



4810

FITE COURT
STOCKTON, CA



FOR LEASE | ±122,146 SF INDUSTRIAL WAREHOUSE WITH YARD AREA

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PROPERTY INFORMATION

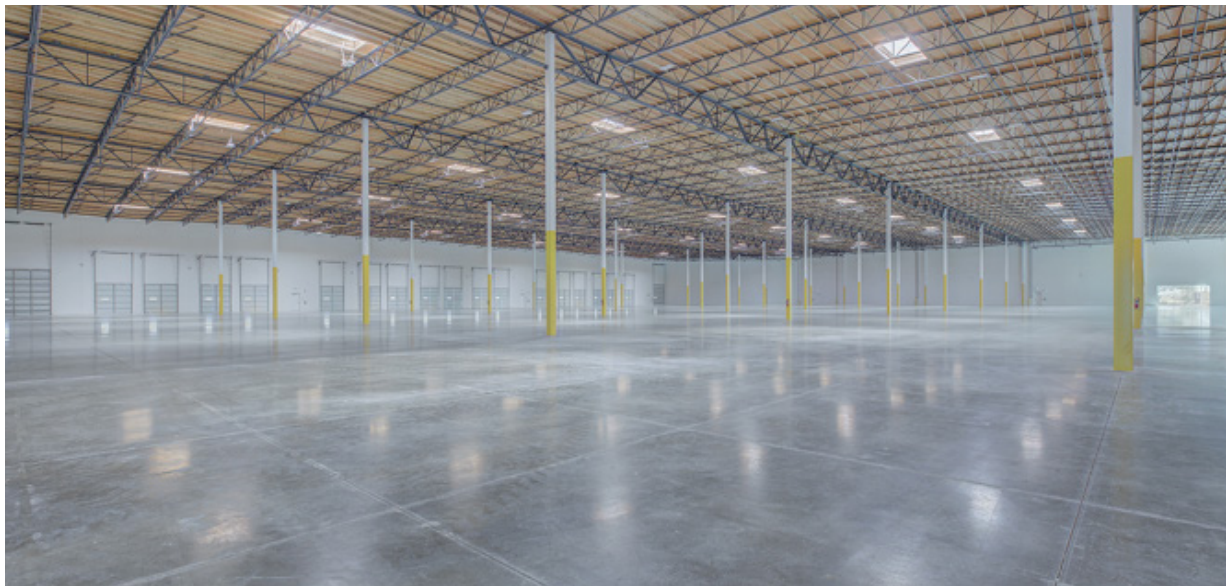
Land Size:	±8.48 Acres	Office Size:	±2,633 SF
Building Size:	±122,146 SF	Building Power:	2,000 amps (277/480v)
Building Dimensions:	402' x 312'	Sprinkler System:	ESFR
Clearance Height:	32'	Skylights:	1%
Column Spacing:	57' x 50'	Auto Parking:	66 Stalls
Dock Level Doors:	17 (9' x 10')	Trailer Parking:	55 Stalls
Grade Level Doors:	2	Zoning:	IL, City of Stockton

