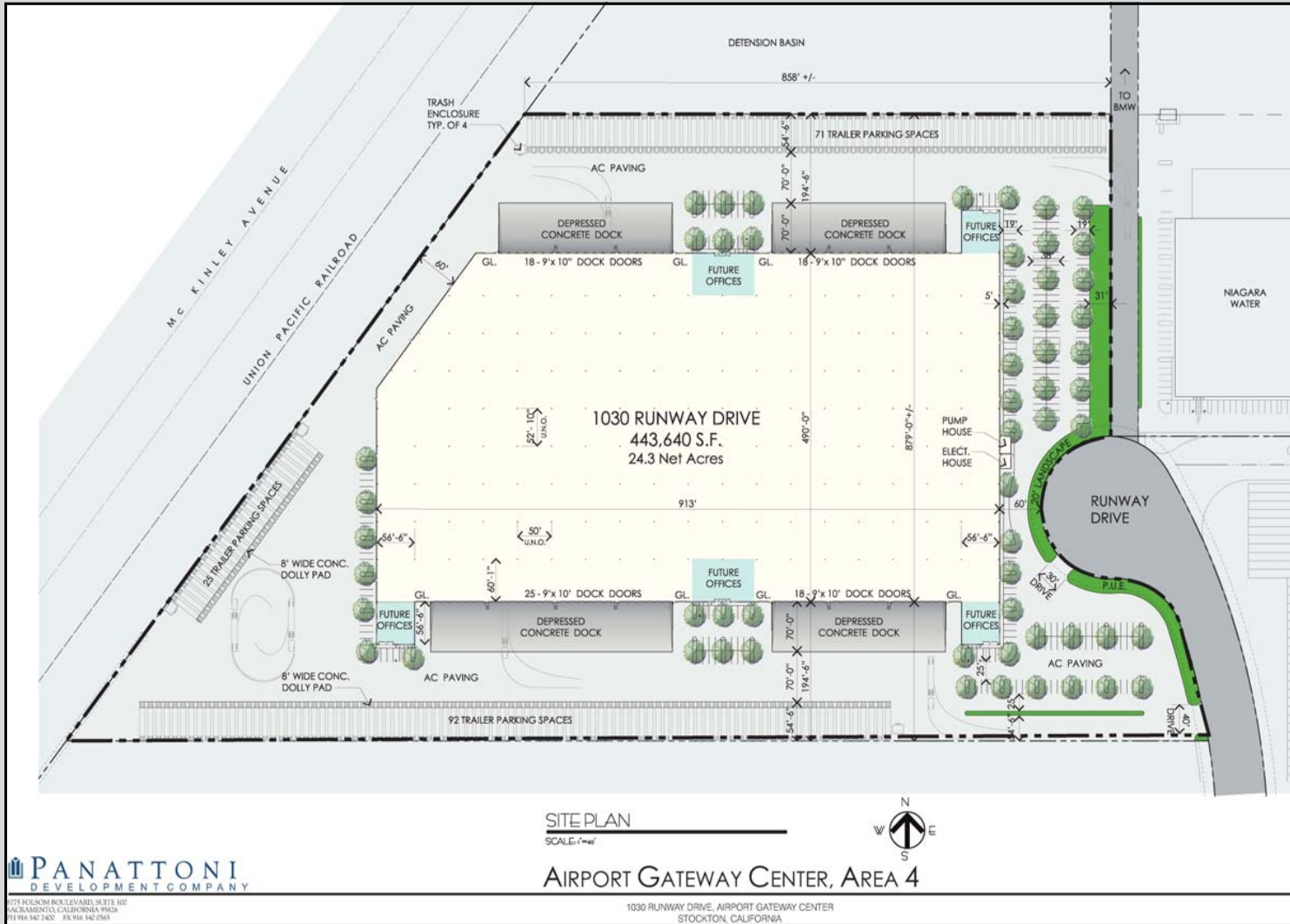


Airport Gateway Center

1030 RUNWAY DRIVE • STOCKTON, CALIFORNIA

Another Quality Project By:



