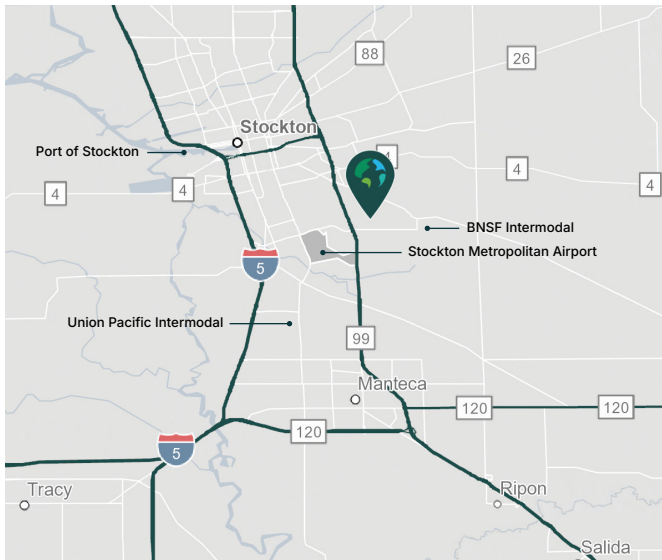


INDUSTRIAL SPACE FOR LEASE

±351,788 SF

Prologis Park Stockton 5

**4512 Frontier Way
Stockton, CA 95215**



- Centralized location with direct access to I-5 and Hwy 99
- Close proximity to UPRR & BNSF Intermodals
- Secure fenced site with guard house
- Food Grade building
- Large trailer yard with 235 spaces (expandable)