PROPERTY HIGHLIGHTS

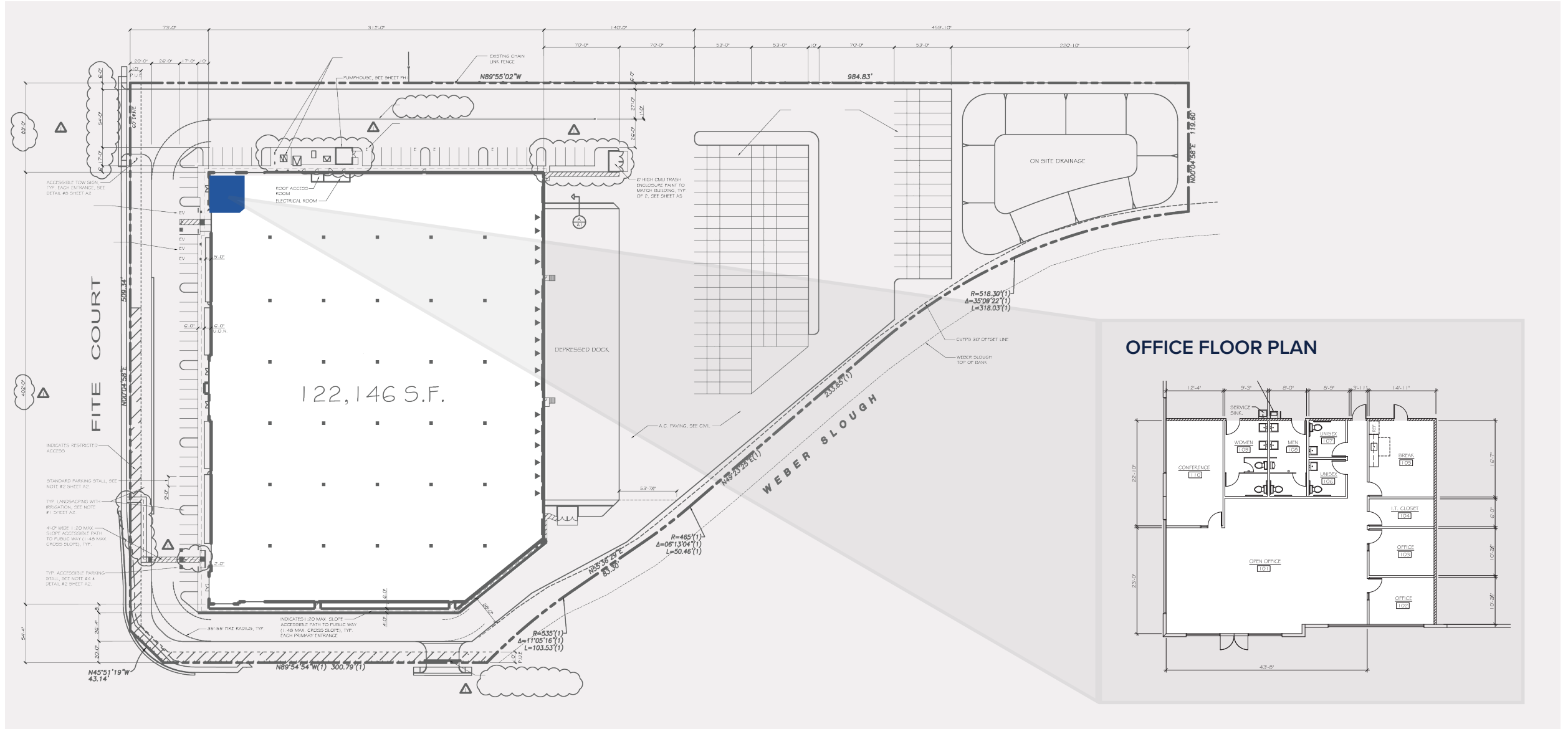
- 6" steel reinforced slab - 4,000 psi
- 70' concrete dock aprons
- ±2,633 SF office
- Building demisable to ±36,533 SF (See Demisable plans page 6-7)
- Eight (8) dock levelers (every other door) - 35,000 lb mechanical pit levelers
- LED Warehouse lighting (1 x 800 SF)
- Interior walls painted white + columns painted yellow to 8'
- Extra yard area available beyond the truck courts
- Hybrid roof system - steel structure with wood deck + 60 mil TPO membrane
- Divisible to 2 tenants, allowing for secured truck courts
- **Available Now: Contact Broker for Details**



