

AIRPARK STOCKTON, CALIFORNIA 599



BUILDING 5 | 278,680 SF

Coming Soon!

Class A Distribution/Fulfillment Center

Flexible Site/Expandable Trailer Parking

Centralized Market Location

A Quality Development By:



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CONSTRUCTION + SITE HIGHLIGHTS

- › Modern infrastructure with new roadways + signalized intersections
- › Centralized location connecting to area freeways, intermodal facilities + ports throughout the Central Valley and Bay Area
- › Premium, Class A warehouse facility with modern office/amenities
- › Suitable for eCommerce, advanced manufacturing, and/or distribution uses
- › Generous truck courts sizes with ample + expandable trailer parking stalls
- › Flexible site and/or building configurations to meet a variety of occupier needs (contact broker for details)

PROPERTY INFORMATION

GROSS PARCEL SIZE	18.52 AC
BUILDING SF	278,680 SF
WATER/SEWER	CITY OF STOCKTON
ELECTRICAL	PG&E
TELCOM	AT&T

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PROPERTY SUMMARY

Airpark 599 is a fully entitled, master-planned logistics park on 272 acres next to the Stockton Metropolitan Airport + Highway 99 in Stockton, California. As a hub for all major markets in Northern California, Airpark 599 will add 3 million square feet of Class A space—suitable for e-commerce fulfillment, distribution, or advanced manufacturing—while improving area infrastructure and bringing new jobs to a large, skilled workforce.

Airpark 599's centralized location offers ideal transportation needs with the ability to connect to area highways + interstates (Hwy 99, I-5, I-205), nearby rail intermodal facilities (BNSF, Union Pacific), regional ports (Port of Stockton, Port of Oakland) and air cargo transportation (Stockton Metro Airport).



LOGISTICS

- Located next to Stockton Metro Airport
- Nearby Class 1 intermodal facilities (BNSF, Union Pacific)
- STAA rated truck routes
- Access to Interstate 5 and Hwy 99
- 72 miles to the Port of Oakland
- Close proximity to Bay Area + Sacramento markets



LABOR

- Access to a diverse + skilled workforce
- 1 Million people within 30-mile drive
- Population of 311,000 in the City of Stockton
- Wide array of available + affordable housing opportunities



INFRASTRUCTURE

- Ample electrical service for heavy manufacturing
- Abundant sewer and water capacity for wet + high-employment uses
- Multiple data + telco service providers
- Off-site storm drainage for efficient site coverage

