

# INDUSTRIAL WAREHOUSE FOR LEASE

## ARCH ROAD BUSINESS PARK

3731 METRO DRIVE | SUITE C & D | STOCKTON, CA



### LISTING DATA:

TOTAL BUILDING SIZE:	26,624± SF
AVAILABLE SF:	11,140± SF
DIVISIBLE TO:	3,328± SF
OFFICE SF:	STE C - 454± SF (1 restroom) STE D - 974± SF (2 restrooms)
LOT SIZE:	1.61± Acres
GRADE LEVEL DOORS:	Two (2) - 12' X 14' (one per suite)
CLEAR HEIGHT:	14' ±
POWER:	200 amp, 110/208 volt, 3 phase per suite (to be verified)
ZONING:	IL (Limited Industrial – City of Stockton)

### ECONOMIC DATA:

LEASE RATE: \$0.90 PSF/NNN

**DO NOT DISTURB TENANT  
SHOWN BY APPOINTMENT ONLY**

### FEATURES:

- High profile Business Park setting
- Concrete tilt-up construction
- Distributed power throughout
- Fire suppression 0.33/3,000
- Brand new improvements including roof, asphalt, landscaping, paint inside/out, LED lighting inside/out and office improvements
- Excellent access to Highway 99 via Arch Road
- **Suite C - Available on 30 day notice**
- **Suite D - Available November 1, 2026**

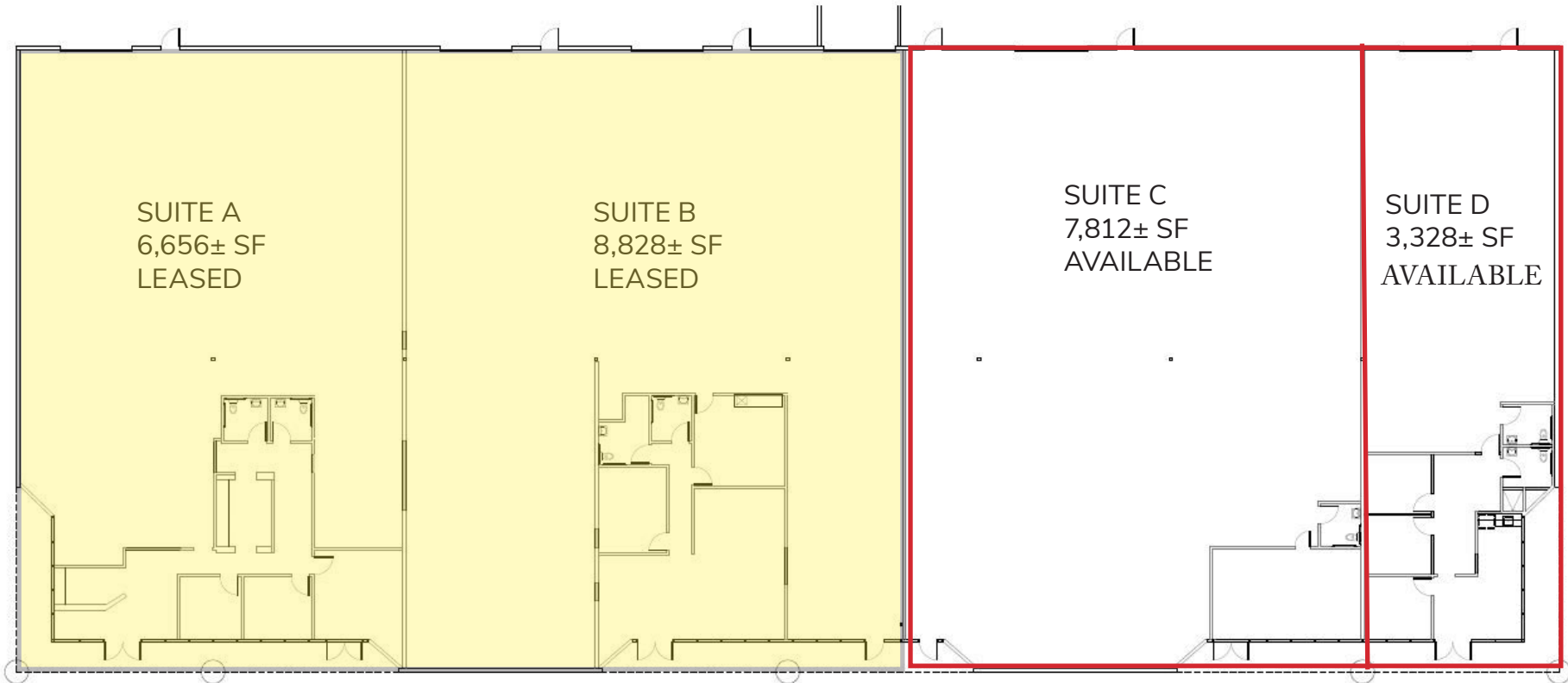
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### FLOOR PLAN