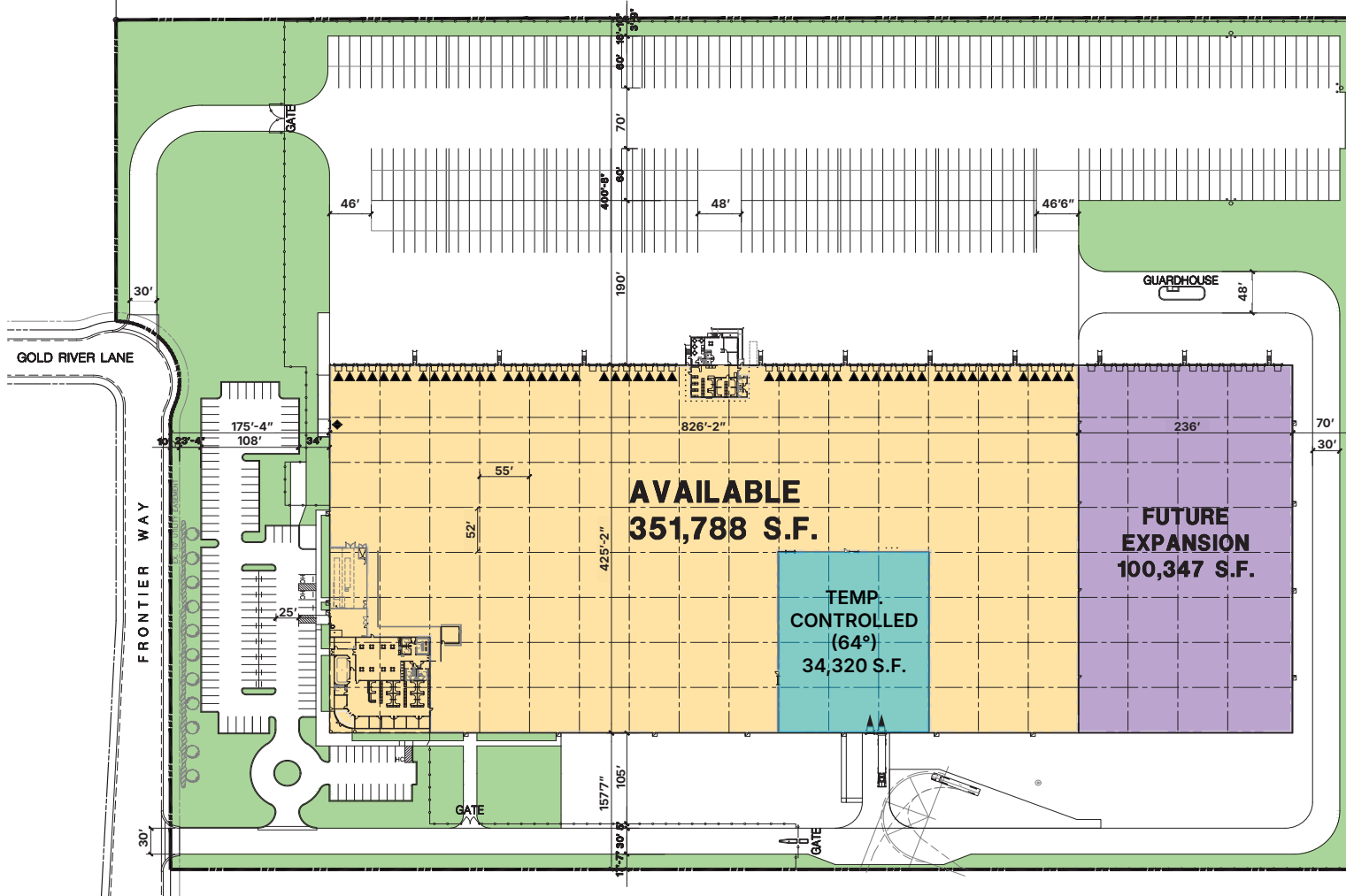
Property Features

Available Space	±351,788 SF	Dock Doors	57
Site Size	±30.0 AC	Dock Equipment	Hydraulic levelers, locks, seals, lights, air
Office SF	±16,155 SF	Drive-in Doors	1 (8'6"x14' and 8'x'8)
Warehouse	±336,788 SF	Trailer Parking Spaces	235 (expandable to 450)
Temperature Controlled	±34,320 SF (64°)	Car Parking Spaces	136 (expandable to 390)
Future Expansion	±100,347 SF (±452,135 SF total)	Electrical Service	2,000 amps, 277/480v
Clear Height	32' (min at first column)	Sprinkler	ESFR
Column Spacing	55' x 52'	Lease Rate	Contact Broker

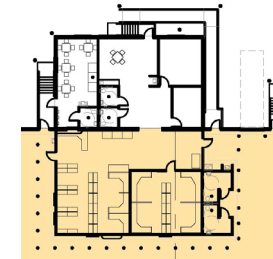


Unlock the full potential of your warehouse with one strategic, single-source partner.

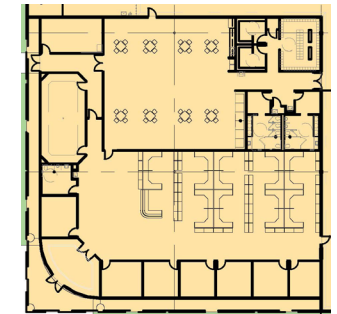
Prologis Park Stockton 5 4512 Frontier Way, Stockton, CA 95215