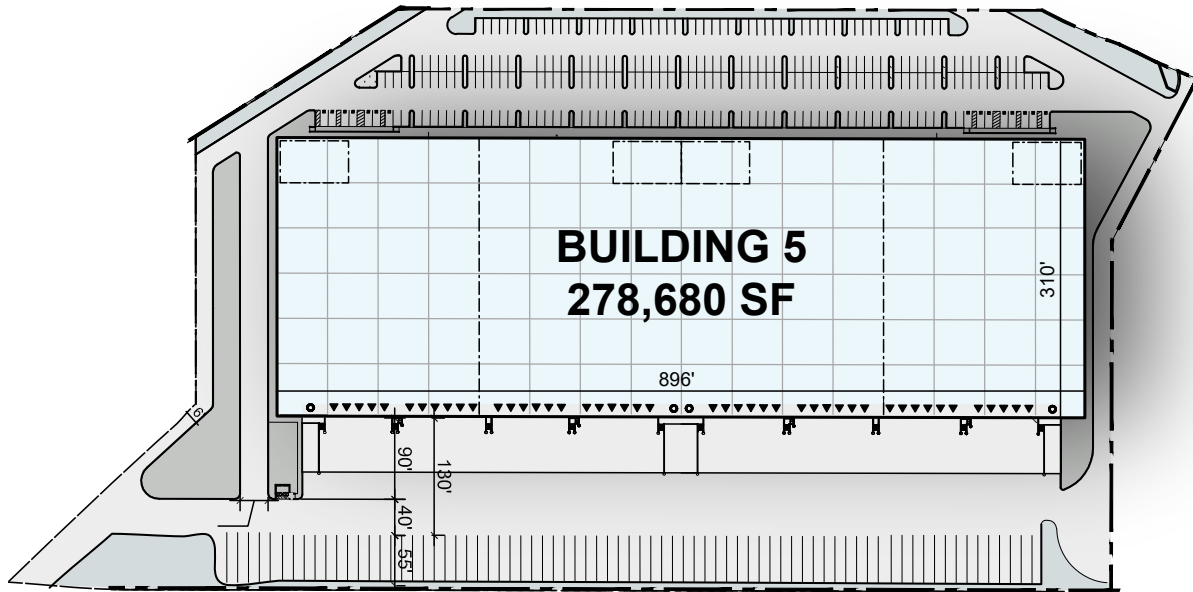


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SITE PLAN

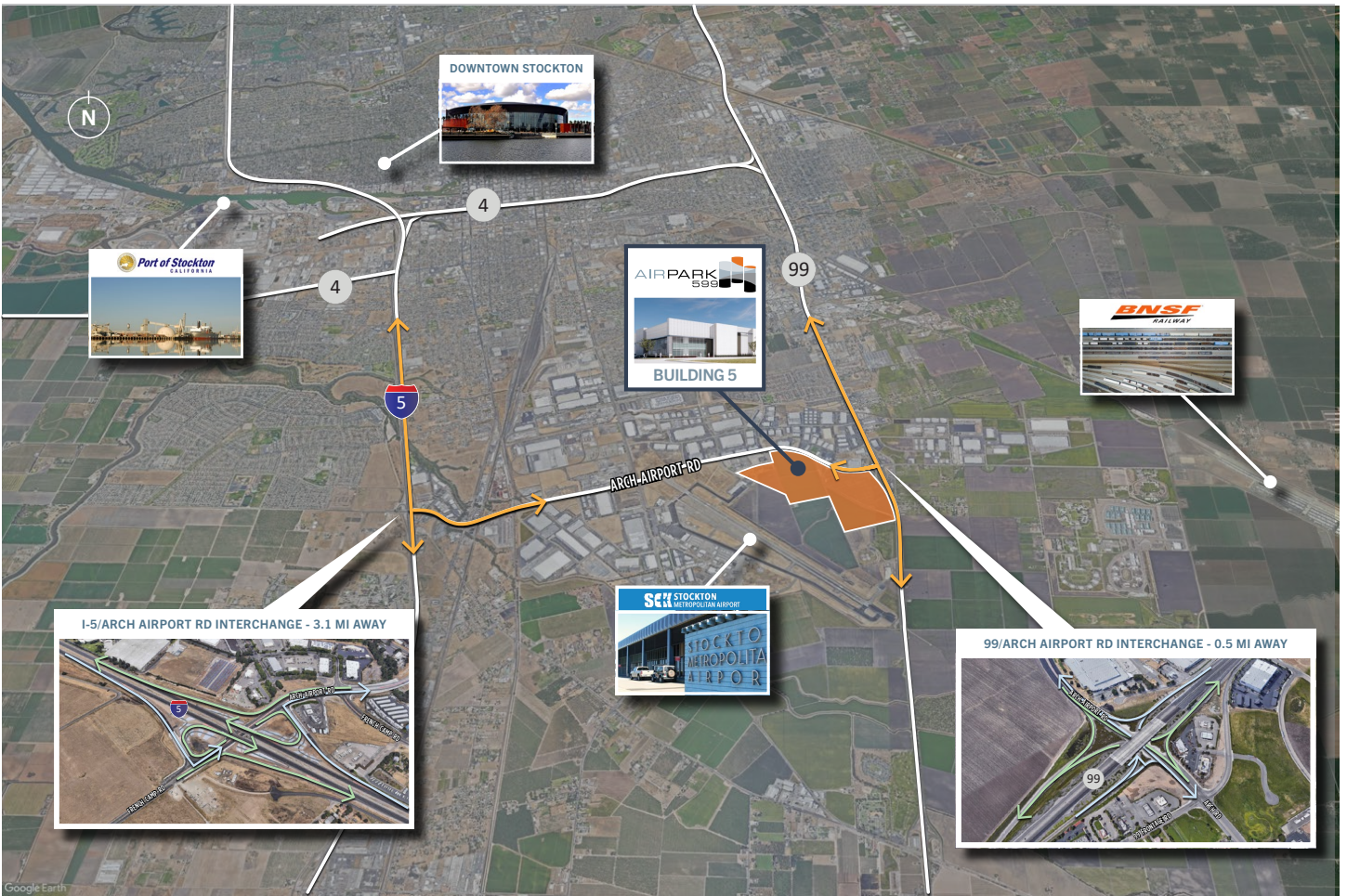
BUILDING SF	278,680 SF	TRUCK COURT	185'
BUILDING DIMENSIONS	896' X 310'	DOCK-HIGH DOORS	46
CLEARANCE HEIGHT	40'	GRADE LEVEL DOORS	4
COLUMN SPACING	56' X 60'	FLOORING	8" REINFORCED CONCRETE
SPRINKLERS	ESFR	AUTO PARKING	293
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	76

