

Excellent HWY 4 Visibility & Access to I-5 / HWY 99



- SUITABLE FOR PRODUCTION, DISTRIBUTION AND STORAGE
- CLIMATE CONTROLLED FACILITY - POTENTIAL FOR COLD STORAGE USE
- HEAVY POWER
- FULLY FENCED, GATED AND SECURED FACILITY
- CONVENIENT DOWNTOWN STOCKTON LOCATION

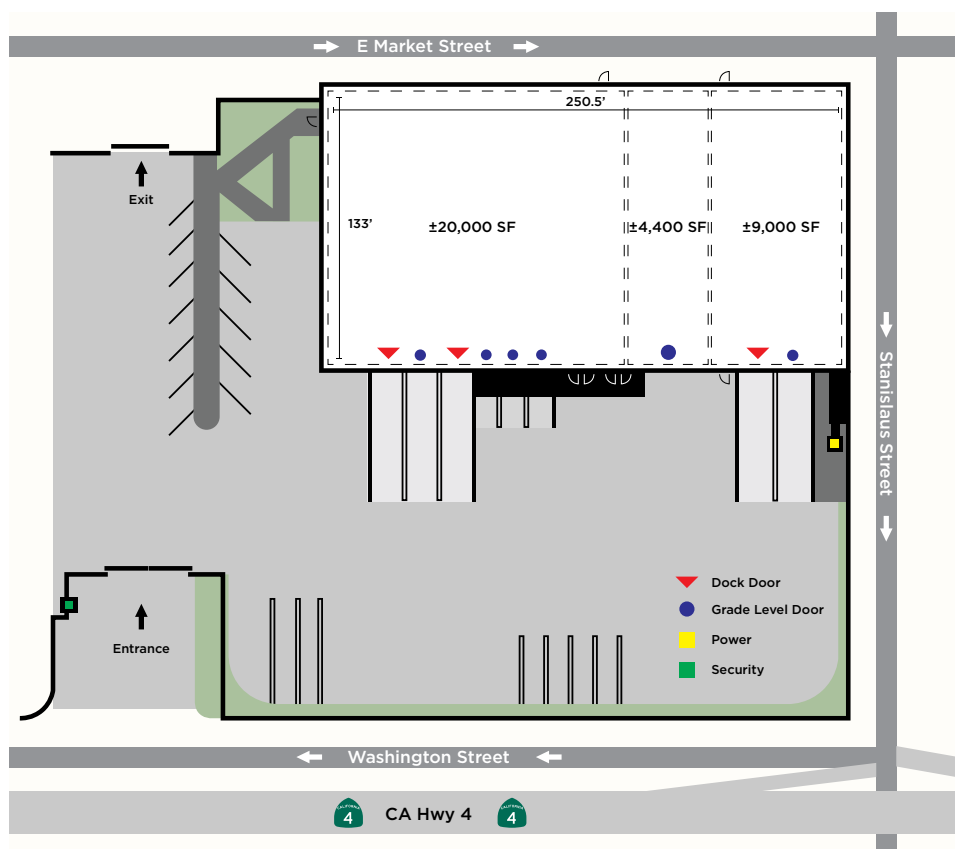


AVAILABLE FOR SALE OR LEASE

612 E. Market Street | Stockton, CA

±38,900 SF Climate Controlled Warehouse / Production Facility