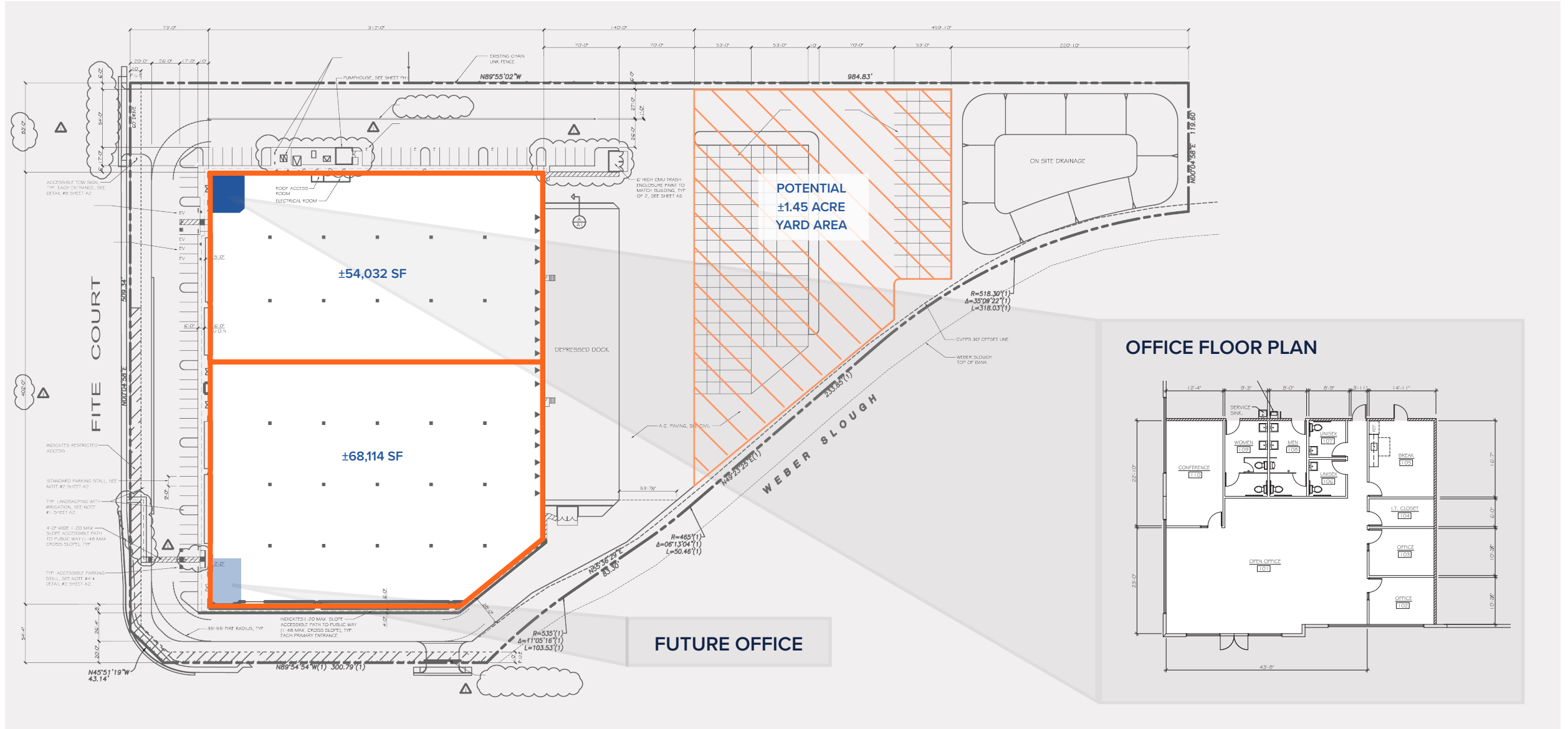




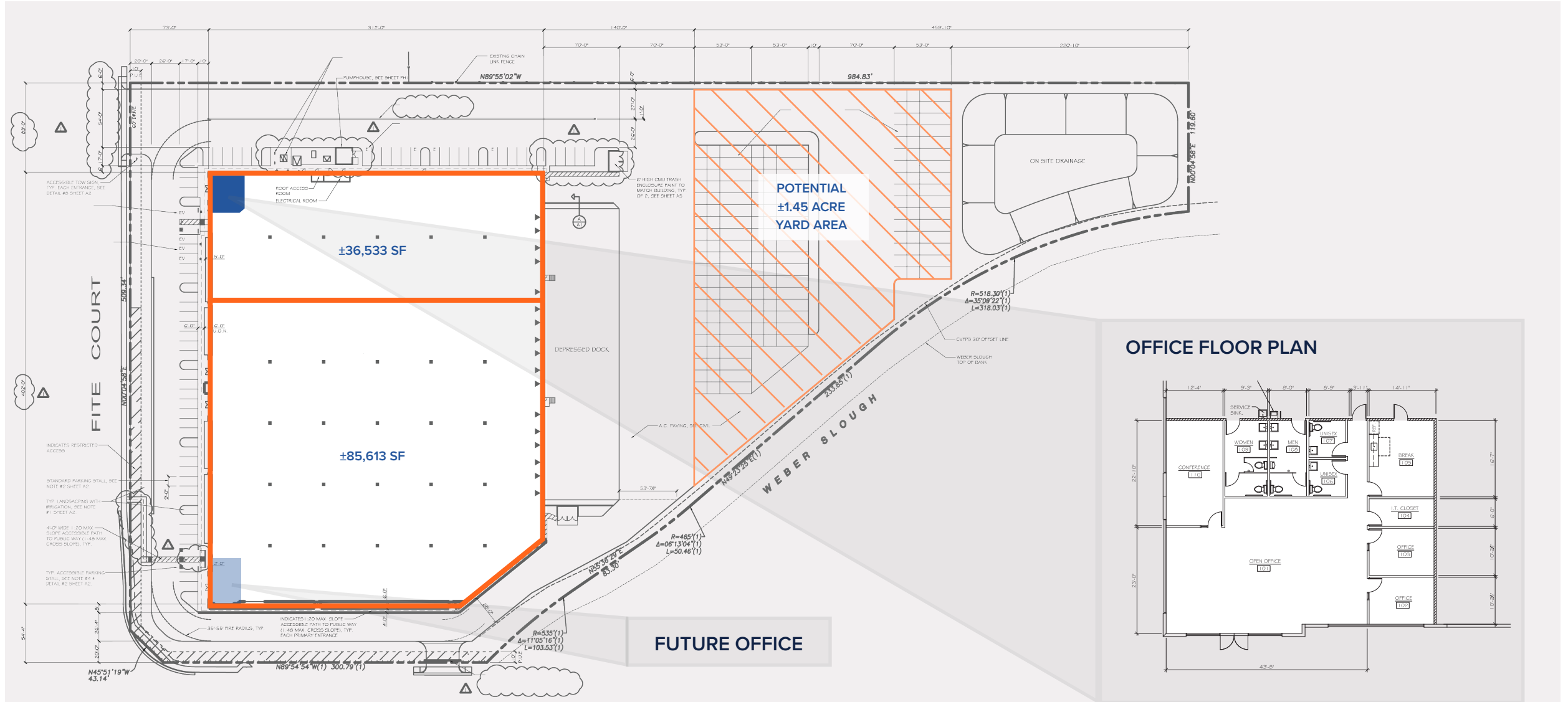
SITE MAP



DEMISING PLAN - OPTION 1



DEMISING PLAN - OPTION 2



