6,105
 Avail Subtype: Light Industrial
 Rental Rate: \$13,500/Month GR
 Expenses: TBD
 Parking Spaces: 85
 Grade Level Doors: 2

FEATURES: Lab Space - Three (3) separate lab rooms
 Sprinklers
 Yard

BROKERAGE:

Colliers
 Wes Widmer, SIOR 209-475-5109
 Alex Hoeck 209-475-5107

PROPERTY DESCRIPTION

Office: 11,595± Sq. Ft. Consisting of a secured reception area, eight (8) private offices, conference room, breakroom, storage rooms and a 4,450± Sq. Ft. bullpen/open office area.

Labs: 2,255± Sq. Ft. consisting of three (3) separate lab rooms with counters, sinks, and floor drains.

Warehouse: 3,850± Sq. Ft. of two (2) separate units, each including a 12' x 12' grade level door.

Parking: Eighty five (85) spaces

Zoning: C-G, (General Commercial), San Joaquin County

26

**Air Metro Business Park
7851 S Longe St, Suite 3
Stockton, CA 95206**



1016299202 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 38,400
 Lot Size: 1.30 Acres
 Construction Status: Existing
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: P-F (San Joaquin County)
 Territory: SCK-Stockton Airport
 APN: 177-260-26

FOR LEASE

Available SF: 19,200
 Office BuildOut SF: 825
 Light Industrial SF: 18,375
 Avail Subtype: Light Industrial
 Rental Rate: \$0.60 GR
 Expenses: TBD
 Grade Level Doors: 5
 Clear Height (min - max): 18' - 22'
 Column Spacing: 20'w x 40'd
 Amps ; Volts: 200 ; 120/208
 Phase: 3

FEATURES: Lighting - Fluorescent
 Sprinklers
 Yard

BROKERAGE:

Colliers
 Wes Widmer, SIOR 209-475-5109
 Michael Goldstein, SIOR 209-475-5106

PROPERTY DESCRIPTION

Centrally located to I-5 and HWY 99 via Arch-Sperry Road. Visibility and signage opportunities on S. Airport Way. Ample Parking.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

27



1016298149 - N



Airport Gateway Center
920 Performance Dr
Stockton, CA 95206

Property Type: Industrial
 Property Subtype: Other/Special Use
 Property SF: 0
 Lot Size: 4.08 Acres
 Construction Status: Planned
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Stockton
 APN: 177-450-06

FOR LEASE
 Available SF: 177,725
 Avail Subtype: Other/Special Use
 Rental Rate: TBD
 Expenses: TBD

FEATURES: Truck: Trailer Parking - 109 stalls

BROKERAGE:
 Colliers
[Michael Goldstein, SIOR](#) 209-475-5106
[Ryan McShane, SIOR](#) 209-475-5105
[Alex Hoeck](#) 209-475-5107
[Gregory O'Leary, SIOR](#) 209-475-5108
[Wes Widmer, SIOR](#) 209-475-5109

PROPERTY DESCRIPTION

Planned trailer yard.
 Shower/Restroom Facility.
 Fenced, paved & lit.

28



1016034750 - Y



Charter Way Industrial Park
1819 Argonaut St
Stockton, CA 95206

Property Type: Industrial
 Property Subtype: Other/Special Use
 Property SF: 19,135
 Lot Size: 10.95 Acres
 Construction Status: Existing
 Class: B
 Available Date: Immediate
 Occupied?: No
 Zoning: I-L (City of Stockton)
 Territory: SCK-Stockton West Charter
 APN: 163-200-08

FOR LEASE
 Available SF: 19,135
 Min - Max Divisibility: 12,000 - 19,135
 Office BuildOut SF: 2,635
 Other/Special Use SF: 16,500

Avail Subtype: Other/Special Use
 Rental Rate: \$23,000/Month GR
 Expenses: TBD
 Grade Level Doors: 3

FEATURES: Highway Access - I-5 Access
 Yard

BROKERAGES:
 Colliers
[Michael Goldstein, SIOR](#) 209-475-5106
[Wes Widmer, SIOR](#) 209-475-5109
[Bud Applegate](#) 916-929-5999

PROPERTY DESCRIPTION

Property consists of four (4) freestanding metal buildings. One – 9,600 SF warehouse, one – 4,200 SF warehouse, and two -1,350 SF buildings. Yard area is fenced and consists mainly of compacted gravel. Property includes a scale. Located just west of I-5 via Charter Way offering great access to the Central Valley and the East Bay.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

29



1016290742 - Y



FLYER



Duck Creek Commerce Park
2216 Sinclair Ave Bldg 1
Stockton, CA 95205

Property Type: Industrial
 Property Subtype: Manufacturing
 Property SF: 265,496
 Lot Size: 12.38 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2023
 Class: A
 Available Date: Immediate
 Occupied?: No
 Zoning: I-G, General Industrial
 Territory: SCK-Stockton Duck Creek

FOR LEASE
 Available SF: 265,496
 Office BuildOut SF: 4,471
 Manufacturing SF: 261,025
 Avail Subtype: Manufacturing
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 154
 Dock High Doors: 35
 Grade Level Doors: 2
 Clear Height (min - max): 36' - 36'
 Column Spacing: 56'w x 50'd
 Amps ; Volts: 4,000 ; 277/480
 Phase: 3

FEATURES: Skylights
 Sprinklers - ESFR
 Truck: Trailer Parking - 70 stalls

BROKERAGE:

Colliers
 Michael Goldstein, SIOR 209-475-5106
 Ryan McShane, SIOR 209-475-5105
 Gregory O'Leary, SIOR 209-475-5108
 Wes Widmer, SIOR 209-475-5109
 Alex Hoeck 209-475-5107

PROPERTY DESCRIPTION

· Located on Farmington Road / Highway 4, offering ease of access to major arterials Highway 99 & Interstate 5 providing superior access to the entire West Coast
 · Excellent proximity to major distribution & logistics channels including Stockton Metro Airport, the Port of Stockton, BNSF & UP Intermodal Facilities
 · The Central Valley is quickly rising up as one of the premier industrial markets on the West coast, and is rightfully earning it's name as the "Inland Empire of the Bay Area"

30



1016290739 - Y



FLYER



Duck Creek Commerce Park
2228 Sinclair Ave Bldg 2
Stockton, CA 95205

Property Type: Industrial
 Property Subtype: Manufacturing
 Property SF: 197,675
 Lot Size: 10.56 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2023
 Class: A
 Available Date: Immediate
 Occupied?: No
 Zoning: I-G, General Industrial
 Territory: SCK-Stockton Duck Creek

FOR LEASE
 Available SF: 132,277
 Min - Max Divisibility: 28,646 - 132,277
 Office BuildOut SF: 4,474
 Manufacturing SF: 127,803
 Avail Subtype: Manufacturing
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 183
 Dock High Doors: 21
 Grade Level Doors: 4
 Clear Height (min - max): 32' - 32'
 Column Spacing: 52'w x 50'd
 Amps ; Volts: 4,000 ; 277/480
 Phase: 3

FEATURES: Skylights
 Sprinklers - ESFR

BROKERAGE:

Colliers
 Michael Goldstein, SIOR 209-475-5106
 Ryan McShane, SIOR 209-475-5105
 Gregory O'Leary, SIOR 209-475-5108
 Wes Widmer, SIOR 209-475-5109
 Alex Hoeck 209-475-5107

PROPERTY DESCRIPTION

· Located on Farmington Road / Highway 4, offering ease of access to major arterials Highway 99 & Interstate 5 providing superior access to the entire West Coast
 · Excellent proximity to major distribution & logistics channels including Stockton Metro Airport, the Port of Stockton, BNSF & UP Intermodal Facilities
 · The Central Valley is quickly rising up as one of the premier industrial markets on the West coast, and is rightfully earning it's name as the "Inland Empire of the Bay Area"

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

31



1016305138 - Y



Fairgrounds Industrial Park
1623 E Charter Way, Suite 1
Stockton, CA 95205

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 20,250
 Lot Size: 1.25 Acres
 Construction Status: Existing
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Stockton Crosstown/Downtown

FOR LEASE

Available SF: 3,375
 Office BuildOut SF: 210
 Light Industrial SF: 3,165

Avail Subtype: Light Industrial
 Rental Rate: \$0.70 GR
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 12' - 14'
 Amps ; Volts: 400 ; 208
 Phase: 3

BROKERAGE:

Colliers
 Wes Widmer, SIOR 209-475-5109
 Michael Goldstein, SIOR 209-475-5106

PROPERTY DESCRIPTION

Space fronts Charter Way providing great visibility and signage. Onsite property management and security. Centrally located to HWY 99, I-5 and the Cross-town Freeway (HWY 4).

