

# AVAILABLE FOR LEASE

±22,750 Sq. Ft. Sales/Service/Transportation/Contractors Yard on ±2.91 Acres



COMPACTED GRAVEL YARD

Stockton Airport Submarket

## 4807 S. Airport Way

Stockton, CA 95206

CONTACT BROKERS FOR PRICING

### IMPROVEMENTS UNDERWAY

- NEW PAVING (COMPLETE)
- NEW STRIPED PARKING (COMPLETE)
- COMPACTED GRAVEL YARD (COMPLETE)
- NEW PAINT
- NEW OFFICE IMPROVEMENTS
- NEW WAREHOUSE LIGHTING
- NEW GRADE LEVEL DOORS AT SELECT LOCATIONS



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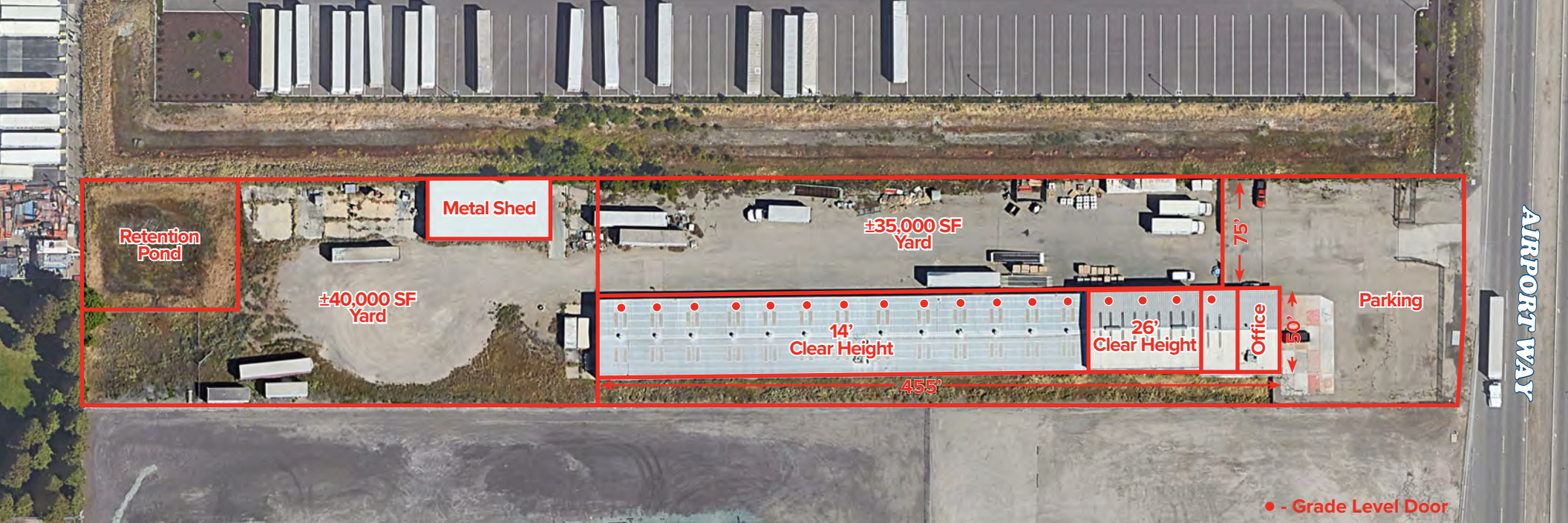
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NEW OWNERSHIP





#### ABOUT THE PROPERTY

4807 S. Airport Way consists of a 22,750+/- Sq. Ft. freestanding industrial building situated on 2.91 acres. The building includes 1,650+/- Sq. Ft. of office and has seventeen (17) grade level doors providing convenient access to all sections of the warehouse. There is approximately 75,000+/- Sq. Ft. of fenced, paved and graveled yard area with a 2,960+/- Sq. Ft. metal structure offering covered outside storage. The site is zoned IG (Heavy Industrial, City of Stockton) and the layout of the property tailors towards several industrial related uses including but not limited to Sales/Service, Transportation and/or General Contractors yard.

### Site & Building Features

- |                        |                            |                       |  |
|------------------------|----------------------------|-----------------------|--|
| • Total Building Size: | ±22,750 SF (455' x 50')    | • Clear Span:         | Yes  |
| • Acres:               | ±2.91 acres                | • Warehouse Lighting: | LED to be installed                        |
| • Warehouse SF:        | ±21,100 SF                 | • Skylights:          | Yes  |
| • Office Size:         | ±1,650 SF                  | • Insulated:          | Yes  |
| • Metal Shed:          | ±2,960 SF (80' x 37')      | • Water:              | City of Stockton                           |
| • Grade Level Doors:   | Seventeen (17) (12' x 14') | • Sewer:              | Septic                                     |
| • Yard:                | Paved and partial gravel   | • Storm:              | On-site                                    |
| • Clear Height:        | ±14' & ±26'                | • Power:              | PG&E                                       |
| • Indicated Power:     | TBD                        | • Zoning:             | I-G, General Industrial (City of Stockton) |

# Property Location

The site benefits from **convenient access** to Interstate  & Highway  via Sperry - Arch Airport Road.





## EXCLUSIVE BROKERS

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## LOCATION

The Property is ideally located in the Stockton Airport Submarket with access to both Highway 99 and Interstate 5 via Arch-Airport Road, providing convenient access to the entire Central Valley. The Property is located near the intersection of Arch-Airport Road and Airport Way and is adjacent to the Stockton Metro Airport. The location benefits from access to a skilled labor pool, with over 1 million people living within a 30 mile radius.

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