

Available 1075 E. Bianchi Road

Stockton, CA 95210

±36,000 SF Industrial Building on ±3.08 Acres



GREGORY O'LEARY, SIOR

Vice Chair

CA License No. 00924479

g.oleary@colliers.com

+1 209 639 2908

MIKE GOLDSTEIN, SIOR

Vice Chair

Executive Managing Director

CA License No. 01319234

michael.goldstein@colliers.com

+1 925 683 7059



Accelerating success.

PROPERTY SPECIFICATIONS

1075 E. Bianchi Road

Stockton, CA 95210

Property / Building Specifications

Building Size	±36,000 SF
Parcel Size	±3.08 acres
Total Office Area	±7,356 SF
First Floor Office	±3,724 SF
Second Floor Office	±2,068 SF
Showroom	±1,564 SF
Grade Level Doors	Seven (7) (14' x 14')
Clear Height	±20'
Power	900 amps, 120/208V, 3-phase
Parking Ratio	5.39 / 1,000 SF
Column Spacing	45' x 80'
Zoning	CG, General Commercial (City of Stockton)
Sprinklers	Yes
Skylights	Yes
Insulation	R-30
Yard	Large fenced & paved yard area

Demographics

	1 Mile	3 Miles	5 Miles
Population (2023)	26,688	170,175	324,853
Households (2023)	8,143	55,005	102,063
Avg. Household Income	\$79,278	\$83,048	\$92,782
2023 Employed Labor Force	10,336	67,771	131,600
Unemployment Rate	7.7%	6.4%	6.2%

Colliers





3439 Brookside Road, Suite 108
Stockton, CA 95219
P: +1 209 475 5100
F: +1 209 475 5102
colliers.com

GREGORY O'LEARY, SIOR

Vice Chair
CA License No. 00924479
g.oleary@colliers.com
+1 209 639 2908

MIKE GOLDSTEIN, SIOR

Vice Chair - Executive Managing Director
CA License No. 01319234
michael.goldstein@colliers.com
+1 925 683 7059

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.