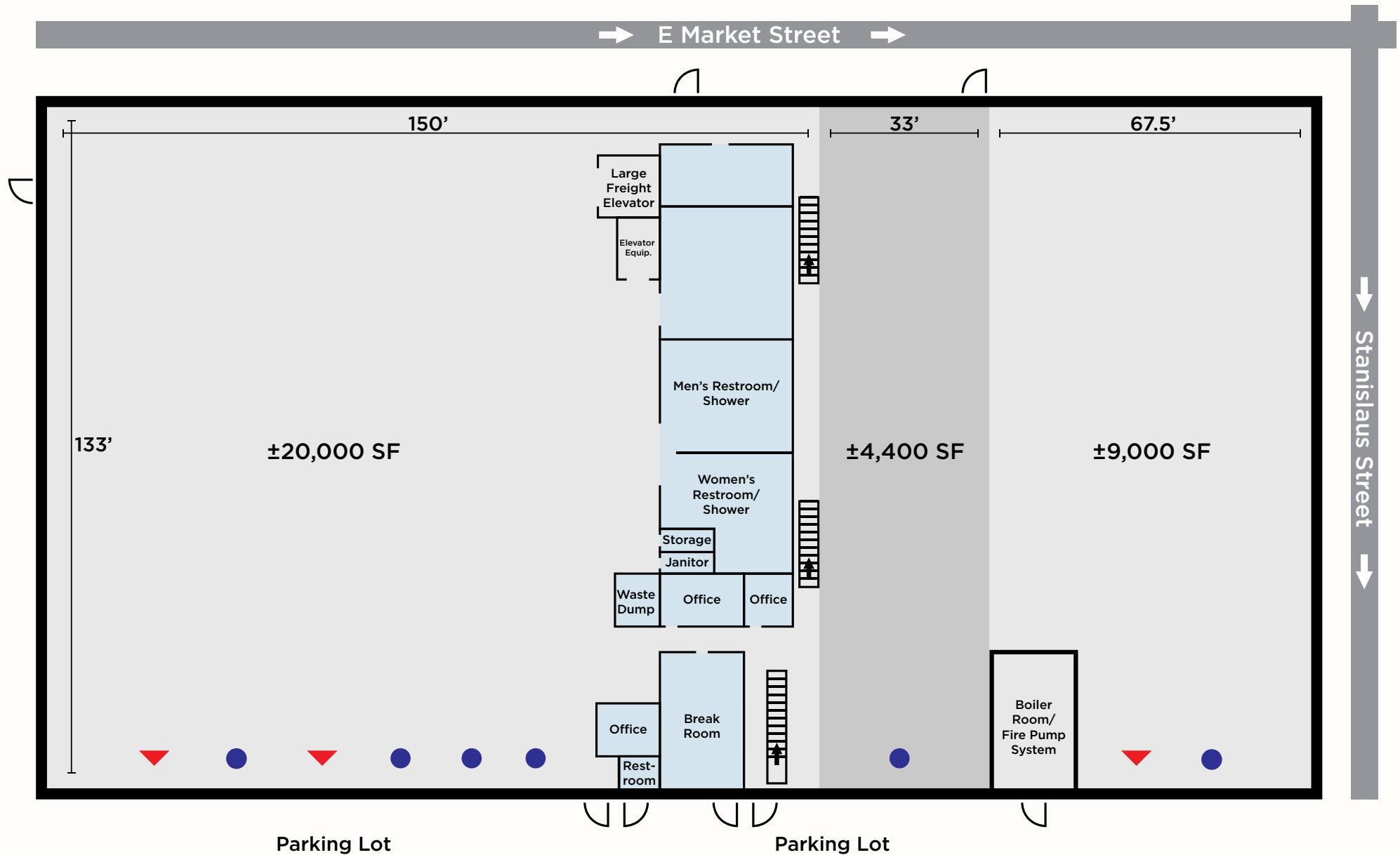
PROPERTY FEATURES

TOTAL BUILDING SIZE:	±38,900 SF
PARCEL SIZE:	±2.11 acres
OFFICE SIZE:	±5,000 SF
TOTAL BLDG INDICATED POWER:	5,400 amps, 277/480v, 3-phase
FIRE SUPPRESSION:	Sprinklers
AUTO PARKING:	On site
TRAILER PARKING:	On site
ZONING:	CD, Commercial Downtown (City of Stockton)
LINK TO ALLOWABLE USES:	https://ecode360.com/43712569#43712571

