

FOR SALE

RAIL SERVED MANUFACTURING/WAREHOUSE FACILITY APPROXIMATELY 252,237 SF ON 12.10± ACRES - STOCKTON, CA

PRICE REDUCED



3439 Brookside Road, Suite 108
Stockton, CA 95219
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EXCLUSIVE LISTING BROKERS

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Property Specifications:

Address: 1815 Navy Drive, Stockton, CA 95206
Zoning: IG - General Industrial
General Description: Rail served manufacturing and warehouse facility

Building Specifications:

Square Footage: Approximately 252,237 square feet
Site Area: Approximately 12.10 acres (APN: 163-300-06)
Construction Type: Poured-in-place concrete
Loading Doors: Grade level and dock high
Parking: Fenced separate area for automobile parking containing approximately 60 spaces.
Rail: Burlington Northern & Santa Fe Railroad Company
Electrical: 3,000+ Amp; 480V; 3-Phase
Warehouse Lighting: Sodium Vapor and Metal Halide
Fire Sprinklers: Calc System
Column Spacing: Buildings 3 & 4 - Clear Span
Building 5 - Column Spacing 24' x 90'
Price: \$4,500,000

Building Specifications (continued):

Yard Area: Various areas in rear (north side) of warehouse
Sewer: City of Stockton - 48" truck line in Navy Drive
Water: California Water Service - 8", 12" and 20" Services in Navy Drive
Storm: On-site
Gas & Electric: Pacific, Gas & Electric
General Information: Located in the California State Enterprise Zone

Building	Square Feet	Clear Height	Grade Level	Dock High	Comments
1	68,077 SF	15'8" - 18'	2	1	Rail served
2	13,500	15'8"	2	0	
3	35,100	28'	2	0	Clear span
4	35,100	28'	2	0	Clear span
5	95,769	26'	5	3	24' x 90' column spacing
Out Bldg 1	1,500	-	1	-	Flammable Storage
Out Bldg 2	3,200	-	1	-	Hazardous Storage



