

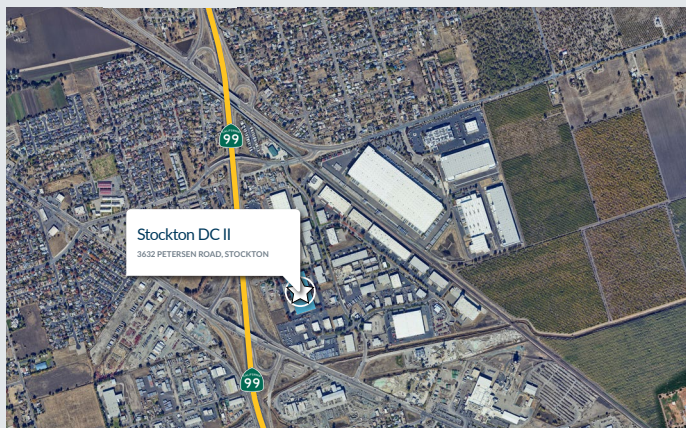


ARES
INDUSTRIAL
MANAGEMENT

STOCKTON DC II

3632 PETERSEN ROAD, STOCKTON, CA, 95215

134,400 Leasable SQ FT Div. To 65,000 SQ FT | 180,000 SQ FT Warehouse Facility



BUILDING HIGHLIGHTS

- ±134,400 SF for lease
- Divisible to ±65,000 SF
- ±3,515 SF of office & 1,963 SF shipping & receiving office
- 34 (8' x 10') dock high doors (12 equipped with hydraulic pit levelers, dock locks & seals)
- 6 (12' x 14') grade level doors
- 26' clear height
- Sprinklers - .33 GPM/3,000 SF
- Zoned I-G, General Industrial
- 60' x 30' column spacing
- 1,200 Amps, 277/480V, 3-Phase

Easy access to Highway 99 via Mariposa Overpass

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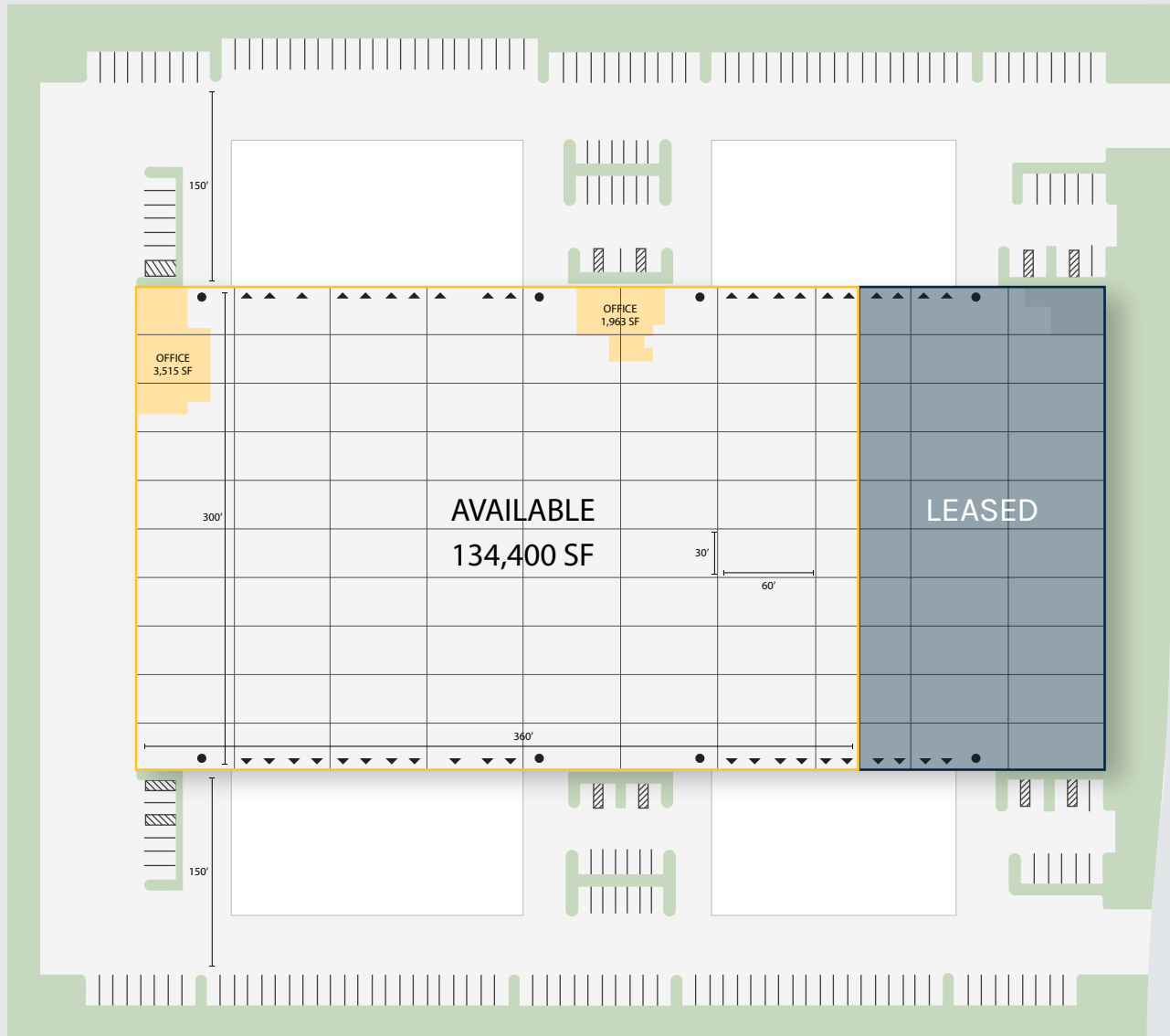