FEATURES: Clear Span
 Sprinklers
 Yard

32



1016305139 - Y



Fairgrounds Industrial Park
1623 E Charter Way, Suite 2 & 3
Stockton, CA 95205

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 20,250
 Lot Size: 1.25 Acres
 Construction Status: Existing
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Stockton Crosstown/Downtown

FOR LEASE

Available SF: 6,750
 Office BuildOut SF: 526
 Light Industrial SF: 6,224

Avail Subtype: Light Industrial
 Rental Rate: \$0.70 GR
 Expenses: TBD
 Grade Level Doors: 2
 Clear Height (min - max): 12' - 14'
 Amps ; Volts: 400 ; 208
 Phase: 3

BROKERAGE:

Colliers
 Wes Widmer, SIOR 209-475-5109
 Michael Goldstein, SIOR 209-475-5106

PROPERTY DESCRIPTION

Space fronts Charter Way providing great visibility and signage. Onsite property management and security. Centrally located to HWY 99, I-5 and the Cross-town Freeway (HWY 4).

FEATURES: Clear Span
 Sprinklers
 Yard

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

33



1016299083 - Y



FLYER



Fairgrounds Industrial Park
1250 S Wilson Way , Suite B-10
Stockton, CA 95205

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 84,368
 Lot Size: 6.65 Acres
 Construction Status: Existing
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: I-G (City of Stockton)
 Territory: SCK-Stockton Crosstown/Downtown
 APN: 155-120-07

FOR LEASE

Available SF: 13,000
 Office BuildOut SF: 888
 Light Industrial SF: 12,112
 Avail Subtype: Light Industrial
 Rental Rate: \$0.60 GR
 Expenses: TBD
 Grade Level Doors: 2
 Clear Height (min - max): 24'
 Amps ; Volts: ; 480

FEATURES: Clear Span
 Lighting - LED
 Sprinklers

BROKERAGE:

Colliers
 Wes Widmer, SIOR 209-475-5109
 Michael Goldstein, SIOR 209-475-5106

PROPERTY DESCRIPTION

The Fairgrounds Industrial Park offers an security and on-site property management.

34



1016305136 - Y



FLYER



Fairgrounds Industrial Park
1250 S Wilson Way , Suite B-12
Stockton, CA 95205

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 84,368
 Lot Size: 6.65 Acres
 Construction Status: Existing
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: I-G (City of Stockton)
 Territory: SCK-Stockton Crosstown/Downtown
 APN: 155-120-07

FOR LEASE

Available SF: 18,000
 Office BuildOut SF: 720
 Light Industrial SF: 17,280
 Avail Subtype: Light Industrial
 Rental Rate: \$0.65 GR
 Expenses: TBD
 Grade Level Doors: 3
 Clear Height (min - max): 24'
 Amps ; Volts: ; 240/480

FEATURES: Clear Span
 Crane - One (1) 3-ton crane
 Lighting - LED
 Sprinklers
 Yard - ±11,000 SF

BROKERAGE:

Colliers
 Wes Widmer, SIOR 209-475-5109
 Michael Goldstein, SIOR 209-475-5106

PROPERTY DESCRIPTION

The Fairgrounds Industrial Park offers an security and on-site property management.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

35

First Stockton Logistics Center
6201 S Newcastle Road
Stockton, CA 95215



1016264827 - N



FLYER



Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 0
 Lot Size: 70.36 Acres
 Construction Status: Under Construction
 Construction Material: Concrete Tilt-Up
 Class: A
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Territory: SCK-Stockton Airport

FOR LEASE

Available SF: 1,015,791
 Office BuildOut SF: 8,000
 Warehouse/Distribution SF: 1,007,791
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 590
 Dock High Doors: 204
 Grade Level Doors: 4
 Clear Height (min - max): 42' - 42'
 Column Spacing: 58'w x 50'd
 Amps ; Volts: 4,000 ; 277/480

FEATURES: Lighting - LED with motion sensors,
 20FC @ 36" AFF
 Skylights
 Sprinklers: ESFR
 Truck: Court - 186' - 239'
 Truck: Cross-Dock
 Truck: Trailer Parking - 509 stalls

BROKERAGE:

Colliers
[Michael Goldstein, SIOR](#) 209-475-5106
[Ryan McShane, SIOR](#) 209-475-5105
[Gregory O'Leary, SIOR](#) 209-475-5108
[Wes Widmer, SIOR](#) 209-475-5109
[Alex Hoeck](#) 209-475-5107

PROPERTY DESCRIPTION

Located at the intersection of Arch Road and Newcastle Road in the Stockton Airport submarket, First Stockton Logistics Center is located ±1/2 mile away from Highway 99 & ±4 miles from I-5. The 1,015,791 SF new development benefits from excellent proximity to major distribution channels including BNSF & UP Intermodal Facilities, Stockton Metro Airport, and the Port of Stockton. Highway 99 provides direct access to Interstate 5, Highway 4, Highway 120, Interstate 205, and Interstate 580.

36

Grupe Business Park
199 Frank West Cir
Stockton, CA 95206



1016298947 - Y



FLYER



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 22,400
 Lot Size: 1.53 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1996
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Stockton Airport
 APN: 193-360-35

FOR LEASE

Available SF: 22,400
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 7
 Clear Height (min - max): 18' - 22'

FEATURES: Sprinklers

BROKERAGE:

Colliers
[Gregory O'Leary, SIOR](#) 209-475-5108
[Wes Widmer, SIOR](#) 209-475-5109

PROPERTY DESCRIPTION

Generous office build-out with temperature control throughout the majority of the building. Well Located business park at I-5 & French Camp/Arch Sperry Rd.

Ideal freestanding building with Seven (7) grade level loading positions. Well manicured and landscaped business park.

Offered for sublease and direct lease with landlord. Call for quote or to arrange an inspection.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

37



1016304725 - Y



Massie Industrial Park
1780 Industrial Dr
Stockton, CA 95206

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 111,160
 Lot Size: 6.43 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2009
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: I-G (City of Stockton)
 Territory: SCK-Stockton Airport
 APN: 177-320-11

FOR LEASE

Available SF: 111,160
 Office BuildOut SF: 1,857
 Warehouse/Distribution SF: 109,303
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 1
 Parking Spaces: 70
 Parking Type: Surface
 Dock High Doors: 20
 Grade Level Doors: 2
 Clear Height (min - max): 30' - 32'
 Column Spacing: 47'w x 50'd
 Amps ; Volts: 2,000 ; 277/480
 Phase: 3

FEATURES: Floor Slab - 6'
 Lighting - T-5
 Skylights - 2%
 Sprinklers - ESFR
 Truck: Court - 140' w/a 60' apron
 Yard - Paved, fenced and lighted.

BROKERAGES:

Colliers
 Michael Goldstein, SIOR 209-475-5106
 Ryan McShane, SIOR 209-475-5105
 Gregory O'Leary, SIOR 209-475-5108
 Wes Widmer, SIOR 209-475-5109
 Alex Hoeck 209-475-5107
 Greig Lagomarsino, SIOR 510-433-5809

PROPERTY DESCRIPTION

Located on the south side of Industrial Drive between Airport Way and B Street, north of the Stockton Airport, between I-5 and Hwy 99.