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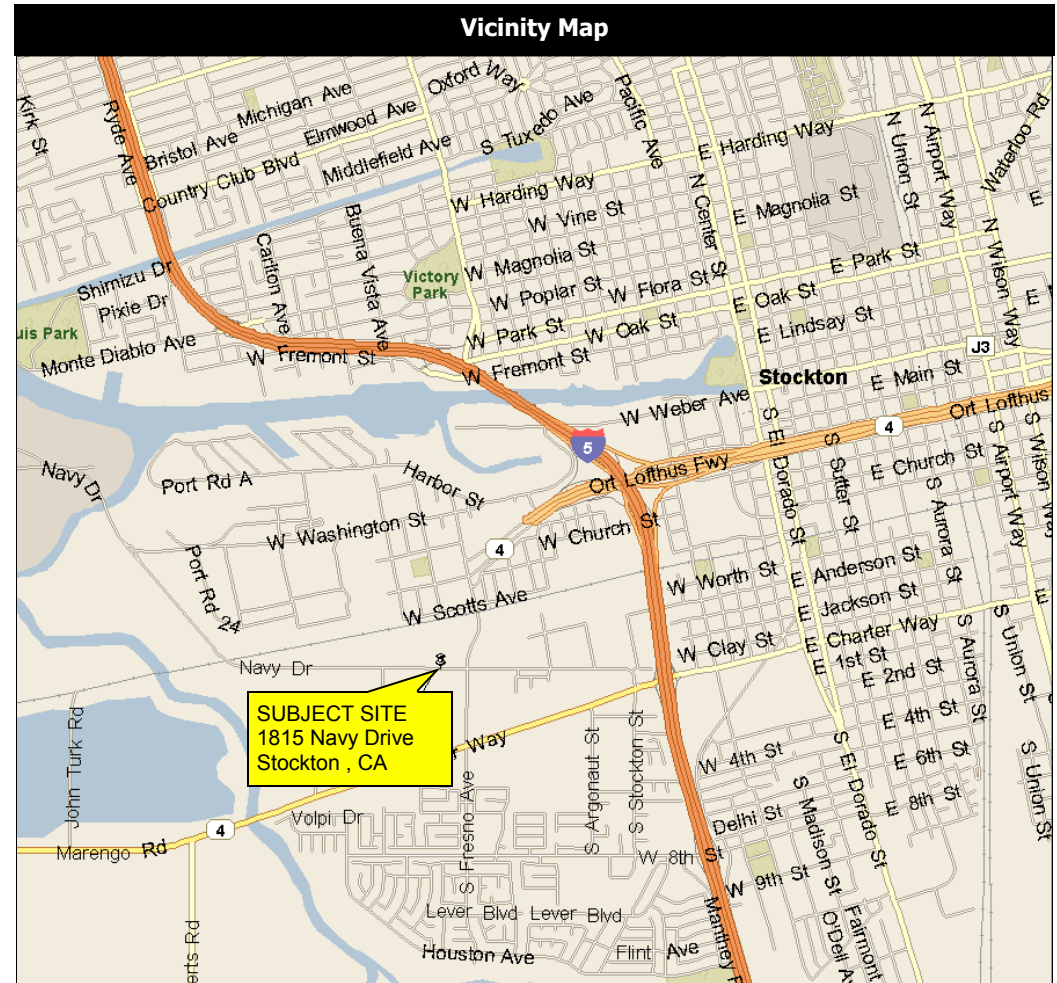
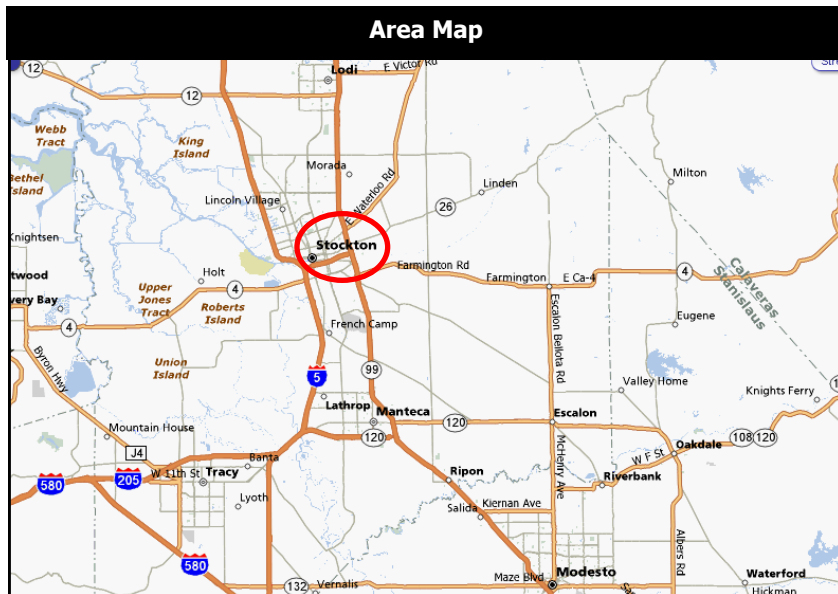
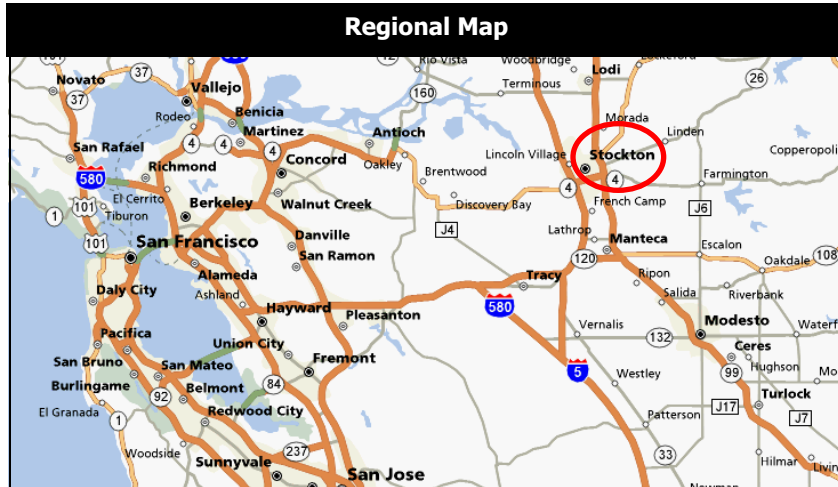