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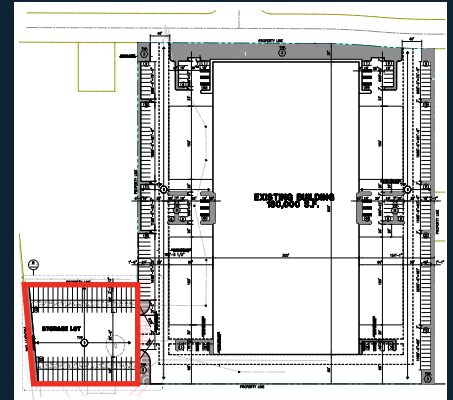
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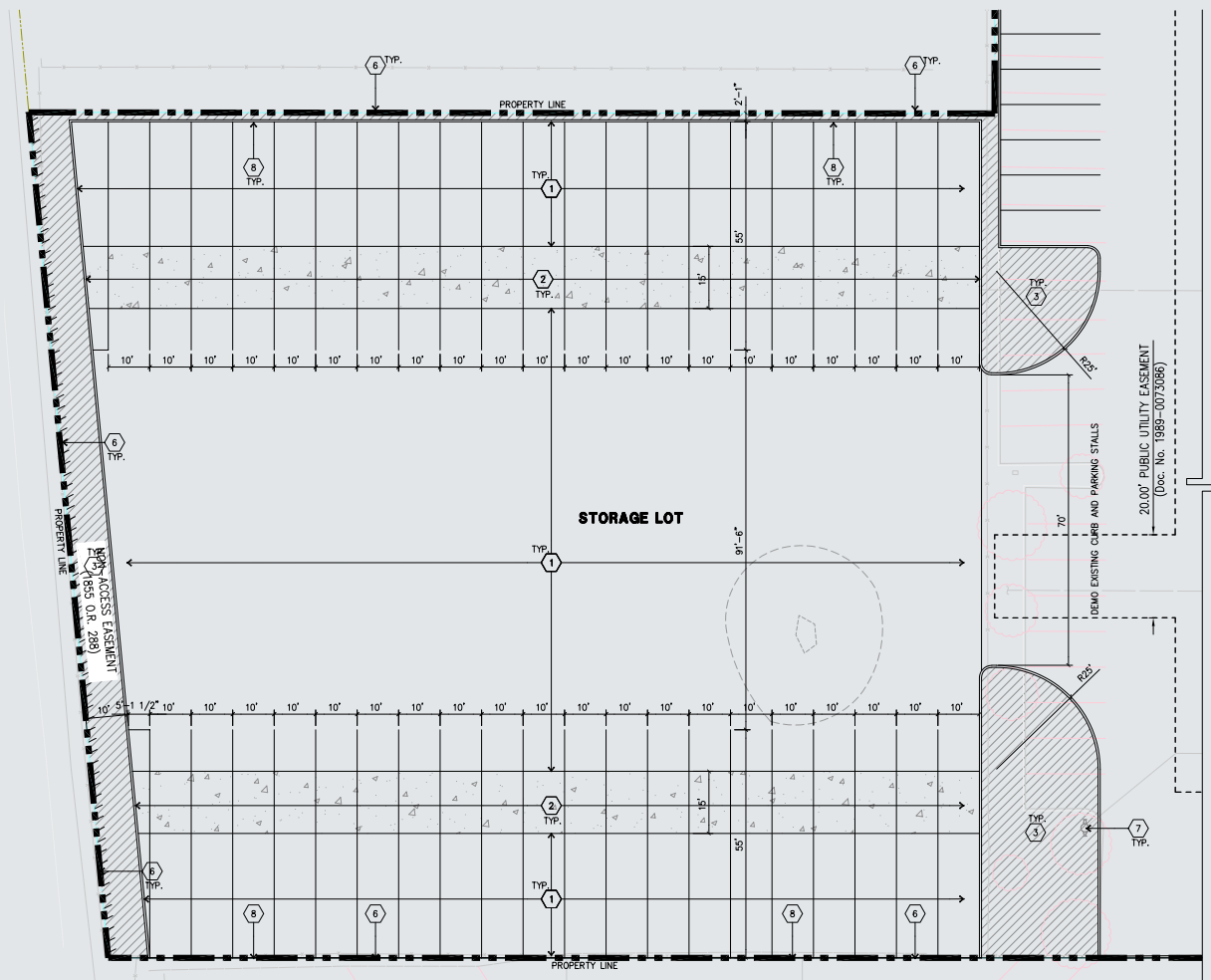
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Proposed trailer yard concept located adjacent to building with a total of 41 trailer stalls. Subject to final approval.

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