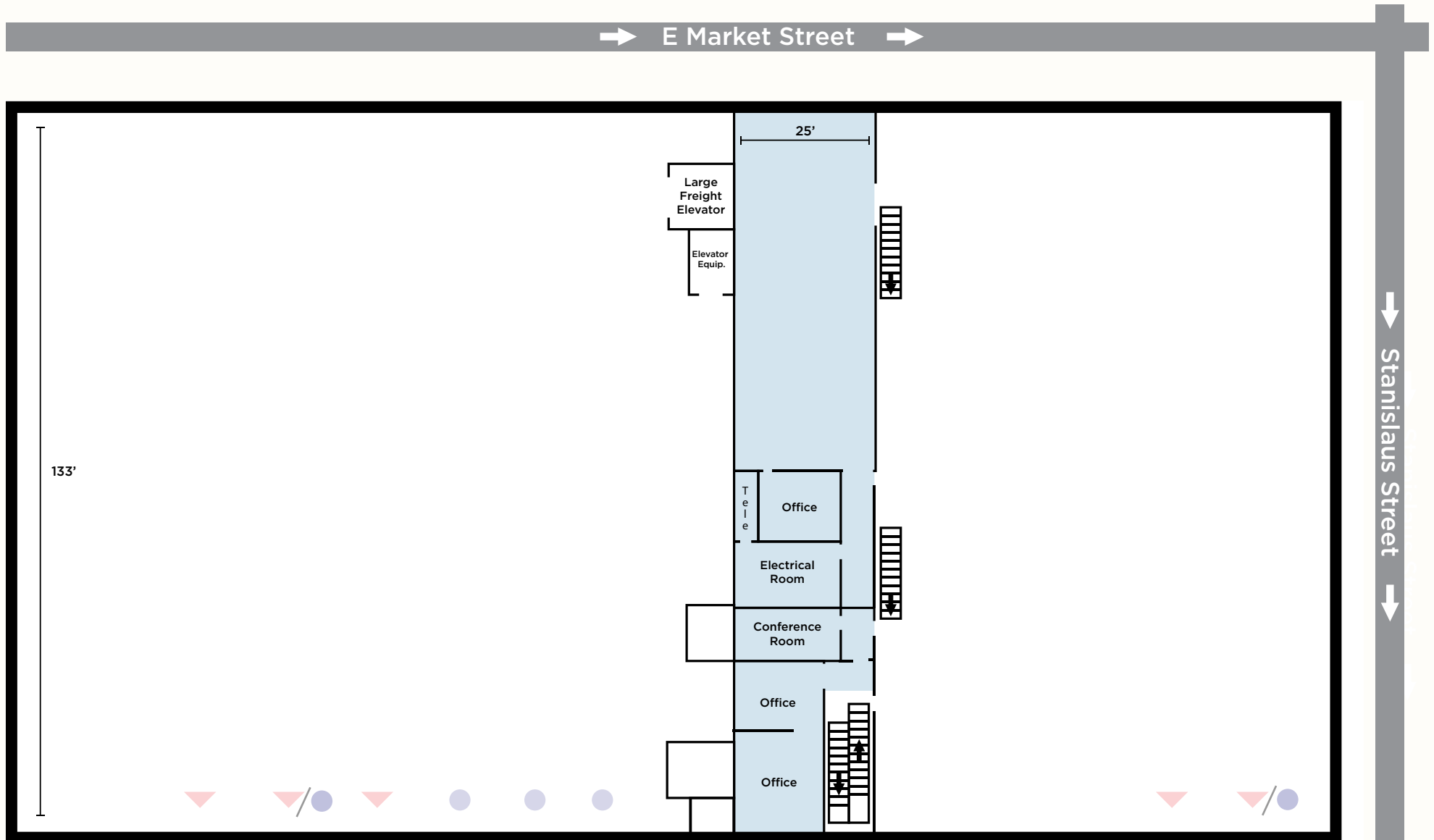
PROPERTY SPECIFICATIONS

	A	B	C	D
AREA SF:	±20,000 SF	±5,200 SF 2nd Floor Office	±4,400 SF	±9,000 SF
DIMENSIONS:	150' x 133'		33' x 133'	68' x 133'
CLEAR HEIGHT:	25'		50'	29'
DOCK DOORS:	2		-	1
GRADE LEVEL DOORS:	4		1 potential door	1
INDICATED POWER:	1,350 amps		1,600 amps	2,400 amps

First Floor - Floor Plan

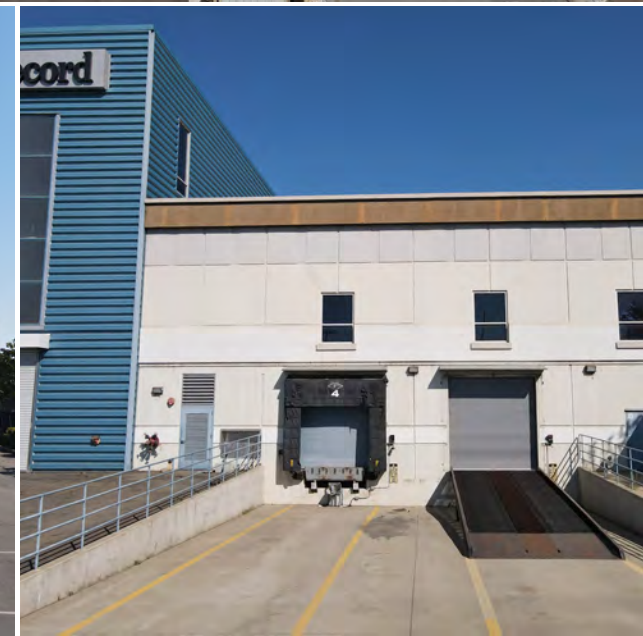


Second Floor - Floor Plan



Property Photos

TOWER
INVESTMENTS



Immediate Access to Major Transportation Routes

TOWER
INVESTMENTS





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