- Excellent proximity to BNSF & UPRR Intermodal Facilities
- Direct Access to I-5/Sperry Road Interchange
- Very close proximity to the Port of Stockton
- Major West Coast Distribution Hub
- Easy access to freeways (I-5, Hwy 99, I-205, Hwy 120 and Hwy 4)
- STAA Approved Truck Route
- Turnkey Improvements

38



1016302069 - Y



Massie Industrial Park
1918 Industrial Dr
Stockton, CA 95206

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 37,260
 Lot Size: 2.07 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2004
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Stockton Airport

FOR LEASE

Available SF: 26,000
 Office BuildOut SF: 700
 Light Industrial SF: 25,300
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 8
 Grade Level Doors: 3
 Clear Height (min - max): 24' - 24'
 Amps ; Volts: 800 ; 277/480
 Phase: 3

FEATURES: Skylights
 Sprinklers

BROKERAGE:

Colliers
 Michael Goldstein, SIOR 209-475-5106
 Ryan McShane, SIOR 209-475-5105
 Wes Widmer, SIOR 209-475-5109
 Alex Hoeck 209-475-5107

PROPERTY DESCRIPTION

1918 Industrial Drive is a Class A; multi-tenant light industrial building with dock high loading, located in the heart of one of Northern California's fastest growing distribution parks.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

39



1016281674 - N



NorCal Logistics Center
5298 Mariposa Rd Bldg 8
Stockton, CA 95202

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 0
 Lot Size: 56.02 Acres
 Construction Status: Planned
 Construction Material: Concrete Tilt-Up
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Stockton Airport

FOR LEASE

Available SF: 1,200,625
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 550
 Dock High Doors: 262
 Grade Level Doors: 4
 Clear Height (min - max): 42' - 42'
 Column Spacing: 58'w x 60'd
 Amps ; Volts: 4,000 ; 277/480
 Phase: 3

BROKERAGE:
 Colliers
[Michael Goldstein, SIOR](#) 209-475-5106
[Ryan McShane, SIOR](#) 209-475-5105
[Gregory O'Leary, SIOR](#) 209-475-5108

PROPERTY DESCRIPTION
 Norcal Logistics Center, Newcastle 8 is a 1,201,726 SF Class A industrial/distribution facility strategically placed within the commercial district of Stockton, California. The property offers close access to both BNSF and Union Pacific intermodal facilities, the Port of Stockton, and Stockton Metro Airport – as well as direct road access to CA Highways 99, 4 & 120 and Interstates 5, 205, & 580.

FEATURES: Floor Slab - 8" Ductilcrete
 Sprinklers: ESFR
 Truck: Court - 130'-185'
 Truck: Trailer Parking - 846 stalls

40



1016304633 - Y



Stockton Airport Business Center
1919 Boeing Way
Stockton, CA 95206

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 545,833
 Lot Size: 27.65 Acres
 Construction Status: Existing
 Year Built: 2004
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Stockton Airport
 APN: 177-310-17

FOR LEASE

Available SF: 233,932
 Office BuildOut SF: 4,613
 Warehouse/Distribution SF: 229,319
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 90
 Dock High Doors: 38
 Grade Level Doors: 7
 Clear Height (min - max): 28' - 32'
 Amps ; Volts: 3,000 ; 277/480

BROKERAGE:
 Colliers
[Michael Goldstein, SIOR](#) 209-475-5106
[Ryan McShane, SIOR](#) 209-475-5105
[Gregory O'Leary, SIOR](#) 209-475-5108

FEATURES: Lighting - T-5
 Sprinklers: ESFR -
 Truck: Court - 130'-175'
 Truck: Cross-Dock
 Truck: Trailer Parking - 60 stalls

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

41



1016309142 - Y



Stockton Airport Business Center
4421 Giannecchini Ln, Suite A
Stockton, CA 95206

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 24,000
 Lot Size: 3.02 Acres
 Construction Status: Existing
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: I-G (City of Stockton)
 Territory: SCK-Stockton Airport

FOR LEASE

Available SF: 7,200
 Avail Subtype: Warehouse/Distribution
 Rental Rate: \$0.85 NNN
 Expenses: TBD
 Grade Level Doors: 2
 Clear Height (min - max): 18' - 22'

FEATURES: Sprinklers - .33 gpm/3000 SF

BROKERAGE:

Colliers
 Wes Widmer, SIOR 209-475-5109
 Michael Goldstein, SIOR 209-475-5106

PROPERTY DESCRIPTION

The property includes two (2) multi-tenant buildings situated on one 3.02 acre parcel. Located in the Stockton Airport Business Center with close proximity to I-5 and Hwy 99. Each unit is separately metered and improved with existing office, warehouse lights and restrooms allowing for immediate occupancy. Close proximity to the BNSF Stockton Intermodal rail facility.

42



1016290037 - Y



Triangle Industrial Park
2230-2243 Stagecoach Rd
Stockton, CA 95215

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 23,280
 Lot Size: 6.23 Acres
 Construction Status: Existing
 Class: B
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Stockton Duck Creek
 APN: 173-330-09

FOR LEASE

Available SF: 98,000
 Min - Max Divisibility: 50,000 - 98,000
 Office BuildOut SF: 3,710
 Warehouse/Distribution SF: 94,290
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 15
 Grade Level Doors: 4
 Clear Height (min - max): 24' - 24'
 Column Spacing: 24'w x 48'd
 Amps ; Volts: 1,200 ; 277/480
 Phase: 3

FEATURES: Insulation - R-19 (half of building)
 Lighting - T-5/8
 Rail Service - BNSF (6 rail doors)
 Refrigeration - 16,000 SF cooler (34-38 degrees)
 Skylights - Yes
 Sprinklers - .33 GPM/3,000 SF
 Truck: Court - 120'

BROKERAGE:

Colliers
 Michael Goldstein, SIOR 209-475-5106
 Ryan McShane, SIOR 209-475-5105
 Alex Hoeck 209-475-5107

PROPERTY DESCRIPTION

Triangle Industrial Park offers easy access to Highway 99 via Mariposa Road and I-5 via the Crosstown Freeway (Highway 4).

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

43

**400 Gandy Dancer Dr
Tracy, CA 95377**



1016299291 - N



Property Type: Industrial
 Property Subtype: Manufacturing
 Property SF: 159,040
 Lot Size: 26.33 Acres
 Construction Status: Existing
 Construction Material: Metal
 Year Built: 1980
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Zoning: M-1 (City of Tracy)
 Territory: SCK-Tracy
 APN: 248-030-02

FOR LEASE

Available SF: 159,040
 Office BuildOut SF: 6,000
 Manufacturing SF: 153,040
 Avail Subtype: Manufacturing
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 103
 Dock High Doors: 5
 Grade Level Doors: 5
 Clear Height (min - max): 21' - 27'
 Column Spacing: 25'w x 80'd
 Phase: 3
 Utilities: City of Tracy

BROKERAGE:

[Colliers](#)
[Michael Goldstein, SIOR](#) 209-475-5106
[Ryan McShane, SIOR](#) 209-475-5105
[Wes Widmer, SIOR](#) 209-475-5109
[Alex Hoeck](#) 209-475-5107

FEATURES: Insulation - Thermax insulation throughout building
 Lighting - Sodium Vapor Light Fixture
 Rail Service - Including two (2) Rail Doors
 Security - Upgraded security system including exterior cameras
 Skylights
 Yard - ±16.09 acres of fenced, lit and compacted yard

44

**450 E Grant Line Rd, Suite Bldg 4
Tracy, CA 95376**



1016290100 - Y



Property Type: Industrial
 Property Subtype: Manufacturing
 Property SF: 101,101
 Lot Size: 7.91 Acres
 Construction Status: Existing
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Tracy
 APN: 233-460-12

FOR LEASE

Available SF: 24,480
 Min - Max Divisibility: 11,440 - 24,480
 Avail Subtype: Manufacturing
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 2
 Grade Level Doors: 3
 Clear Height (min - max): 22' - 32'
 Amps ; Volts: 400 ;

BROKERAGE:

[Colliers](#)
[Wes Widmer, SIOR](#) 209-475-5109
[Michael Goldstein, SIOR](#) 209-475-5106
[Alex Hoeck](#) 209-475-5107