Shipping Receiving Office
±3,855SF



Main Office
±12,300 SF



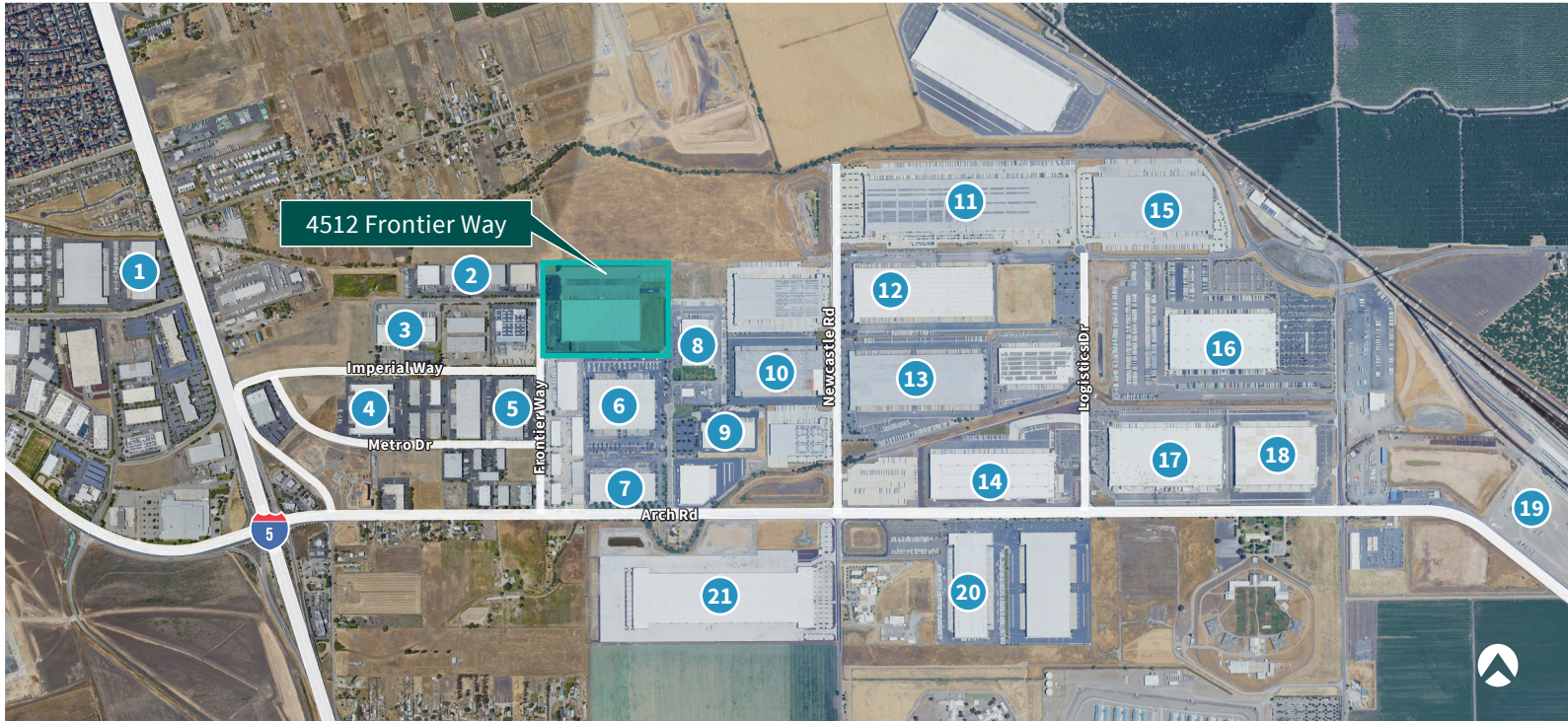
Legend

- ▲ DOCK POSITION
- ◆ DRIVE-IN DOOR
- AVAILABLE
- LAND BACKGROUND
- PLANNED / FUTURE CONSTRUCTION
- TEMPERATURE CONTROLLED





Unlock the full potential of your warehouse with one strategic, single-source partner.



Corporate Neighbors

1	Hardwoods
2	Sysco
3	Cal Chefs
4	Imperial Dade
5	Southwest Traders
6	PACE Supply
7	PACE Supply
8	Martin GBrower
9	Allen Distribution
10	Fox
11	Amazon
12	KeHe
13	General Mills
14	Niagara
15	Pitney Bowes
16	Amazon
17	Niagara
18	TBD
19	BNSF
20	FedEx
21	Amazon

Distance from Property



Railroads

BNSF Intermodal	2.3 miles
UP Intermodal	7.1 miles



Ports

Port of Stockton	10 miles
Port of Oakland	72 miles



Airports

Stockton Metro.	3.5 miles
Sacramento Intl.	65 miles
Oakland Intl.	69 miles
San Francisco Intl.	87 miles



Notable Cities

Tracy	24 miles
Modesto	25 miles
Fresno	119 miles
Reno	181 miles



JLL
John Fondale, SIOR
 john.fondale@jll.com
 ph +1 209 390 1694
 CA Lic #01017415

JLL
Tim Mustin
 tim.mustin@jll.com
 ph +1 209 390 1687
 CA Lic #01857876

Prologis
Reid Lewis
 rlewis@prologis.com
 ph +1 510 661 4003
 CA Lic #01462282

Prologis
Claire Wilson
 cwilson2@prologis.com
 ph +1 209 833 5395
 CA Lic #01982067