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BUILDING 4 ACCESS

HWY 99/ARCH AIRPORT INTERCHANGE	0.5 MI	BNSF INTERMODAL FACILITY	2.5 MI
I-5/ARCH AIRPORT INTERCHANGE	3.1 MI	I-205/I-580 CONNECTOR	22.6 MI
STOCKTON METRO AIRPORT	0.2 MI	PORT OF OAKLAND	71 MI
PORT OF STOCKTON	8.7 MI		
UNION PACIFIC INTERMODAL FACILITY	5.5 MI		

— FREEWAY ON-RAMP
 — FREEWAY OFF-RAMP

***click on images to view Google Map location*

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SURROUNDING TENANTS

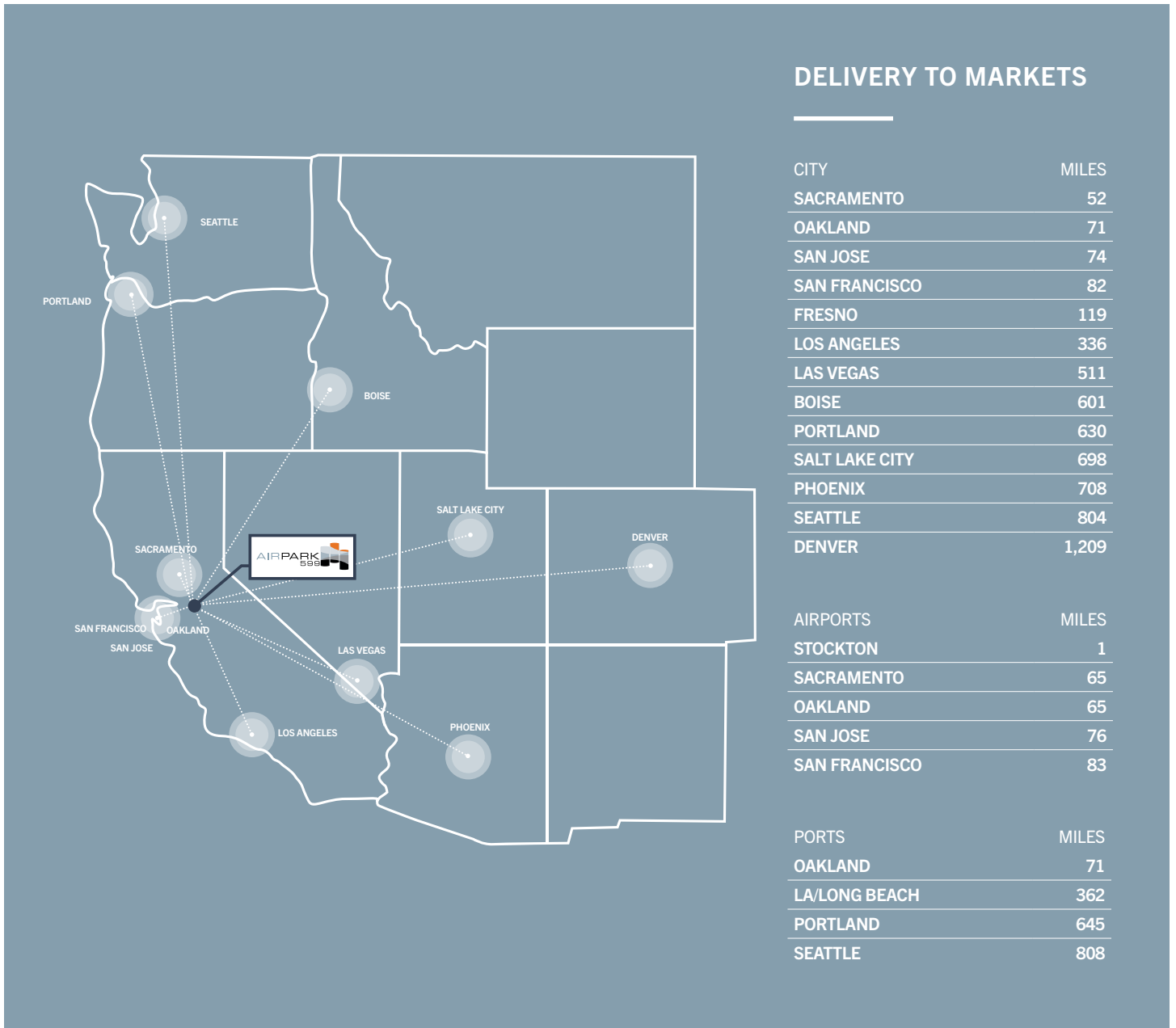
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|------------------------|---------------------------|----------------------------|-------------------------|
| 1. ALLEN DISTRIBUTION | 7. YD WINDOWS | 13. ONTRAC | 19. BEST EXPRESS FOODS |
| 2. DOLLAR TREE | 8. CONSTRUCTION METALS | 14. UNITED FACILITIES | 20. MAK FREIGHT |
| 3. MEDLINE | 9. COASTAL PACIFIC FOODS | 15. NIAGRA BOTTLINE | 21. PEARL CORP |
| 4. PRISM TEAM SERVICES | 10. C&S WHOLESALE GROCERS | 16. PRISM LOGISTICS | 22. PRIMESOURCE |
| 5. ANIMAL LOGISTICS | 11. ALLEN DISTRIBUTION | 17. O'REILLY AUTO PARTS | 23. UNIFIED GROCERS |
| 6. BMW | 12. MILESTONE TRAILER | 18. STAPLES | 24. STARLINE INDUSTRIES |
| 25. KINGSDOWN | 31. CROWN BOLT | 37. SHEPARD BROS | 43. PG&E |
| 26. AMAZON | 32. LUCY & ASSOCIATES | 38. DORFMAN PACIFIC | 44. LE TOTE |
| 27. BED, BATH & BEYOND | 33. CLIMATE PROS | 39. U.S. POSTAL SERVICE | 45. UNION PACIFIC |
| 28. XPO LOGISTICS | 34. QUEST INDUSTRIES | 40. LAWLY'S VITAMIN SUPPLY | 46. UPS |
| 29. WHIRLPOOL | 35. TRADER JOE'S | 41. PACTIV | |
| 30. WORLD CLASS DIST. | 36. SJ DISTRIBUTORS | 42. GILBERT | |