PROPERTY DESCRIPTION

YARD: Fenced, paved, lit
 CONSTRUCTION: Metal
 WATER: City of Tracy
 SEWER: City of Tracy
 STORM: City of Tracy
 ZONING: M-1, Light Industrial, (City of Tracy)
 RAIL SERVED - SUBJECT TO UPGRADED SWITCH
 FENCED AND SECURED
 AMPLE EMPLOYEE & TRAILER PARKING

FEATURES: Clear Span
 Lighting - T-8/12
 Rail Service
 Skylights
 Yard

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

45



1016300780 - Y



International Park of Commerce (IPC)
6389 Hopkins Rd Bldg 6
Tracy, CA 95377

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 403,560
 Construction Status: Existing
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Tracy
 APN: 209-120-05

FOR LEASE

Available SF: 403,560
 Office BuildOut SF: 6,002
 Warehouse/Distribution SF: 397,558
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 152
 Dock High Doors: 94
 Grade Level Doors: 3
 Clear Height (min - max): 32' - 32'
 Column Spacing: 57'w x 57'd
 Amps ; Volts: 3,000 ; 277/480

BROKERAGES:

Colliers
 Michael Goldstein, SIOR 209-475-5106
 Gregory O'Leary, SIOR 209-475-5108
 Greig Lagomarsino, SIOR 510-433-5809
 Ryan McShane, SIOR 209-475-5105

FEATURES: Fiber Optics
 LEED Certified - Silver
 Skylights - 2%
 Sprinklers: ESFR
 Truck: Court - 185' with 60' concrete apron
 Truck: Cross-Dock
 Truck: Trailer Parking - 150 stalls

46



1016302872 - N



International Park of Commerce (IPC)
689 Pavillion Pkwy
Tracy, CA 95377

Property Type: Industrial
 Property Subtype: Industrial
 Property SF: 451,036
 Lot Size: 10.35 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Tracy
 APN: 209-220-280

FOR LEASE

Available SF: 451,036
 Avail Subtype: Industrial
 Rental Rate: TBD
 Expenses: TBD
FEATURES: Truck: Trailer Parking - ±265 trailer positions, 53' trailer stalls
 Yard - Potential to be secured. Landscaped perimeter

BROKERAGES:

Colliers
 Michael Goldstein, SIOR 209-475-5106
 Gregory O'Leary, SIOR 209-475-5108
 Greig Lagomarsino, SIOR 510-433-5809
 Ryan McShane, SIOR 209-475-5105

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

47



1016302873 - N



International Park of Commerce (IPC)
5070 Promontory Pkwy Bldg 18
Tracy, CA 95377

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 0
 Construction Status: Planned
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Tracy
 APN: 209-220-280

FOR LEASE

Available SF: 1,300,000
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 410
 Dock High Doors: 226
 Grade Level Doors: 4
 Clear Height (min - max): 40' - 40'
 Column Spacing: 58'w x 58'd
 Amps ; Volts: 4,000 ; 277/480
 Phase: 3

BROKERAGES:

Colliers
[Michael Goldstein, SIOR](#) 209-475-5106
[Gregory O'Leary, SIOR](#) 209-475-5108
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Ryan McShane, SIOR](#) 209-475-5105

PROPERTY DESCRIPTION

UP & BNSF Intermodal facilities are located nearby. Sites now available to accommodate most any size building footprint. The International Park of Commerce (IPC) is the "first stop" into the Central Valley from the Port of Oakland. IPC is an 1,800± acre fully entitled master planned business park located in Tracy, California. www.prologisIPC.com

FEATURES: Fiber Optics -
 LEED Certified -
 Skylights - 2%
 Sprinklers: ESFR -
 Truck: Court - 185' with 60' concrete aprons
 Truck: Cross-Dock -
 Truck: Trailer Parking - 617 trailer positions

48



1016298851 - N



International Park of Commerce (IPC)
5390 Promontory Pkwy Bldg 28
Tracy, CA 95377

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 0
 Construction Status: Under Construction
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Tracy
 APN: 209-220-280

FOR LEASE

Available SF: 524,081
 Min - Max Divisibility: 125,000 - 524,081
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 372
 Dock High Doors: 98
 Grade Level Doors: 4
 Clear Height (min - max): 40' - 40'
 Column Spacing: 50'w x 56'd
 Amps ; Volts: 4,000 ; 277/480
 Phase: 3

BROKERAGES:

Colliers
[Michael Goldstein, SIOR](#) 209-475-5106
[Ryan McShane, SIOR](#) 209-475-5105
[Gregory O'Leary, SIOR](#) 209-475-5108
[Greig Lagomarsino, SIOR](#) 510-433-5809

PROPERTY DESCRIPTION

524,081± SF logistics facility under construction. UP & BNSF Intermodal facilities are located nearby. Sites now available to accommodate most any size building footprint. The International Park of Commerce (IPC) is the "first stop" into the Central Valley from the Port of Oakland. IPC is an 1,800± acre fully entitled master planned business park located in Tracy, California. www.prologisIPC.com

FEATURES: Fiber Optics -
 LEED Certified -
 Skylights - 2%
 Sprinklers: ESFR -
 Truck: Court - 185' with 60' concrete apron
 Truck: Cross-Dock -
 Truck: Trailer Parking - 146 stalls

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

49



1016309873 - N



International Park of Commerce (IPC)
5849 W Schulte Rd Bldg 23
Tracy, CA 95377

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 288,689
 Lot Size: 1,800.00 Acres
 Construction Status: Existing
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Tracy
 APN: 209-220-12

FOR LEASE

Available SF: 116,954
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD

BROKERAGES:

Colliers
 Michael Goldstein, SIOR 209-475-5106
 Gregory O'Leary, SIOR 209-475-5108
 Greig Lagomarsino, SIOR 510-433-5809

PROPERTY DESCRIPTION

UP & BNSF Intermodal facilities are located nearby. Sites now available to accommodate most any size building footprint. The International Park of Commerce (IPC) is the "first stop" into the Central Valley from the Port of Oakland. IPC is an 1,800± acre fully entitled master planned business park located in Tracy, California. www.prologisIPC.com

50



1016269662 - Y



Northeast Industrial Area
2820 N Chrisman Rd, Suite Bldg 2
Tracy, CA 95377

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 507,869
 Lot Size: 24.10 Acres
 Construction Status: Existing
 Year Built: 2022
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Tracy
 APN: 213-070-490

FOR LEASE

Available SF: 507,869
 Min - Max Divisibility: 129,250 - 507,869
 Office BuildOut SF: 3,446
 Warehouse/Distribution SF: 504,423
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 241
 Dock High Doors: 98
 Grade Level Doors: 4
 Clear Height (min - max): 36'
 Column Spacing: 56'w x 56'd

BROKERAGE:

Colliers
 Michael Goldstein, SIOR 209-475-5106
 Ryan McShane, SIOR 209-475-5105
 Gregory O'Leary, SIOR 209-475-5108

FEATURES: Lighting - To suit
 Skylights -
 Sprinklers: ESFR -
 Truck: Court - 185'
 Truck: Trailer Parking - 112 stalls

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

51



1016269664 - Y



Northeast Industrial Area
3160 N Chrisman Rd, Suite Bldg 3
Tracy, CA 95377

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 309,108
 Lot Size: 19.40 Acres
 Construction Status: Existing
 Year Built: 2022
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Tracy
 APN: 213-070-490

FOR LEASE

Available SF: 102,148
 Office BuildOut SF: 3,827
 Warehouse/Distribution SF: 98,321
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 226
 Dock High Doors: 20
 Grade Level Doors: 2
 Clear Height (min - max): 36'
 Column Spacing: 52'w x 52'd

BROKERAGE:
 Colliers
 Michael Goldstein, SIOR 209-475-5106
 Ryan McShane, SIOR 209-475-5105
 Gregory O'Leary, SIOR 209-475-5108

FEATURES: Lighting - To suit
 Skylights -
 Sprinklers: ESFR -
 Truck: Court - 180' S, 185' N
 Truck: Trailer Parking - 104 stalls