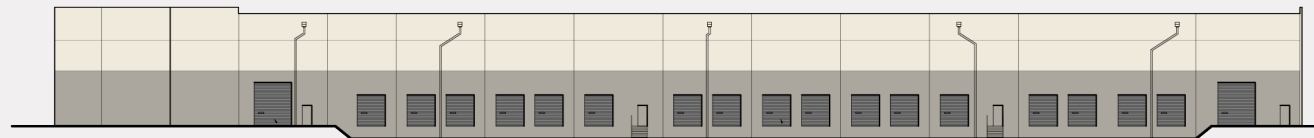
BUILDING ELEVATIONS



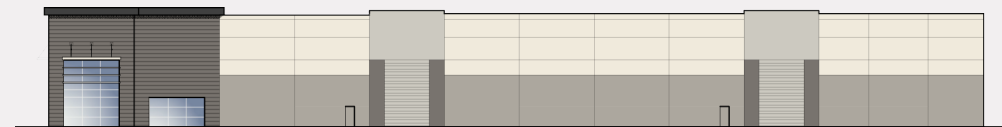
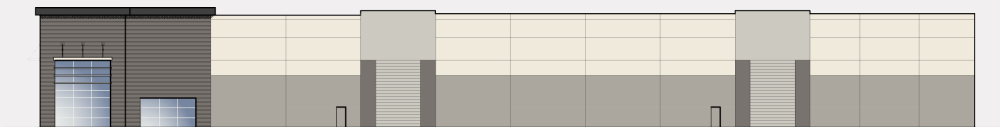
WEST ELEVATION

