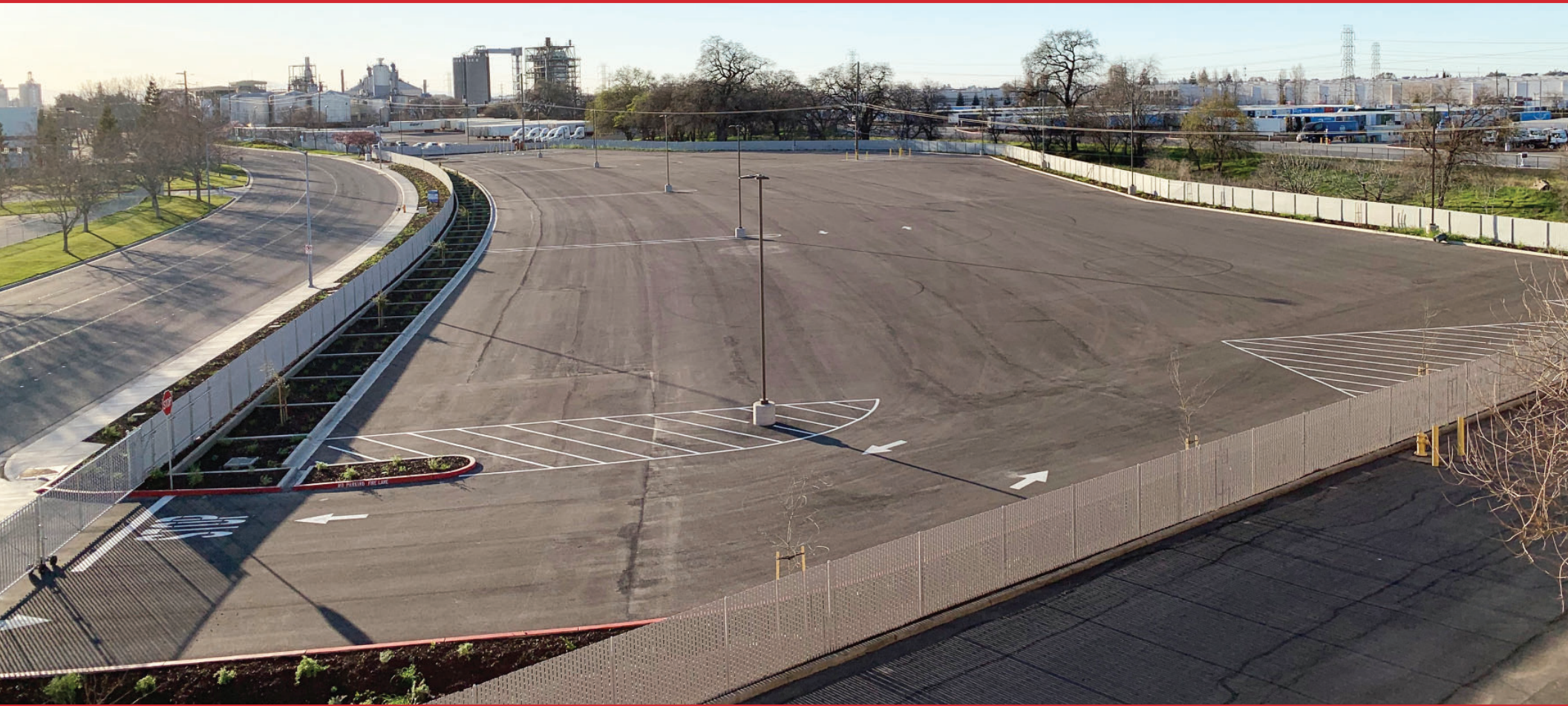


FOR LEASE OR SALE BRAND NEW - FIRST CLASS TRUCK YARD

1549 INDUSTRIAL DRIVE, STOCKTON, CA



- **APN:** 177-320-09
- **Parcel Size:** 4.06± Acres
- **Yard:** Fenced, screened, paved and lit with two (2) gated entrances
- **Zoning:** IG, General Industrial (City of Stockton)

PRICING:

