



Colliers

Exclusive Listings Summary







Central Valley

Land Availabilities

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LAND - FOR LEASE

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
1	Beckman Industrial Park 922 Industrial Way Lodi, CA 95240  1016306321 - N  	FOR LEASE Available SF: 12,000 Avail Subtype: Land Rental Rate: \$2,500/Month GR Expenses: TBD Grade Level Doors: 9 Clear Height (min - max): 14' - 18' Amps ; Volts: 125 ; 120/208 FEATURES: Yard - ±12,000 SF, fenced & paved Property Type: Industrial Property Subtype: Incubator Property SF: 21,000 Lot Size: 1.02 Acres Construction Status: Existing Construction Material: Metal Class: B Available Date: Immediate Occupied?: No Zoning: M-1 (City of Lodi) Territory: SCK-Lodi APN: 049-150-11	BROKERAGE: Colliers Wes Widmer, SIOR 209-475-5109 Michael Goldstein, SIOR 209-475-5106 PROPERTY DESCRIPTION This property consists of two multi-tenant buildings offering available space ranging in size from 1,750± sq. ft. to 7,000± sq. ft. Each available unit is clear span and offers various sizes and configuration of office layout. The property is located in a well established Industrial Park situated on the east side of Hwy 99 and offers convenient Hwy 99 access via Kettleman Lane.
2	Airport Gateway Center Performance Dr Area 2C Stockton, CA 95206  1016065677 - N  	FOR LEASE Available SF: 182,516 Avail Subtype: Land Rental Rate: TBD Expenses: TBD Acres Avail / Div. - Cont.: 4.19 Dock High Doors: 36 Grade Level Doors: 4 Clear Height (min - max): 30' - 30' Column Spacing: 53'w x 50'd Amps ; Volts: 2,000 ; 277/480 Property Type: Land Property Subtype: Land Lot Size: 4.19 Acres Construction Status: Potential Development Class: A Available Date: Immediate Occupied?: No Zoning: I-G (City of Stockton) Territory: SCK-Stockton Airport APN: 177-450-31, 177-450-32	BROKERAGE: Colliers Ryan McShane, SIOR 209-475-5105 Michael Goldstein, SIOR 209-475-5106 Gregory O'Leary, SIOR 209-475-5108 PROPERTY DESCRIPTION The subject property is located just East of I-5, West of Hwy 99 and in direct proximity to the Stockton Airport in the Airport Gateway Center. With the completion of the Arch-Sperry connector from Interstate 5 to Highway 99, this property maintains excellent logistic access to the State of California.

LAND - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016009672 - N



Airport Gateway Center
862 Performance Dr Area 2B
Stockton, CA 95206

Property Type: Land
 Property Subtype: Land
 Lot Size: 7.12 Acres
 Construction Status: Planned
 Construction Material: Concrete Tilt-Up
 Class: A
 Occupied?: No
 Zoning: I-G (City of Stockton)
 Territory: SCK-Stockton Airport
 APN: 177-340-28

FOR LEASE

Available SF: 147,927
 Avail Subtype: Land
 Rental Rate: TBD
 Expenses: TBD
 Acres Avail / Div. - Cont.: 3.40
 Dock High Doors: 36
 Grade Level Doors: 4
 Clear Height (min - max): 30' - 30'
 Column Spacing: 53'w x 50'd
 Amps ; Volts: 2,000 ; 277/480
 Phase: 3
 Utilities: Sewer: City of Stockton • Water: California Water Service • Storm Drainage: City of Stockton • Gas: PG&E • Electric: PG&E

BROKERAGE:

147,927 [Colliers](#)

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

PROPERTY DESCRIPTION

Planned high cube warehouse/distribution building. Approx. 3 miles to Union Pacific Railroad's intermodal facility. Approx. 3 miles to Burlington Northern's intermodal facility. State of California State Enterprise Zone. Excellent transportation systems for trucking, rail, air service and shipping. CC&Rs to protect long term integrity of the business park. Office space BTS.