COLOR LEGEND

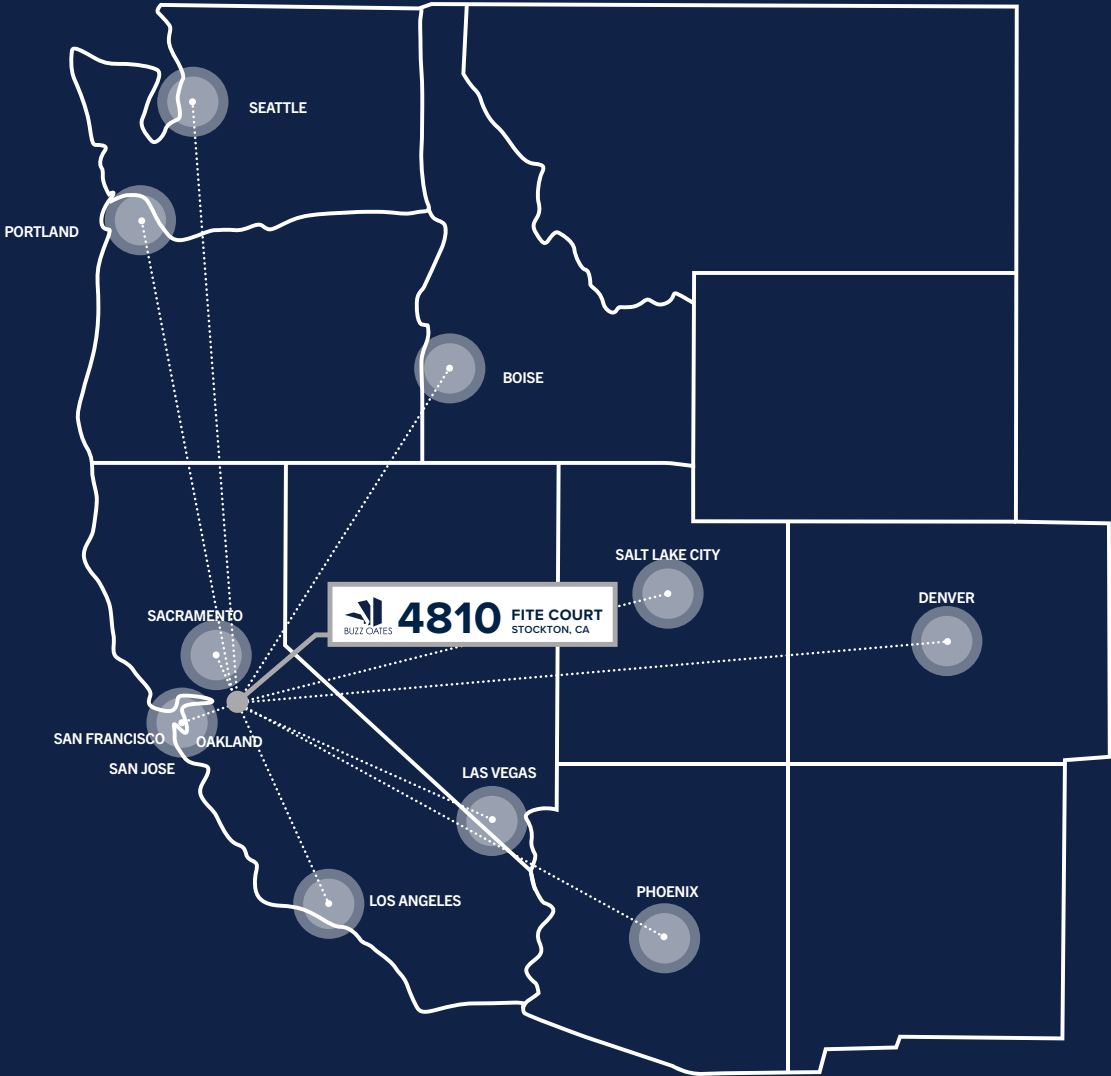
	SHERWIN-WILLIAMS PEARLY WHITE (SW7009)
	SHERWIN-WILLIAMS REPOSE GRAY (SW7015)
	SHERWIN-WILLIAMS DORIAN GRAY (SW7017)
	SHERWIN-WILLIAMS GAUNTLET GRAY (SW7019)



EAST ELEVATION







ACCESS TO MARKETS

CITY	MILES
SACRAMENTO	50
OAKLAND	71
SAN JOSE	80
SAN FRANCISCO	83
FRESNO	119
LOS ANGELES	338
LAS VEGAS	525
BOISE	609
PORTLAND	625
SALT LAKE CITY	697
PHOENIX	709
SEATTLE	801
DENVER	1,211
DALLAS	1,683
HOUSTON	1,880
ST. LOUIS	2,017
CHICAGO	2,096
NEW ORLEANS	2,165
ATLANTA	2,426
CHARLOTTE	2,653

PORTS	MILES
STOCKTON	11
OAKLAND	71
LA/LONG BEACH	363
PORTLAND	643
SEATTLE	804

AIRPORTS	MILES
STOCKTON	3
OAKLAND	58
SACRAMENTO	66
SAN JOSE	73
SAN FRANCISCO	85

NATIONAL MARKET DELIVERY	POPULATION
SAME DAY	45,925,208
NEXT DAY	77,037,078
TWO-DAY	138,070,457



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For more information, please contact:



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