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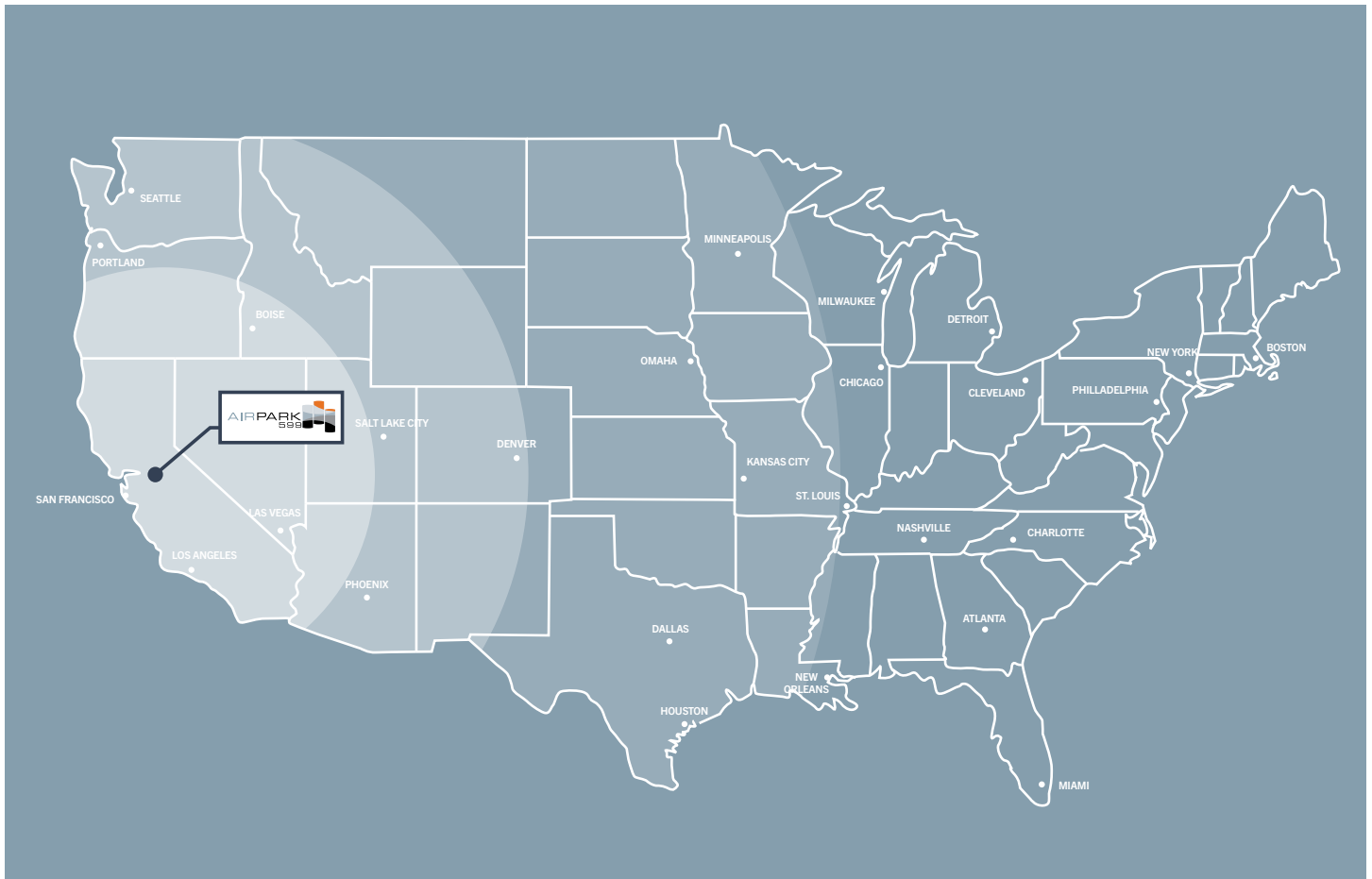


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DELIVERY TO MARKETS (POPULATION)

● SAME DAY DELIVERY	45,925,208
● NEXT DAY DELIVERY	77,037,078
● TWO DAY DELIVERY	138,070,457

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