FEATURES: Skylights
 Sprinklers - ESFR

4



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: Land
 Rental Rate: TBD
 Expenses: TBD

FEATURES: Truck: Trailer Parking - ±265 trailer positions, 53' trailer stalls
 Yard - Potential to be secured. Landscaped perimeter




BROKERAGES:

451,036 [Colliers](#)

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



LAND - FOR LEASE AND SALE

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
<p>1</p>  <p>1016032453 - N</p>  	<p>845 Ryde Ave & 2618 W. Fremont St Stockton, CA 95203</p> <p>Property Type: Land Property Subtype: Land Lot Size: 35.11 Acres Construction Status: Existing Class: B Available Date: Immediate Occupied?: No Zoning: I-L & I-G (City of Stockton) Territory: SCK-Stockton Crosstown/Downtown APN: 133-060-06</p>	<p>FOR LEASE AND SALE</p> <p>Available SF: 1,529,392 Avail Subtype: Land Rental Rate: \$0.075 NNN Expenses: TBD Acres Avail / Div. - Cont.: 35.11 Rent Per ACRE: \$3,267 Utilities: Water: California Water Service • Sewer: City of Stockton • Storm: City of Stockton • Gas: PG&E • Electric: PG&E</p>	<p>BROKERAGE: Colliers Gregory O'Leary, SIOR 209-475-5108 Michael Goldstein, SIOR 209-475-5106</p> <p>PROPERTY DESCRIPTION 35.11± Acres/Divisible. Zoned I-G & I-L Industrial, City of Stockton. Located directly north of the Port of Stockton. Excellent access to I-5 and Hwy 99 via Cross-Town Freeway. Exit Fremont Street or Monte Diablo Avenue.</p>



LAND - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016290383 - N



**Tully Rd
Hughson, CA 95326**

Property Type: Land
 Property Subtype: Industrial
 Property SF: 0
 Lot Size: 45.97 Acres
 Construction Status: Undeveloped
 Available Date: Immediate
 Occupied?: No
 Zoning: Industrial
 Territory: SCK-Hughson
 APN: 018-048-009, 018-048-040, 018-052-043

FOR SALE

Available SF:
 Avail Subtype:
 Acres Avail / Div. - Cont.:
 Utilities:

2,002,453
 Land
 45.97
 City of Hughson

BROKERAGE:

Colliers

Alex Hoeck
 Michael Goldstein, SIOR
 Ryan McShane, SIOR
 Wes Widmer, SIOR

209-475-5107
 209-475-5106
 209-475-5105
 209-475-5109

2



1016302999 - N



**1520 Lathrop Rd
Lathrop, CA 95330**

Property Type: Land
 Property Subtype: Land
 Lot Size: 18.15 Acres
 Construction Status: Undeveloped
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Lathrop
 APN: 198-040-140

FOR SALE

Available SF:
 Avail Subtype:
 Acres Avail / Div. - Cont.:

790,614
 Land
 18.15

BROKERAGES:

Colliers

Michael Lloyd, SIOR
 Michael Goldstein, SIOR

925-227-6208
 209-475-5106

PROPERTY DESCRIPTION

1520 Lathrop Road in Lathrop is zoned General Industrial (City of Lathrop), and has immediate access to I-5. It is ideally positioned in a distribution hub, neighboring many well known corporate occupiers and institutional owners. There is a proposed development plan in place, which would create 3 industrial buildings and a retention / infiltration basin. The industrial buildings would have some office build-out, while mostly being comprised of open warehouse space with numerous dock high and grade level doors.

San Joaquin County is 2nd in the U.S. for it's concentration of transportation and warehousing employment, and is actively developing itself as a logistics hub. This property, located within San Joaquin County, offers many opportunities for industrial / warehouse users, especially those looking to be connected to the Bay Area and distribution centers at a competitive price. Colliers is pleased to be the exclusive representative for this development opportunity.

LAND - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



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:
 Avail Subtype:

BROKERAGE:

243,500 [Colliers](#)

Land

[Wes Widmer, SIOR](#)
[Alex Hoeck](#)

209-475-5109
 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.

4



1016220494 - N



**4400 Salida Blvd
Modesto, CA 95368**

Property Type: Land
 Property Subtype: Land
 Lot Size: 2.00 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Salida
 APN: 135-029-032

FOR SALE

Available SF:
 Avail Subtype:
 Acres Avail / Div. - Cont.:

BROKERAGES:

87,120 [Colliers](#)

Land

[Gregory O'Leary, SIOR](#)
[Steve Cippa, SIOR](#)

209-475-5108
 916-563-3047

PROPERTY DESCRIPTION

Zoning: C-2 (General Commercial)
 Community: Salida, Stanislaus County, CA
 Sale Price: Call for quote

Freeway frontage signage opportunities
 Direct access to Hwy 99 via 2 interchanges
 Recently upgraded freeway interchanges