3731 Metro Drive Stockton, CA	SUITE A	SUITE B	SUITE C	SUITE D
OFFICE	1,305± SF	1,308± SF	454± SF	974± SF
WAREHOUSE	5,351± SF	7,520± SF	7,358± SF	2,354± SF
<b>TOTAL</b>	<b>6,656± SF</b>	<b>8,828± SF</b>	<b>7,812± SF</b>	<b>3,328± SF</b>

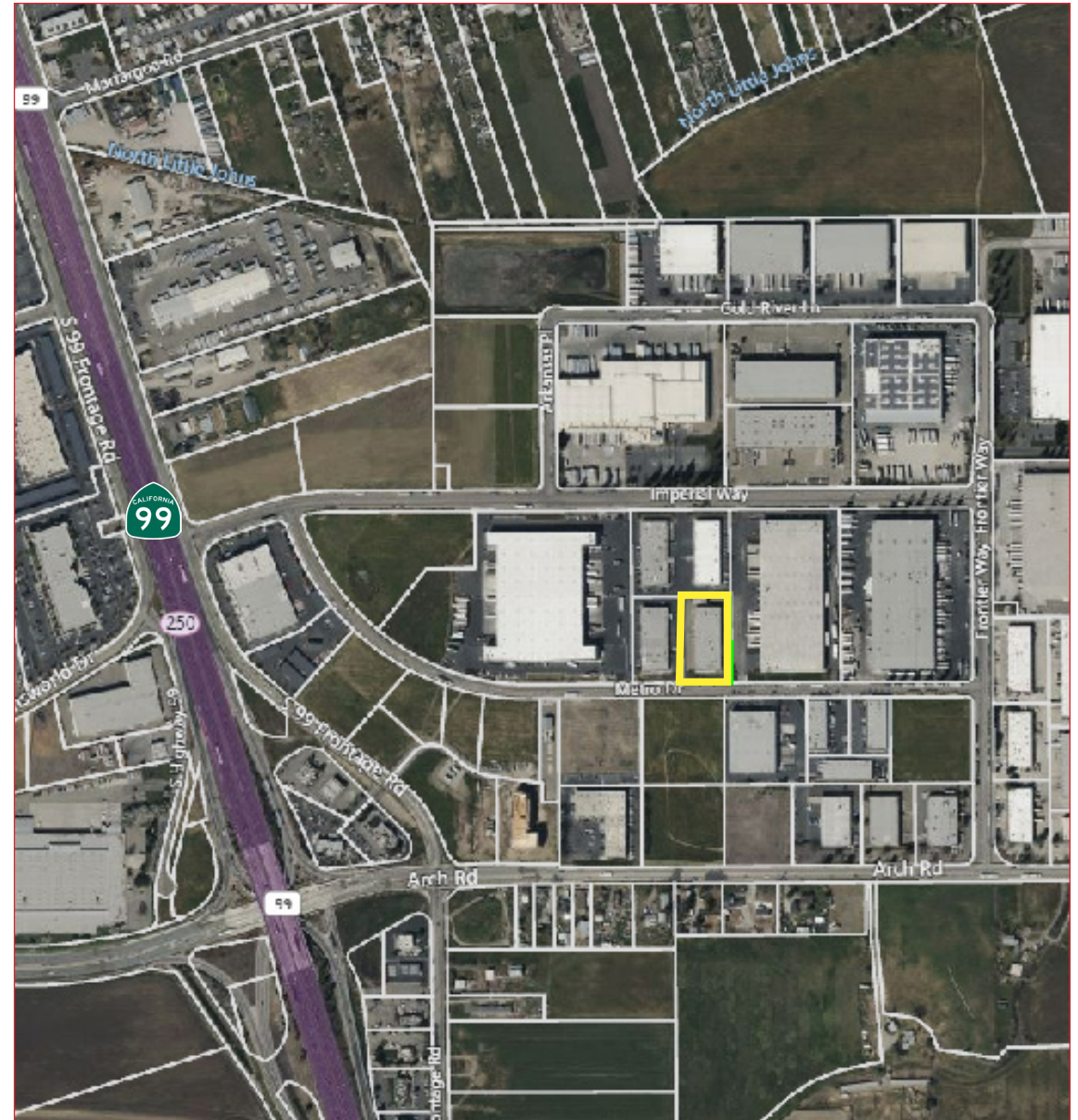
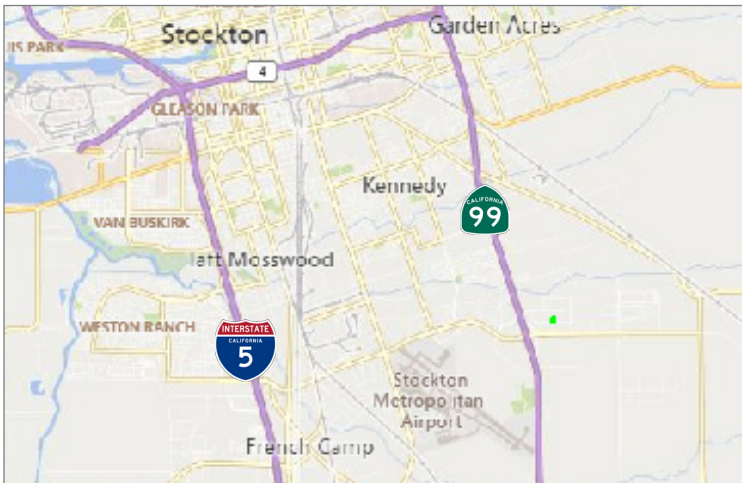
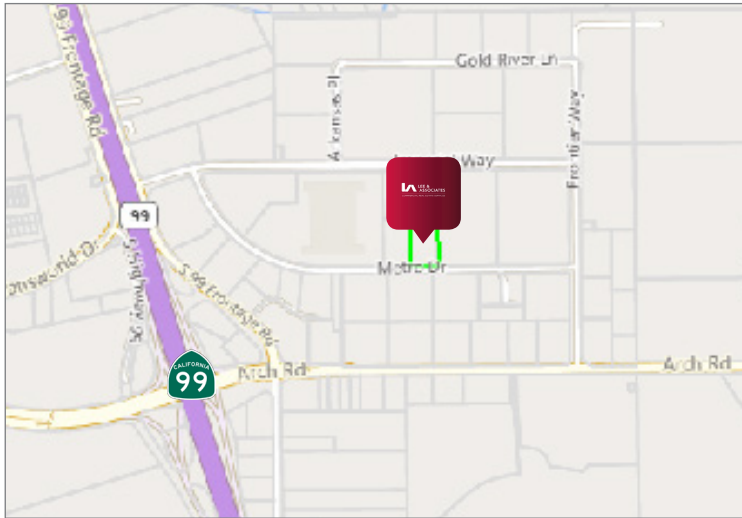


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