Property Features:

- 443,640± Sq. Ft. Building - Cross Load
- Divisible to 147,880± Sq. Ft.
- Building Dimensions ±490' x ±913'
- Situated on ±24.3 Acres
- Eight (8) 12' x 14' Grade Level Doors
- Seventy Nine (79) 9' x 10' Dock Doors
- Skylights
- 4000 Amps, 277/480 Volt, 3-Phase Power
- 50' x 52' Column Spacing
- 30' minimum clear height
- 189 Trailer drop positions
- Zoned: I-G, City of Stockton
- California Enterprise Zone
- Ideal distribution point for West Coast markets
- Close proximity to Stockton Metropolitan Airport, BNSF & U.P. Intermodal
- Excellent access to I-5 & Hwy 99
- U.P. rail service can be brought to the building via dedicated rail spur
- Foreign Trade Zone status pending



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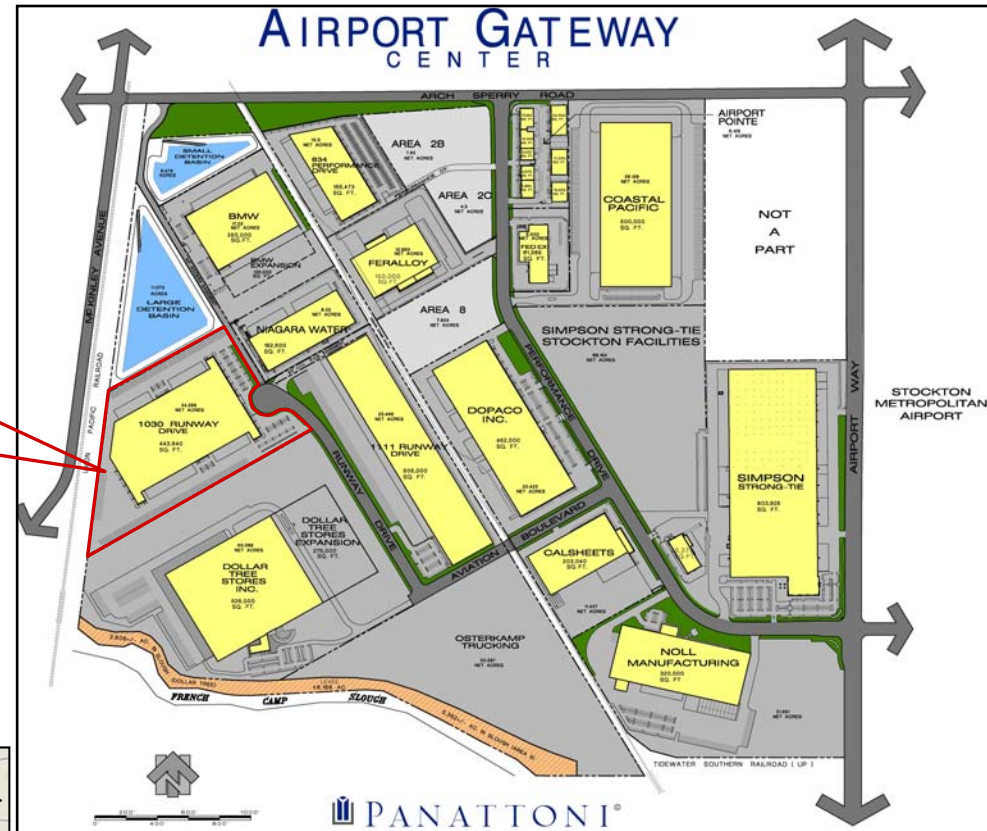
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Airport Gateway Center is a 415± Acre, institutional quality, master planned business park located at the south west corner of Arch Sperry Road and Airport Way in Stockton, CA. Companies in the park include: BMW, Coastal Pacific, Dollar Tree, Niagara Water, Fed Ex, Noll Manufacturing, Simpson Strong-Tie, Cal Sheets & Feralloy.



For more information, please contact:

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