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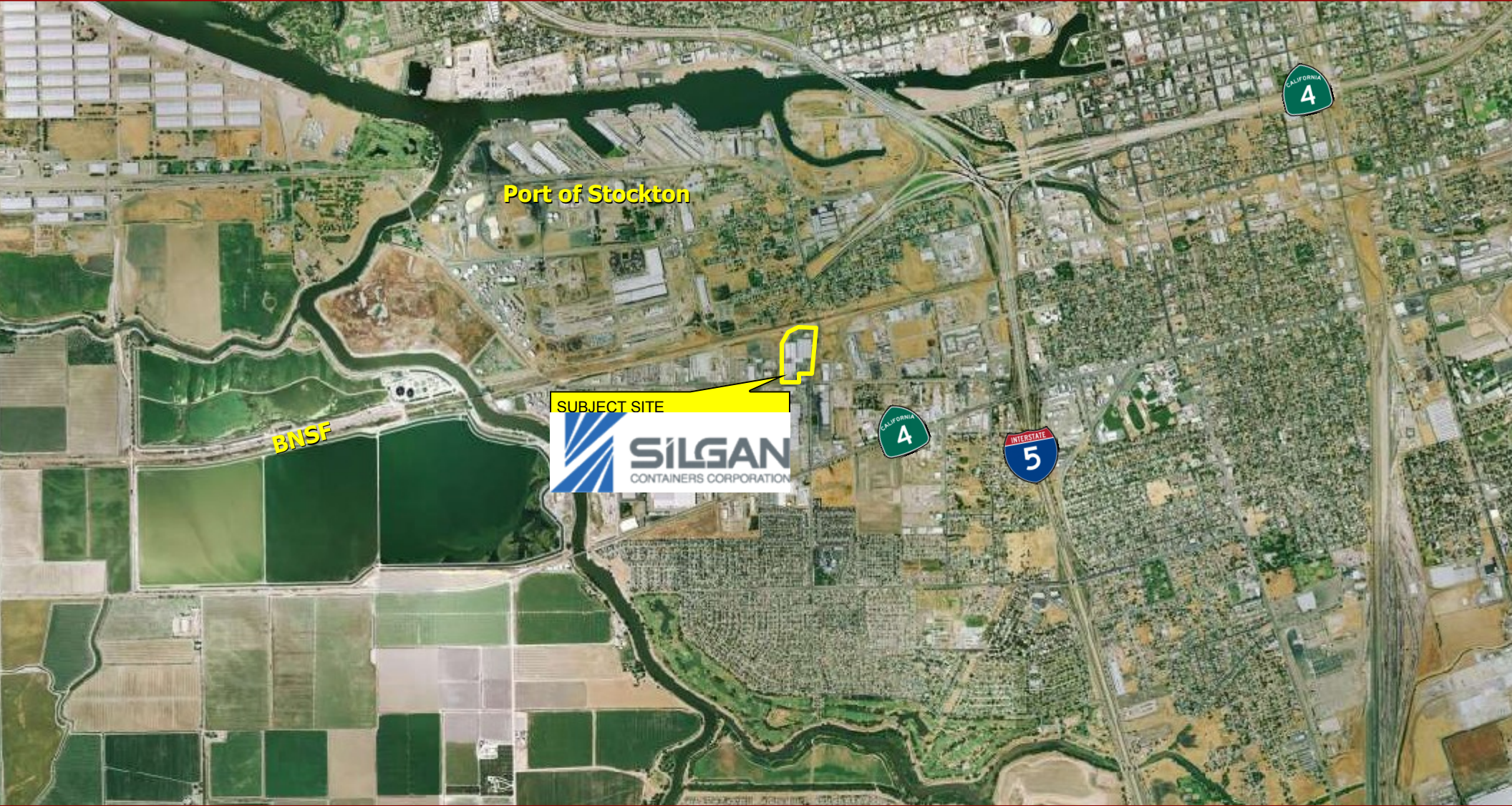
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