

OMP



FOR LEASE



OMP Duck Creek Commerce Park

2216 S. Sinclair Avenue, Bldg 1 | Stockton, CA

BUILDING SIZE:	±265,496 SF
LOT SIZE:	±12.38 Acres (539,238 SF)
ZONING:	General Industrial (I-G Zoning)
CLEAR HEIGHT:	±36'
SPEC OFFICE:	±4,471 SF (Expandable)
AUTO PARKING:	154 Stalls
DOCK DOORS:	35 Doors (9' x 10')
GRADE LEVEL DOORS:	2 Doors (12' x 14')
DOCK LEVELERS:	(9) 35,000 lb Hydraulic Levelers
TRAILER PARKING:	70 Stalls
POWER:	4,000 Amp UPS with 1,000 Amp panel, 277/480V, 3-Phase
SPRINKLERS:	ESFR
DIMENSIONS:	±326' D x 778' W
COLUMN SPACING:	±50' x 56' with 60' Speed Bay



LOCATION

±0.65 miles
from HWY 99



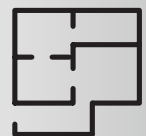
LIGHTING

LED Warehouse
Lighting



TRUCK COURT

Fenced & Secured



YEAR BUILT

2023

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