

AVAILABLE FOR SUBLEASE

1515 FRESNO AVENUE, BLDG 16 • STOCKTON, CA
±8,200 SQ. FT. WAREHOUSE WITH POTENTIAL EXCESS YARD (VIA DIRECT LEASE)

LOCATED WITHIN CLOSE PROXIMITY TO THE PORT OF STOCKTON



BUILDING SPECIFICATIONS:

BUILDING SIZE -	±8,200 SF
OFFICE SIZE -	±100 SF
LOADING -	Three (3) grade doors
CLEAR HEIGHT -	±30'
CLEAR SPAN -	Yes
SPRINKLERS -	Yes
CONSTRUCTION TYPE -	Metal
ZONING -	IG, General Industrial (City of Stockton)

Located near the Port of Stockton

Convenient access to I-5 via Charter Way / Highway 4

Potential excess yard up to ±4 acres possible through direct lease

LED: 1/31/2027



EXCLUSIVE BROKER:

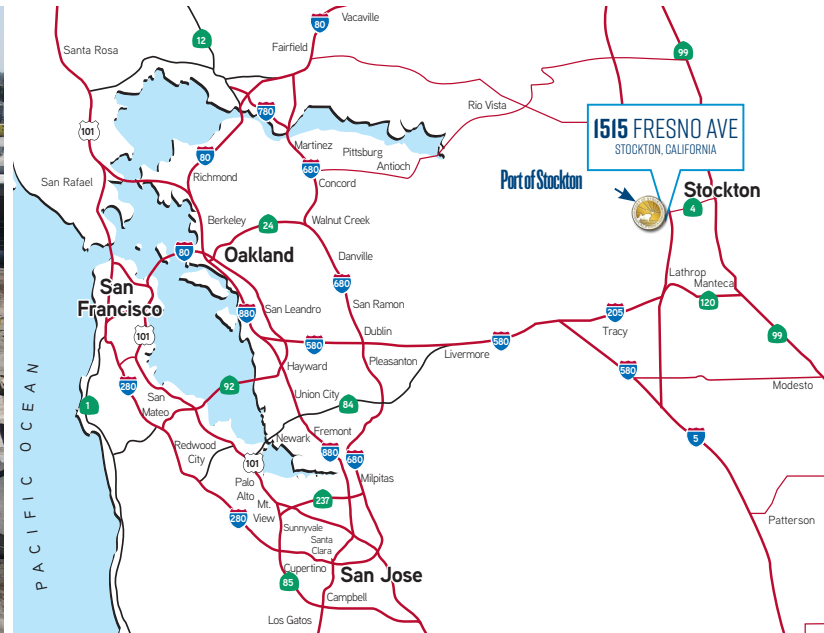
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