LEASE: \$26,500.00 PER MONTH, NNN

SALE: CONTACT AGENT FOR PRICING

Jim Martin, SIOR

BRE #01214270

jmartin@lee-associates.com

D 209.983.4088

C 925.352.6948

Guy Grace

BRE #02045756

ggrace@lee-associates.com

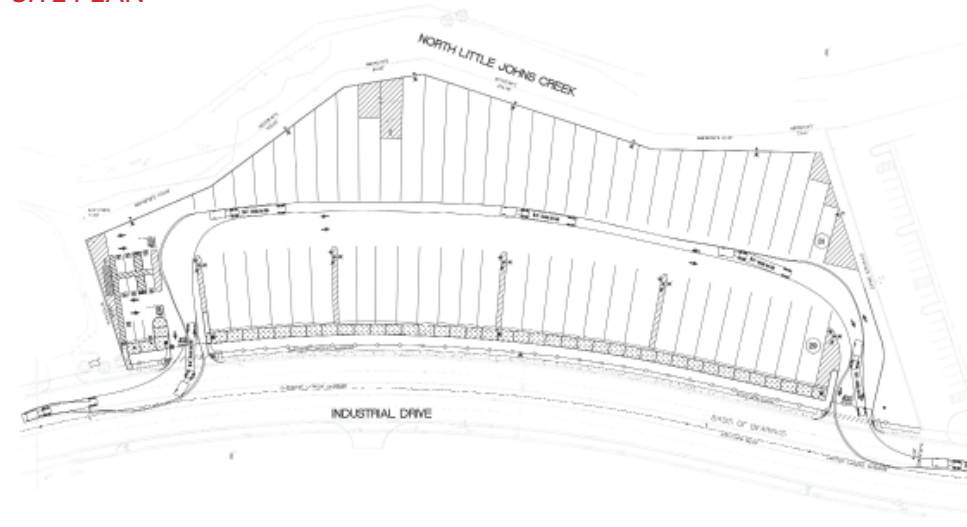
D 209.982.4444

C 925.360.8610

FOR LEASE OR SALE BRAND NEW - FIRST CLASS TRUCK YARD

1549 INDUSTRIAL DRIVE, STOCKTON, CA

SITE PLAN



FEATURES:

- Completed January 2020
- Offering up to 283± Trailer Parking Positions
- Located north of the Stockton Metropolitan Airport with commercial airline service (Alegiant, United) and freight service (Fed Ex, Amazon Prime)
- Ideally located between I-5 and Hwy 99 with excellent access to each via STAA Truck Route approved Arch/Sperry connector and French Camp/I-5 or Arch Road/Hwy 99 interchanges.
- Immediately surrounded by and adjacent to some of the world's most recognizable companies, including Amazon (615,440± SF), Whirlpool (452,000± SF), Trader Joe's (770,000± SF), Raley's (545,000± SF), BMW (437,000± SF), Home Depot (195,000± SF), Bed, Bath and Beyond (1,004,000± SF), Dollar Tree (825,000± SF)