52



1016269663 - Y



Northeast Industrial Area
1869 E Grant Line Rd, Suite Bldg 1
Tracy, CA 95377

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 210,000
 Lot Size: 12.80 Acres
 Construction Status: Existing
 Year Built: 2022
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Tracy
 APN: 213-070-490

FOR LEASE

Available SF: 91,175
 Min - Max Divisibility: 34,320 - 91,175
 Office BuildOut SF: 4,002
 Warehouse/Distribution SF: 87,173
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 256
 Dock High Doors: 49
 Grade Level Doors: 4
 Clear Height (min - max): 32'
 Column Spacing: 52'w x 52'd

BROKERAGE:
 Colliers
 Michael Goldstein, SIOR 209-475-5106
 Ryan McShane, SIOR 209-475-5105
 Gregory O'Leary, SIOR 209-475-5108

FEATURES: Lighting - To suit
 Skylights -
 Sprinklers: ESFR -
 Truck: Court - 180'
 Truck: Trailer Parking - 55 stalls

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

53



1016287635 - Y



Patterson Pass Business Park
25176 S Schulte Rd
Tracy, CA 95376

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 200,000
 Lot Size: 11.07 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2000
 Class: A
 Available Date: Immediate
 Occupied?: No
 Zoning: I-L (San Joaquin County)
 Territory: SCK-Tracy
 APN: 209-440-19

FOR LEASE

Available SF: 89,539
 Office BuildOut SF: 7,792
 Warehouse/Distribution SF: 81,747
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 65
 Dock High Doors: 16
 Grade Level Doors: 2
 Clear Height (min - max): 30' - 30'
 Column Spacing: 50'w x 56'd
 Amps ; Volts: 1,200 ; 277/480

FEATURES: Lighting - T-5

Skylights
 Sprinklers - ESFR
 Truck: Court - 140' with 60' concrete apron
 Truck: Cross-Dock

BROKERAGE:

Colliers
 Michael Goldstein, SIOR 209-475-5106
 Gregory O'Leary, SIOR 209-475-5108

PROPERTY DESCRIPTION

Class "A" cross load warehouse conveniently located with excellent access to I-580, I-5 and I-205. Part of the master planned Patterson Pass Business Park. STAA approved truck route.

54



1016299011 - Y



Prologis Park Tracy
2000 Chabot Ct, Suite 200
Tracy, CA 95304

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 285,730
 Lot Size: 14.14 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2005
 Class: A
 Available Date: Immediate
 Occupied?: No
 Zoning: PUD (City of Tracy)
 Territory: SCK-Tracy
 APN: 250-280-06

FOR LEASE

Available SF: 133,878
 Office BuildOut SF: 2,934
 Warehouse/Distribution SF: 130,944
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 0.5 / 1000
 Parking Spaces: 151
 Dock High Doors: 20
 Clear Height (min - max): 30' - 30'
 Column Spacing: 50'w x 52'd
 Amps ; Volts: 600 ; 277/480
 Phase: 3

FEATURES: Lighting - Fluorescent

Rail Service - Union Pacific
 Sprinklers: ESFR -
 Truck: Court - 185' with 60' concrete apron

BROKERAGES:

Colliers
 Greig Lagomarsino, SIOR 510-433-5809
 Michael Goldstein, SIOR 209-475-5106
 Gregory O'Leary, SIOR 209-475-5108
 Ryan McShane, SIOR 209-475-5105

PROPERTY DESCRIPTION

Strategic location for West Coast transfer facility with ease of access to Bay Prologis Park Tracy is a 335-acre master-planned institutional quality industrial park owned and developed by Prologis (www.prologis.com). The park is strategically located only 60 miles east of San Francisco and 54 miles east of the Port of Oakland. The park has direct access to major transportation arterials (I-5, I-205, I-580 & Hwy 99) and is located within close proximity to the Union Pacific and Burlington Northern Santa Fe intermodal facilities. Prologis Park Tracy is design-nated a Foreign-Trade Zone offering potential savings from reduced tariff and customs duty exposure and is also located in the California State Enterprise Zone.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

55



1016125793 - N



Prologis Park Tracy
Paradise Rd , Suite 16
Tracy, CA 95304

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 120,799
 Lot Size: 6.88 Acres
 Construction Status: Potential Development
 Construction Material: Concrete Tilt-Up
 Class: A
 Available Date: Immediate
 Occupied?: No
 Zoning: M-1 (City of Tracy)
 Territory: SCK-Tracy
 APN: 250-030-24

FOR LEASE

Available SF: 120,799
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 20
 Grade Level Doors: 2
 Clear Height (min - max): 32' - 32'
 Column Spacing: 50'w x 50'd
 Amps ; Volts: 2,000 ; 277/480
 Phase: 3

FEATURES: High Cube
 Highway Access - I-205 & I-5
 Rail Service - Potential - Union Pacific
 Sprinklers - ESFR

BROKERAGE:

Colliers
 Michael Goldstein, SIOR 209-475-5106
 Gregory O'Leary, SIOR 209-475-5108

PROPERTY DESCRIPTION

Prologis Park Tracy is a 335-acre master-planned institutional quality industrial park owned and developed by Prologis (www.prologis.com). The park is strategically located only 60 miles east of San Francisco and 54 miles east of the Port of Oakland. The park has direct access to major transportation arterials (I-5, I-205, I-580 & Hwy 99) and is located within close proximity to the Union Pacific and Burlington Northern Santa Fe intermodal facilities.

56



1016288047 - Y



Prologis Tracy 14
1150 E Arbor Rd, Suite 101
Tracy, CA 95376

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 795,600
 Lot Size: 39.58 Acres
 Construction Status: Existing
 Class: A
 Available Date: Immediate
 Occupied?: No
 Zoning: M-2, Tracy
 Territory: SCK-Tracy
 APN: 213-060-03

FOR LEASE

Available SF: 152,029
 Office BuildOut SF: 3,566
 Warehouse/Distribution SF: 148,463
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 670
 Dock High Doors: 21
 Grade Level Doors: 1
 Clear Height (min - max): 32' - 32'
 Column Spacing: 52'w x 60'd
 Amps ; Volts: 2,000 ; 277/480
 Planned Use: 1

FEATURES: Fire Suppression - ESFR
 Freeway Visibility - 1,300' of freeway frontage
 Lighting - To suit
 Skylights - 2.9%
 Truck: Court - 195' secured
 Truck: Trailer Parking - 18 positions

BROKERAGES:

Colliers
 Michael Goldstein, SIOR 209-475-5106
 Ryan McShane, SIOR 209-475-5105
 Gregory O'Leary, SIOR 209-475-5108
 Wes Widmer, SIOR 209-475-5109
 Alex Hoeck 209-475-5107
 Greig Lagomarsino, SIOR 510-433-5809

PROPERTY DESCRIPTION

±795,600± SF state-of-the-art, Class "A" logistics facility with I-205 visibility. Less than 1/4 mile from I-205 Freeway and MacArthur Drive access ramp. The Tracy submarket is home to numerous prominent occupiers such as Amazon, Medline, FedEx, Lindt, Zinus, Best Buy and more. This location offers excellent access and visibility to Interstate 205 allowing easy access to the Bay Area and Central Valley.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

57



1016299789 - Y



Tracy Supply Chain Center
1880 N MacArthur Dr
Tracy, CA 95376

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 86,163
 Lot Size: 4.93 Acres
 Construction Status: Existing
 Year Built: 2003
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Tracy

FOR LEASE

Available SF: 86,163
 Office BuildOut SF: 13,651
 Warehouse/Distribution SF: 72,512
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 79
 Dock High Doors: 14
 Grade Level Doors: 4
 Clear Height (min - max): 30'
 Column Spacing: 54'w x 57'd

FEATURES: Sprinklers: ESFR -
 Truck: Court - 120'

BROKERAGE:

Colliers
 Michael Goldstein, SIOR 209-475-5106
 Ryan McShane, SIOR 209-475-5105
 Alex Hoeck 209-475-5107

PROPERTY DESCRIPTION

Landlord's planned capital improvements include: exterior paint, slurry seal/stripe lot and dock equipment.
 Fully insulated.
 Direct access to I-205 via MacArthur Drive.
 Available Q1 2023.