LAND - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5



1016289742 - N



**1551-1601 N Jack Tone Rd
Ripon, CA 95366**

Property Type: Land
 Property Subtype: Land
 Lot Size: 22.60 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Ripon
 APN: 228-110-15

FOR SALE
 Available SF:
 Avail Subtype:
 Acres Avail / Div. - Cont.:

984,456
 Land
 22.60

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

PROPERTY DESCRIPTION

The subject property is located at the interchange of Highway 99 & Jack Tone Road in the City of Ripon, California. Public services for sewer, water, storm drainage, gas and electric are all located nearby. Pilot and Love's Travel Centers are located directly across Santos Avenue from the ±22.60 acre site. Highway 99 offers easy access to all points throughout the Central Valley. Highway 120 connects to Highway 99 and I-5 north and south as well as access to the Bay Area.

6



1016270988 - N



**3888-4010 Clark Dr
Stockton, CA 95215**

Property Type: Land
 Property Subtype: Residential
 Property SF: 0
 Lot Size: 18.35 Acres
 Construction Status: Undeveloped
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Stockton
 APN: 179-172-46

FOR SALE
 Available SF:
 Min - Max Divisibility:
 Avail Subtype:
 Acres Avail / Div. - Cont.:

799,326
 333,669 - 799,326
 Residential
 18.35 / 7.66 -
 \$1,395,000
 \$1.75
 \$76,022

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

7



1016280494 - Y



**454-4601 S Manthey Rd
Stockton, CA 95206**

Property Type: Land
 Property Subtype: Land
 Property SF: 266,587
 Lot Size: 6.12 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Lathrop

FOR SALE
 Available SF:
 Avail Subtype:
 Acres Avail / Div. - Cont.:

266,587
 Land
 6.12

BROKERAGE:
 Colliers
 Lisa Hodgson 209-475-5111

PROPERTY DESCRIPTION

Colliers and River Islands Realty are proud to offer an opportunity to purchase a strategically located development site that is situated just off a major interchange on I-5 in Stockton, CA. The site is bordered on the west by Weston Ranch, a 6,000 home planned community, to the east by Interstate 5 and 31 Million square feet of Industrial development, and to the south by dispersed older residential development along with major public facilities, including San Joaquin County General Hospital and the new federal VA Clinic and Hospital. French Camp Rd interchange on I-5 serves all of the above and proceeds east as a major trucking route to connect with HWY 99, the freeway oriented distribution hubs and the Stockton Metropolitan Airport.

LAND - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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**9036 Thornton Rd
Stockton, CA 95209**



1016145419 - N



Property Type: Land
 Property Subtype: Land
 Property SF: 92,347
 Lot Size: 2.12 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Stockton
 APN: 072-410-43

FOR SALE
 Available SF:
 Avail Subtype:
 Acres Avail / Div. - Cont.:

92,347 **Colliers**
 Land [Gregory O'Leary, SIOR](#)

209-475-5108

PROPERTY DESCRIPTION

Hard corner, strong traffic.
 Ideal pad user size with a variety of developments possible.
 Major North/South corridor.
 Thornton Road is the northern extension of Pacific Avenue, Stockton's main retail corridor.

9

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



1016060471 - N



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: Land
 Acres Avail / Div. - Cont.: 10.35
 Parking Spaces: 20
FEATURES: Truck: Trailer Parking - 238 positions

BROKERAGE:

Colliers
[Wes Widmer, SIOR](#)
[Michael Goldstein, SIOR](#)
[Alex Hoeck](#)

209-475-5109

209-475-5106

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.

LAND - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

10



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: Land
 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

11



1016289740 - N



Northeast Industrial Area
1305 E Pescadero Ave
Tracy, CA 95304

Property Type: Land
 Property Subtype: Land
 Lot Size: 13.05 Acres
 Construction Status: Undeveloped
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Tracy
 APN: 213-060-43

FOR SALE
 Available SF: 568,458
 Avail Subtype: Land
 Acres Avail / Div. - Cont.: 13.05

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

PROPERTY DESCRIPTION
 Zoning: PUD, Planned Unit Development, I-205 Corridor Specific Plan (City of Tracy)
 Water: City of Tracy
 16" waterline in Pescadero Avenue
 Sewer: City of Tracy
 15" sanitary sewer line in Pescadero Avenue
 Storm: On-site storm detension
 Gas & Electric: PG&E

SALE NOTES
 Excellent freeway exposure
 Easy access to I-205 via MacArthur Drive
 Located adjacent to the CHP facility