FOR LEASE OR SALE BRAND NEW - FIRST CLASS TRUCK YARD

1549 INDUSTRIAL DRIVE, STOCKTON, CA

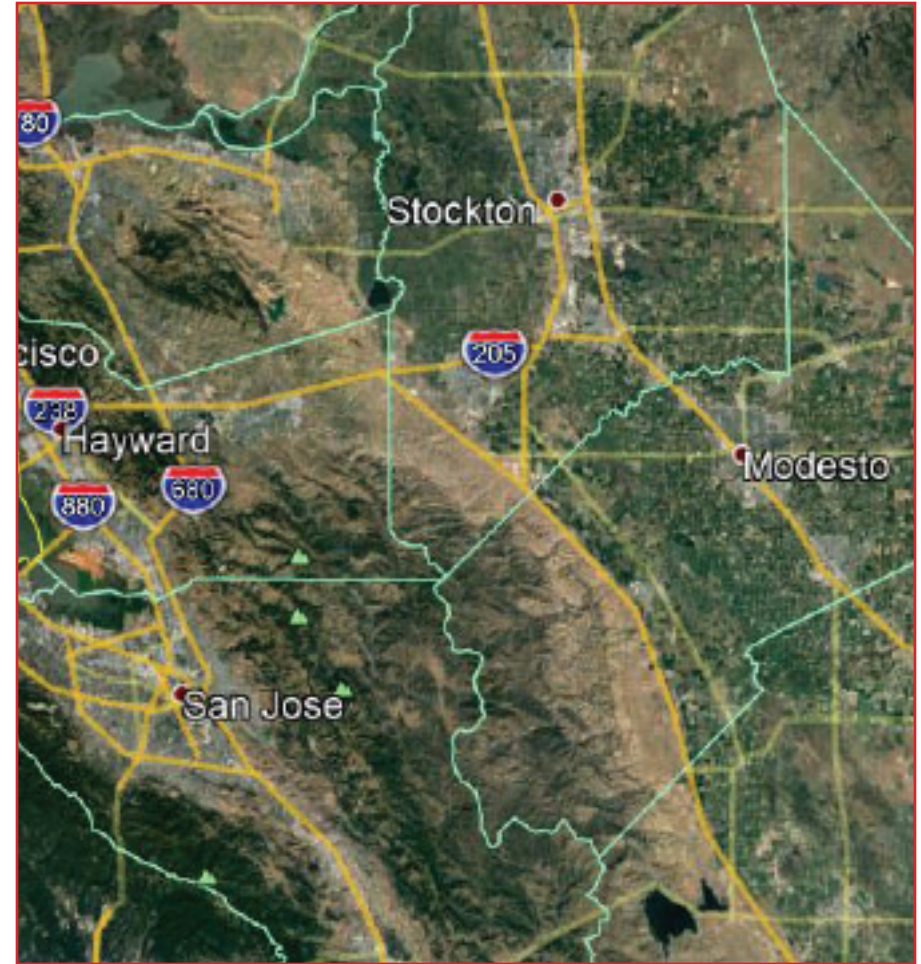
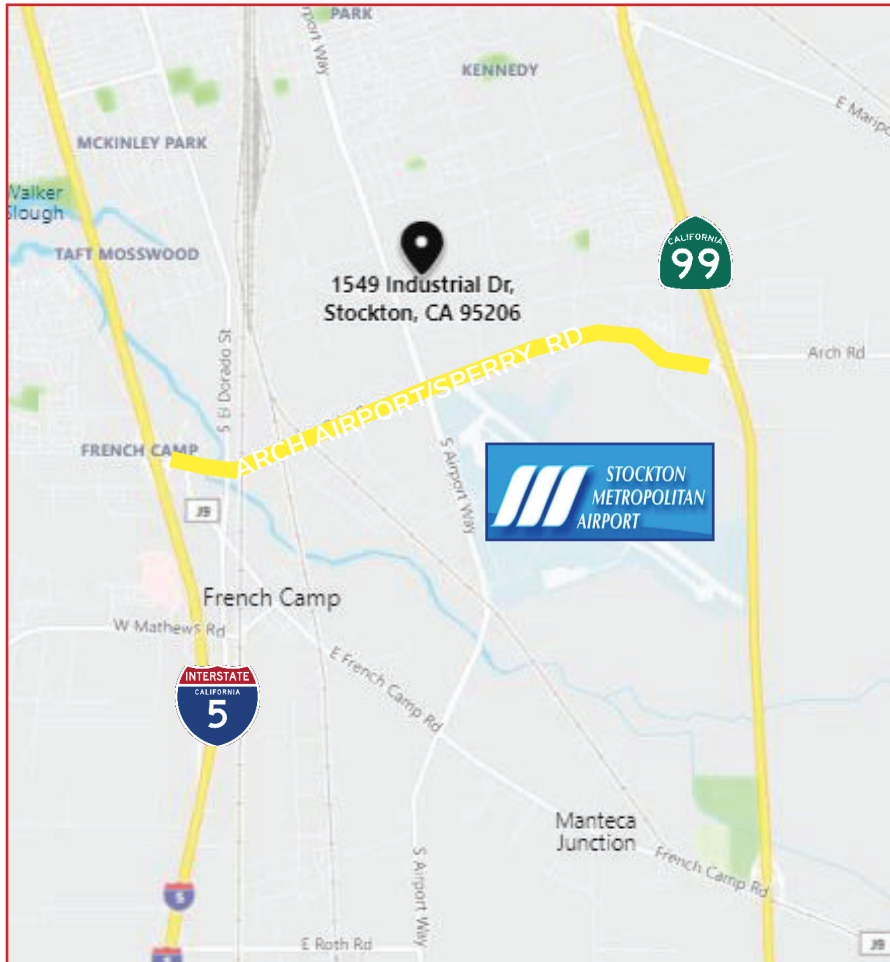
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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FOR LEASE OR SALE BRAND NEW - FIRST CLASS TRUCK YARD

1549 INDUSTRIAL DRIVE, STOCKTON, CA



Mileage to Freeways:

- Highway 4: 2.7 miles
- Interstate 5: 3.3 miles
- Highway 99: 3.6 miles
- Highway 120: 10 miles

Mileage to Intermodal Yards:

- BNSF (Stockton): 4.7± Miles
- UPRR (Manteca): 4.7± Miles

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