COLLIERS EXCLUSIVES

INDUSTRIAL - FOR SUBLEASE

SEPTEMBER 12, 2023

PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
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1	<p>Stonebridge Industrial Park 1050 E Grant Line Rd, Suite 300 Tracy, CA 95376</p> <p>Property Type: Industrial Property Subtype: Warehouse/Distribution Property SF: 219,500 Lot Size: 8.10 Acres Construction Status: Existing Construction Material: Concrete Tilt-Up Year Built: 1988 Class: B Available Date: Immediate Occupied?: No Territory: SCK-Tracy APN: 250-270-26</p>	<p>FOR SUBLEASE</p> <p>Available SF: 67,440 Min - Max Divisibility: 67,440 - 131,180 Office BuildOut SF: 500 Warehouse/Distribution SF: 66,940 Avail Subtype: Warehouse/Distribution Rental Rate: \$0.58 NNN Expenses: TBD Parking Ratio: 1.5 / 1000 Dock High Doors: 10 Grade Level Doors: 1 Clear Height (min - max): 25' - 25' Column Spacing: 30'w x 60'd Amps ; Volts: 400 ; 277/480 Phase: 3</p> <p>FEATURES: Skylights Sprinklers - 0.38 gpm/2,000 SF</p>	<p>BROKERAGE:</p> <p>Colliers Wes Widmer, SIOR 209-475-5109 Alex Hoeck 209-475-5107</p> <p>PROPERTY DESCRIPTION</p> <p>Concrete tilt-up building. Front loaded. Yard: ±0.5 acres</p> <p>Warehouse Distribution Facility in well-established industrial park. Close proximity to major California Supply Chain Routes including: Interstate 205 which accesses the Bay Area and Interstate 5.</p>
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1016304320 - Y



2	<p>Stonebridge Industrial Park 1865 MacArthur Dr Tracy, CA 95376</p> <p>Property Type: Industrial Property Subtype: Light Industrial Property SF: 18,000 Lot Size: 1.30 Acres Construction Status: Existing Year Built: 2004 Class: A Available Date: Immediate Occupied?: No Zoning: M-1 Territory: SCK-Tracy</p>	<p>FOR SUBLEASE</p> <p>Available SF: 18,000 Office BuildOut SF: 4,300 Light Industrial SF: 13,700 Avail Subtype: Light Industrial Rental Rate: TBD Expenses: TBD Dock High Doors: 2 Grade Level Doors: 3 Clear Height (min - max): 22' Amps ; Volts: 800 ; 277/480 Phase: 3</p> <p>FEATURES: Lighting - T-5 Sprinklers Yard</p>	<p>BROKERAGE:</p> <p>Colliers Michael Goldstein, SIOR 209-475-5106 Wes Widmer, SIOR 209-475-5109 Alex Hoeck 209-475-5107</p> <p>PROPERTY DESCRIPTION</p> <p>Excellent Owner/User Opportunity. Concrete tilt-up construction. Fully sprinklered. Paved loading & parking area. Excellent access to I-205, I-5 & I-580.</p>
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1016287334 - Y





INDUSTRIAL - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016307588 - N



Northwest Patterson Industrial Business Park
Zacharias Rd Bldg 1
Patterson, CA 95363

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 0
 Lot Size: 57.70 Acres
 Construction Status: Planned
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Patterson
 APN: 021-023-031

FOR LEASE AND SALE

Available SF: 1,188,000
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 446
 Dock High Doors: 158
 Grade Level Doors: 4
 Clear Height (min - max): 40' - 40'
 Column Spacing: 56'w x 56'd
 Amps ; Volts: 4,000 ; 277/480
 Phase: 3

BROKERAGES:

Colliers
[Michael Goldstein, SIOR](#) 209-475-5106
[Greig Lagomarsino, SIOR](#) 510-433-5809

FEATURES: Sprinklers: ESFR -
 Truck: Court - 185' with 60' concrete apron
 Truck: Trailer Parking - 292 stalls

2



1016307589 - N



Northwest Patterson Industrial Business Park
Zacharias Rd Bldg 2
Patterson, CA 95363

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 0
 Lot Size: 57.70 Acres
 Construction Status: Planned
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Patterson
 APN: 021-023-031, 021-023-030

FOR LEASE AND SALE

Available SF: 1,287,000
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 478
 Dock High Doors: 172
 Grade Level Doors: 4
 Clear Height (min - max): 40' - 40'
 Column Spacing: 56'w x 56'd
 Amps ; Volts: 4,000 ; 277/480
 Phase: 3

BROKERAGES:

Colliers
[Michael Goldstein, SIOR](#) 209-475-5106
[Greig Lagomarsino, SIOR](#) 510-433-5809

FEATURES: Sprinklers: ESFR -
 Truck: Court - 185' with 60' concrete apron
 Truck: Trailer Parking - 292 stalls

INDUSTRIAL - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016024004 - N



1075 E Bianchi Rd
Stockton, CA 95210

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 36,000
 Lot Size: 3.08 Acres
 Construction Status: Existing
 Year Built: 1975
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: C-G (City of Stockton)
 Territory: SCK-Stockton March/Hammer

FOR LEASE AND SALE

Available SF: 36,000
 Office BuildOut SF: 5,792
 Warehouse/Distribution SF: 30,208
 Avail Subtype: Warehouse
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 5.4 / 1000
 Parking Spaces: 20
 Grade Level Doors: 7
 Clear Height (min - max): 20' - 20'
 Column Spacing: 45'w x 80'd
 Amps ; Volts: 900 ; 120/208
 Phase: 3

BROKERAGE:
 Colliers
[Gregory O'Leary, SIOR](#) 209-475-5108
[Michael Goldstein, SIOR](#) 209-475-5106

PROPERTY DESCRIPTION
 Excellent retail location, centrally located in Stockton near high traffic West Lane and March Lane intersection. 1st floor office - 3,724± SF, 2nd floor office 2,068± SF, Showroom 1,564± SF. Dock loading possible. See flyer for demographics information. Contact broker for sale pricing.

FEATURES: Insulation - R-30 Rating
 Skylights
 Sprinklers
 Yard - Fenced and Paved

4



1016295843 - Y



El Pinal Industrial Park
1822 E Alpine Ave
Stockton, CA 95204

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 42,000
 Lot Size: 1.97 Acres
 Construction Status: Existing
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: I-L (City of Stockton)
 Territory: SCK-Stockton Alpine
 APN: 117-080-21

FOR LEASE AND SALE

Available SF: 42,000
 Min - Max Divisibility: 17,100 - 42,000
 Office BuildOut SF: 3,600
 Light Industrial SF: 38,400
 Avail Subtype: Light Industrial
 Rental Rate: \$0.65 NNN
 Expenses: TBD
 Sale Price: \$5,250,000
 Price PSF: \$125.00
 Dock High Doors: 6
 Grade Level Doors: 1
 Clear Height (min - max): 24' - 26'
 Column Spacing: 60'w x 20'd

BROKERAGE:
 Colliers
[Wes Widmer, SIOR](#) 209-475-5109
[Alex Hoeck](#) 209-475-5107

PROPERTY DESCRIPTION
 Fluorescent lighting plus skylights in warehouse. Office consists of seven (7) private offices, bullpen area, conference room and 2 restrooms. 1,000± SF of mezzanine storage.

FEATURES: Sprinklers
 Yard - Fenced and paved



INDUSTRIAL - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



**14150 S Harlan Rd
Lathrop, CA 95330**

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 7,410
 Lot Size: 0.82 Acre
 Construction Status: Existing
 Class: A
 Available Date: Immediate
 Occupied?: Yes
 Zoning: C-C, Central Commercial
 Territory: SCK-Lathrop
 APN: 196-070-21

FOR SALE

Available SF: 7,410
 Office BuildOut SF: 1,200
 Light Industrial SF: 6,210
 Avail Subtype: Light Industrial
 Grade Level Doors: 9
 Clear Height (min - max): 18' - 20'

FEATURES: Yard - Paved, fenced, secured

BROKERAGE:

7,410 [Colliers](#)
 1,200 [Alex Hoeck](#) 209-475-5107
 6,210 [Ryan McShane, SIOR](#) 209-475-5105
 Light Industrial [Wes Widmer, SIOR](#) 209-475-5109

PROPERTY DESCRIPTION

Freeway frontage.
 ADA Compliant.
 Direct I-5 access.
 Automotive use.

1016301155 - N



INDUSTRIAL - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

2



1016303124 - N



**15919-15933 S Manthey Rd
Lathrop, CA 95330**

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 0
 Lot Size: 5.59 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Lathrop
 APN: 192-040-100, 192-040-110

FOR SALE
 Available SF: 243,500
 Avail Subtype: Light Industrial

BROKERAGE:
 Colliers
 Wes Widmer, SIOR 209-475-5109
 Alex Hoeck 209-475-5107

PROPERTY DESCRIPTION

Select allowable uses:

- Equipment Rental
- Trailer Rental
- Wholesale
- Office Uses
- Retail Sales
- Service Retail
- Educational and Recreational
- Meeting / Banquet Hall
- Apartments

Please contact broker to discuss all potential uses.

SALE NOTES

The subject property consists of two (2) separate parcels that total ±5.59 acres, zoned CO (Commercial Office, City of Lathrop), with I-5 frontage.

- 15933 S. Manthey Road totals ±3.02 acres and includes a residential house, shop building and office. Majority of yard consists of compacted gravel. The house is currently rented on a month to month basis with rent totaling \$1,700 per month. The shop, office and yard is occupied by Creative Outdoor Environments who will vacate upon sale of the property.
- 15919 S. Manthey Road totals ±2.57 acres and consists of unimproved land.

3



1016302917 - N



**11 S Aurora St
Stockton, CA 95202**

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 8,624
 Lot Size: 0.27 Acre
 Construction Status: Existing
 Class: C
 Available Date: Immediate
 Occupied?: Yes
 Territory: SCK-Stockton
 APN: 149-210-090

FOR SALE
 Available SF: 8,624
 Avail Subtype: Light Industrial
 Sale Price: \$430,000
 Grade Level Doors: 3

BROKERAGE:
 Colliers
 Ryan McShane, SIOR 209-475-5105
 Wes Widmer, SIOR 209-475-5109
 Alex Hoeck 209-475-5107

PROPERTY DESCRIPTION

±8,624 SF multi-tenant industrial building. Can either be purchased as a portfolio sale totaling ±62,309 SF or single property sale.
















FEATURES: Yard - Two (2) separate yards.

INDUSTRIAL - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

4	110-120 S Aurora St Stockton, CA 95202	FOR SALE	BROKERAGE:		
 <p>1016302919 - N</p>    	Property Type: Industrial Property Subtype: Warehouse/Distribution Property SF: 13,524 Lot Size: 0.45 Acre Construction Status: Existing Class: C Available Date: Immediate Occupied?: Yes Territory: SCK-Stockton APN: 151-220-010	Available SF: 13,524 Avail Subtype: Warehouse/Distribution Sale Price: \$675,000 Dock High Doors: 2 Grade Level Doors: 1	Colliers Ryan McShane, SIOR 209-475-5105 Wes Widmer, SIOR 209-475-5109 Alex Hoeck 209-475-5107		
	PROPERTY DESCRIPTION				
	±13,524 SF warehouse with two (2) dock doors. Can either be purchased as a portfolio sale totaling ±62,309 SF or single property sale.				
	5	132 S Aurora St Stockton, CA 95202	FOR SALE	BROKERAGE:	
	 <p>1016302920 - N</p>    	Property Type: Industrial Property Subtype: Warehouse/Distribution Property SF: 6,762 Lot Size: 0.52 Acre Construction Status: Existing Class: C Available Date: Immediate Occupied?: Yes Territory: SCK-Stockton APN: 151-220-040	Available SF: 6,762 Avail Subtype: Warehouse/Distribution Sale Price: \$475,000 Dock High Doors: 1	Colliers Ryan McShane, SIOR 209-475-5105 Wes Widmer, SIOR 209-475-5109 Alex Hoeck 209-475-5107	
		PROPERTY DESCRIPTION			
		±5,488 SF warehouse with one (1) dock door and a ±1,274 SF showroom. Can either be purchased as a portfolio sale totaling ±62,309 SF or single property sale.			
		6	20-30 S Aurora St Stockton, CA 95202	FOR SALE	BROKERAGE:
		 <p>1016302918 - N</p>    	Property Type: Industrial Property Subtype: Warehouse/Distribution Property SF: 16,908 Lot Size: 0.69 Acre Construction Status: Existing Class: C Available Date: Immediate Occupied?: Yes Territory: SCK-Stockton APN: 151-190-080, 151-190-050, 151-190-090	Available SF: 16,908 Avail Subtype: Warehouse/Distribution Sale Price: \$849,000 Dock High Doors: 2 Grade Level Doors: 5	Colliers Ryan McShane, SIOR 209-475-5105 Wes Widmer, SIOR 209-475-5109 Alex Hoeck 209-475-5107
			PROPERTY DESCRIPTION		
±16,908 SF warehouse with two dock doors. Can either be purchased as a portfolio sale totaling ±62,309 SF or single property sale.					

INDUSTRIAL - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7



1016302916 - N



831 E Main St
Stockton, CA 95202

Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 2,967
 Lot Size: 0.06 Acre
 Construction Status: Existing
 Class: C
 Available Date: Immediate
 Occupied?: Yes
 Territory: SCK-Stockton
 APN: 149-190-130

FOR SALE
 Available SF: 2,967
 Avail Subtype: Warehouse
 Sale Price: \$165,000

BROKERAGE:
 Colliers
 Ryan McShane, SIOR 209-475-5105
 Wes Widmer, SIOR 209-475-5109
 Alex Hoeck 209-475-5107

PROPERTY DESCRIPTION
 ±2,185 SF industrial building with ±782 SF 2nd story apartment. Can either be purchased as a portfolio sale totaling ±62,309 SF or single property sale.

8



1016300486 - N



4250 E Mariposa Rd
Stockton, CA 95215

Property Type: Industrial
 Property Subtype: Other/Special Use
 Property SF: 2,400
 Lot Size: 3.75 Acres
 Construction Status: Existing
 Class: C
 Available Date: Immediate
 Occupied?: No
 Zoning: I-L (City of Stockton)
 Territory: SCK-Stockton Duck Creek

FOR SALE
 Available SF: 2,400
 Office BuildOut SF: 1,600
 Other/Special Use SF: 800
 Avail Subtype: Other/Special Use
 Grade Level Doors: 3

BROKERAGE:
 Colliers
 Alex Hoeck 209-475-5107
 Wes Widmer, SIOR 209-475-5109

FEATURES: Clear Span
 Lighting - Fluorescent
 Skylights
 Yard - Fenced, lit and paved

PROPERTY DESCRIPTION
 Excellent yard, facility and location for construction, transportation and equipment uses.
 Less than 1 mile east of Hwy 99 with excellent access at STAA certified Mariposa Road interchange.
 2.5 miles West of BNSF Intermodal facility. Well, septic and on-site storm pond in place.

INDUSTRIAL - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

9



1016060471 - N



**4349 E Wilcox Rd
Stockton, CA 95215**

Property Type: Land
 Property Subtype: Industrial
 Property SF: 450,846
 Lot Size: 10.35 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Zoning: I-L (San Joaquin County)
 Territory: SCK-Stockton HWY 99
 APN: 101-021-63, 101-021-61

FOR SALE
 Available SF: 450,846
 Avail Subtype: Other/Special Use
 Acres Avail / Div. - Cont.: 10.35
 Parking Spaces: 20

FEATURES: Truck: Trailer Parking - 238 positions

BROKERAGE:
 Colliers
 Wes Widmer, SIOR 209-475-5109
 Michael Goldstein, SIOR 209-475-5106
 Alex Hoeck 209-475-5107

PROPERTY DESCRIPTION

Well designed truck storage yard with 238 trailer stalls conveniently located in Stockton, CA, providing ease of access to I-5, Hwy 99, Hwy 4 and I-580 connecting the site to the Central Valley, San Francisco Bay Area and the entire West Coast. The site is located in the heart of the fastest growing logistics market in Northern California. The property benefits from close proximity to the Burlington Northern Santa Fe (BNSF) Intermodal Facility, Union Pacific (UP) Intermodal Facility, the Port of Stockton and is one of the closest locations in the Central Valley to the Port of Oakland. The Stockton submarket is a desired Central Valley location with 7.2 million people within 60 miles.

SALE NOTES

10.35 Acres consisting of two parcels zoned I-L (Limited Industrial) in San Joaquin County. Great HWY 99 access via HWY 88/ Waterloo Road.

10



1016302896 - Y



**Arch-Airport Business Center
4547-4563 B St, Suite 4555 & 4559
Stockton, CA 95206**

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 15,388
 Lot Size: 0.34 Acre
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2008
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Stockton Airport
 APN: 177-310-08

FOR SALE
 Available SF: 6,516
 Min - Max Divisibility: 3,258 - 6,516
 Avail Subtype: Light Industrial
 Sale Price: \$1,173,420
 Price PSF: \$180.00
 Grade Level Doors: 2
 Clear Height (min - max): 16' - 16'
 Amps ; Volts: 200 ; 110/208

FEATURES: Highway Access - HWY 99 and HWY 5/Sperry Rd.
 Sprinklers - .22 GPM/2,000 SF

BROKERAGE:
 Colliers
 Wes Widmer, SIOR 209-475-5109
 Michael Goldstein, SIOR 209-475-5106

PROPERTY DESCRIPTION

Units can be sold together or separate. Each unit has its' own office/restroom and grade level door. Glass Storefront entries. Please see flyer for more information. Arch Road Frontage offering great visibility and signage opportunities. Located within a multi-tenant building. Located across from the Stockton Metropolitan Airport, this location is centrally located to both Hwy 99 and I-5 via the Arch Sperry Road Connector.

INDUSTRIAL - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

11



1016253893 - N



Calloway Business Park
4003 Calloway Ct
Stockton, CA 95215

Property Type: Land
 Property Subtype: Industrial
 Lot Size: 1.70 Acres
 Construction Status: Planned
 Construction Material: Steel
 Class: A
 Available Date: Immediate
 Occupied?: No
 Zoning: I-L (San Joaquin County)
 Territory: SCK-Stockton HWY 99
 APN: 087-220-02, 087-220-03

FOR SALE

Available SF: 74,488
 Avail Subtype: Industrial
 Acres Avail / Div. - Cont.: 1.71
 Parking Ratio: 2.0 / 1000
 Parking Spaces: 140
 Clear Height (min - max): 19' - 22'
 Amps ; Volts: 200 ; 120/208
 Phase: 3

FEATURES: Freeway Visibility - HWY 99
 Insulation - R-10 Roof Insulation

BROKERAGE:

Colliers
 Wes Widmer, SIOR 209-475-5109
 Michael Goldstein, SIOR 209-475-5106

12



1016181366 - N



Dock Slip Industrial Waterfront Property
2894 Monte Diablo Ave
Stockton, CA 95203

Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 63,800
 Lot Size: 36.83 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Zoning: I-G, General Industrial
 Territory: SCK-Stockton Port
 APN: 133-060-09

FOR SALE

Available SF: 23,800
 Office BuildOut SF: 1,675
 Warehouse SF: 22,125
 Avail Subtype: Warehouse
 Grade Level Doors: 5
 Clear Height (min - max): 15' - 20'
 Amps ; Volts: 225-250 ; 120/208

FEATURES: Clear Span
 Lighting - T-8 Lighting and Florescent
 Yard - 9,000 SF of paved yard with ability to expand

BROKERAGE:

Colliers
 Gregory O'Leary, SIOR 209-475-5108
 Wes Widmer, SIOR 209-475-5109

PROPERTY DESCRIPTION

Former Duraflame Headquarters. Parcel consists of 36.83± acres including a dock slip. Improvements include two (2) metal warehouse structures totaling 21,000± SF, one (1) metal office building totaling 2,800± SF and the historic Klamath Ferry boat converted to 40,000± SF of office, divided equally between two (2) floors. Additional improvements include secure entry way, guard house, improved surface and related parking, concrete dock and access to the Stockton deep water channel. Sewer provided by City of Stockton and water provided by California Water Service. Gas and electric provided by PG&E.

INDUSTRIAL - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

13



1016306958 - N



Stonebridge Industrial Park
2015 MacArthur Dr
Tracy, CA 95376

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 158,065
 Lot Size: 8.04 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1999
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Zoning: M-1, Tracy
 Territory: SCK-Tracy

FOR SALE

Available SF: 158,065
 Office BuildOut SF: 4,190
 Warehouse/Distribution SF: 153,875

Avail Subtype: Warehouse/Distribution
 Price PSF: Call
 Parking Ratio: 2.0 / 1000
 Dock High Doors: 24
 Grade Level Doors: 3
 Clear Height (min - max): 28'
 Amps ; Volts: 1,000 ; 277/480
 Phase: 3

BROKERAGE:
 Colliers
 Michael Goldstein, SIOR 209-475-5106
 Ryan McShane, SIOR 209-475-5105

PROPERTY DESCRIPTION
 Has 5 rail doors. ESFR Sprinkler, ±35,000 lb Pit Levelers on all dock doors. Canopy covering dock area, 5 rail doors, 265' X 470 Building Dimensions.

14



1016306957 - N



Stonebridge Industrial Park
2020 N MacArthur Dr
Tracy, CA 95376

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 346,524
 Lot Size: 14.00 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1991
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Zoning: M-1 (Light Industrial)
 Territory: SCK-Tracy
 APN: 250-020-26

FOR SALE

Available SF: 346,524
 Office BuildOut SF: 6,242
 Warehouse/Distribution SF: 340,282

Avail Subtype: Warehouse/Distribution
 Price PSF: Call
 Dock High Doors: 32
 Grade Level Doors: 4
 Clear Height (min - max): 32' - 32'
 Column Spacing: 56'w x 30'd
 Amps ; Volts: 1,600 ; 277/480

BROKERAGE:
 Colliers
 Michael Goldstein, SIOR 209-475-5106
 Ryan McShane, SIOR 209-475-5105

PROPERTY DESCRIPTION
 Potential for rail.
 Excelley freeway access to Interstates 205, 5 & 580.
 Fenced, secured truck court/yard.

INDUSTRIAL - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

15



1016299045 - Y



**35275 Welty Rd
Vernalis, CA 95376**

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 82,000
 Lot Size: 5.85 Acres
 Construction Status: Existing
 Class: A
 Available Date: Immediate
 Occupied?: No
 Zoning: I-W (San Joaquin County)
 Territory: SCK-Stockton Crosstown/Downtown

FOR SALE

Available SF: 82,000
 Office BuildOut SF: 6,868
 Warehouse/Distribution SF: 75,132
 Avail Subtype: Warehouse/Distribution
 Sale Price: \$8,990,000
 Price PSF: \$109.63
 Parking Spaces: 68
 Dock High Doors: 4
 Grade Level Doors: 1
 Clear Height (min - max): 16' - 24'
 Column Spacing: 25'w x 47'd
 Amps ; Volts: 3,000 ; 277/480

FEATURES: Skylights

Sprinklers
 Truck: Court - 200' with 60' concrete apron

BROKERAGE:

Colliers
 Wes Widmer, SIOR 209-475-5109
 Alex Hoeck 209-475-5107

PROPERTY DESCRIPTION

Former US Can Manufacturing/Distribution Facility; Direct access to Hwy 132 & 33; High Image building with attractive landscaping; insulated walls and ceiling; lighting suitable for manufacturing; reverber-ray radiant tube heaters throughout manufacturing