



For Lease

1505D
36,092± SF

1605A
180,000± SF

±36,092 SF - ±180,000 SF of Warehouse Space

1505 - 1625 Tillie Lewis Drive

Stockton, CA 95206 | Stockton Industrial Park

Easy Access to Interstate 5

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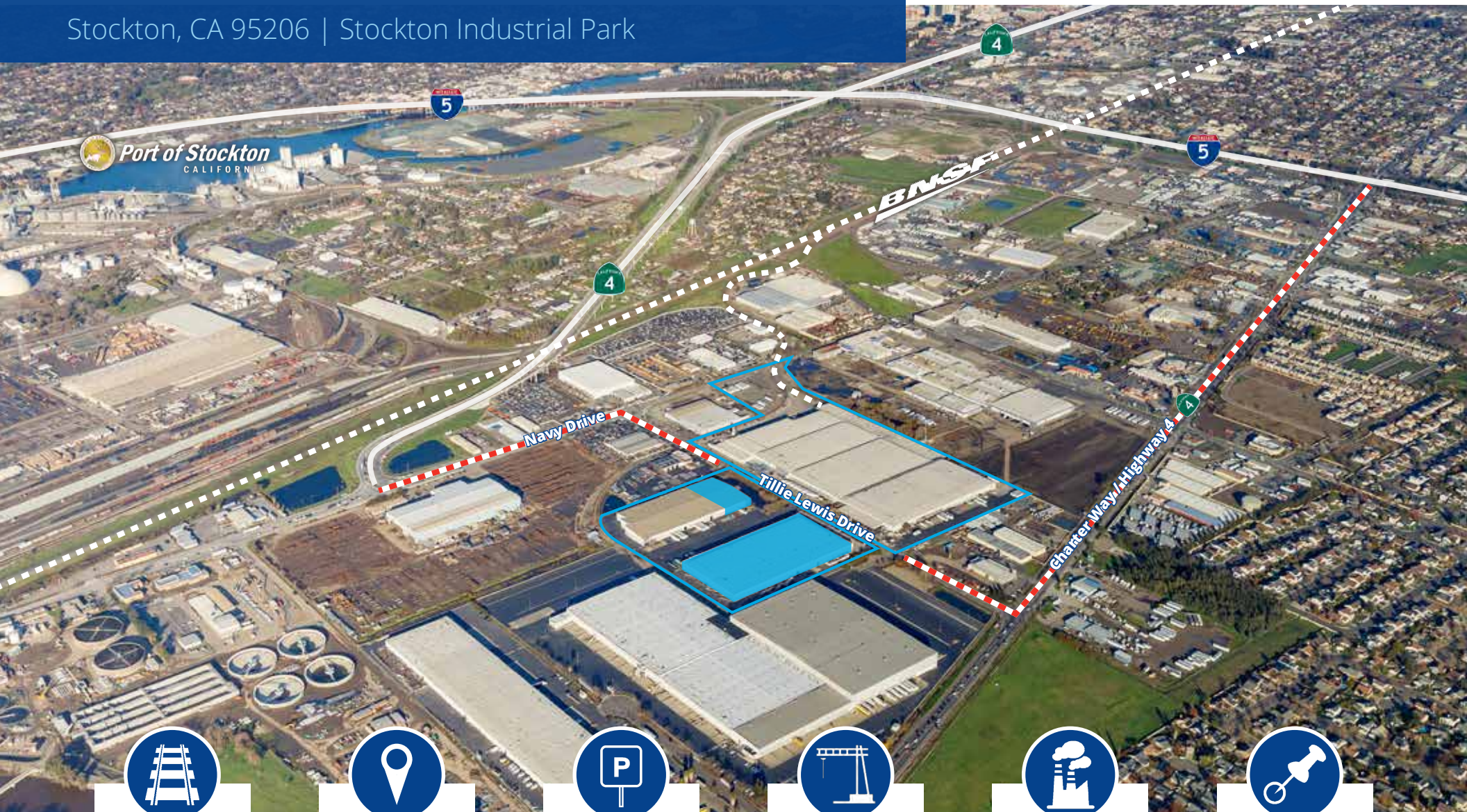
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PROPERTY ACCESSIBILITY

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1488/1505/1604/1605/1625 Tillie Lewis Drive

Stockton, CA 95206 | Stockton Industrial Park



RAIL SERVED
by BNSF Railroad



CONNECTIVITY
Direct I-5 access via
Charter Way/HWY 4



PARKING
Ample trailer &
employee parking



MULTIPLE PORTS
Located within
70 miles



HEAVY POWER
with expansion capability



EXCESS LAND
Site consists of
±39.2 acres

STOCKTON INDUSTRIAL PARK

1605 / 1625, 1604 / 1488 & 1505 TILLIE LEWIS DRIVE
STOCKTON, CA

PROPERTY HIGHLIGHTS

STOCKTON INDUSTRIAL PARK is a 877,648± square foot, three (3) building industrial park located on 39.2± acres.

Located just off of Charter Way/Highway 4, offering ease of access to major arterials Interstate 5 & Highway 99 providing superior access to the San Francisco Bay Area Region and the entire West Coast

Excellent proximity to major distribution & logistics channels including the Port of Stockton, BNSF & UP Intermodal Facilities & Stockton Metro Airport

65% of the project is served by the BNSF railroad

Three (3) rail spurs serve the property, each 708'± in length

The rail served building has covered rail car loading with room for 20+ cars

1.6± acre paved yard available for trailer storage

AVAILABLE SUMMARY

<u>Unit</u>	<u>Available SF</u>	<u>Office SF</u>	<u>Dock Doors</u>	<u>Grade Loading</u>	<u>Clear Height</u>
1505 D	36,092 SF	1,150 SF	6	2	24'
1605 - 1625	180,000 SF	1,200 SF	10	8	28'



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Available Specifications:

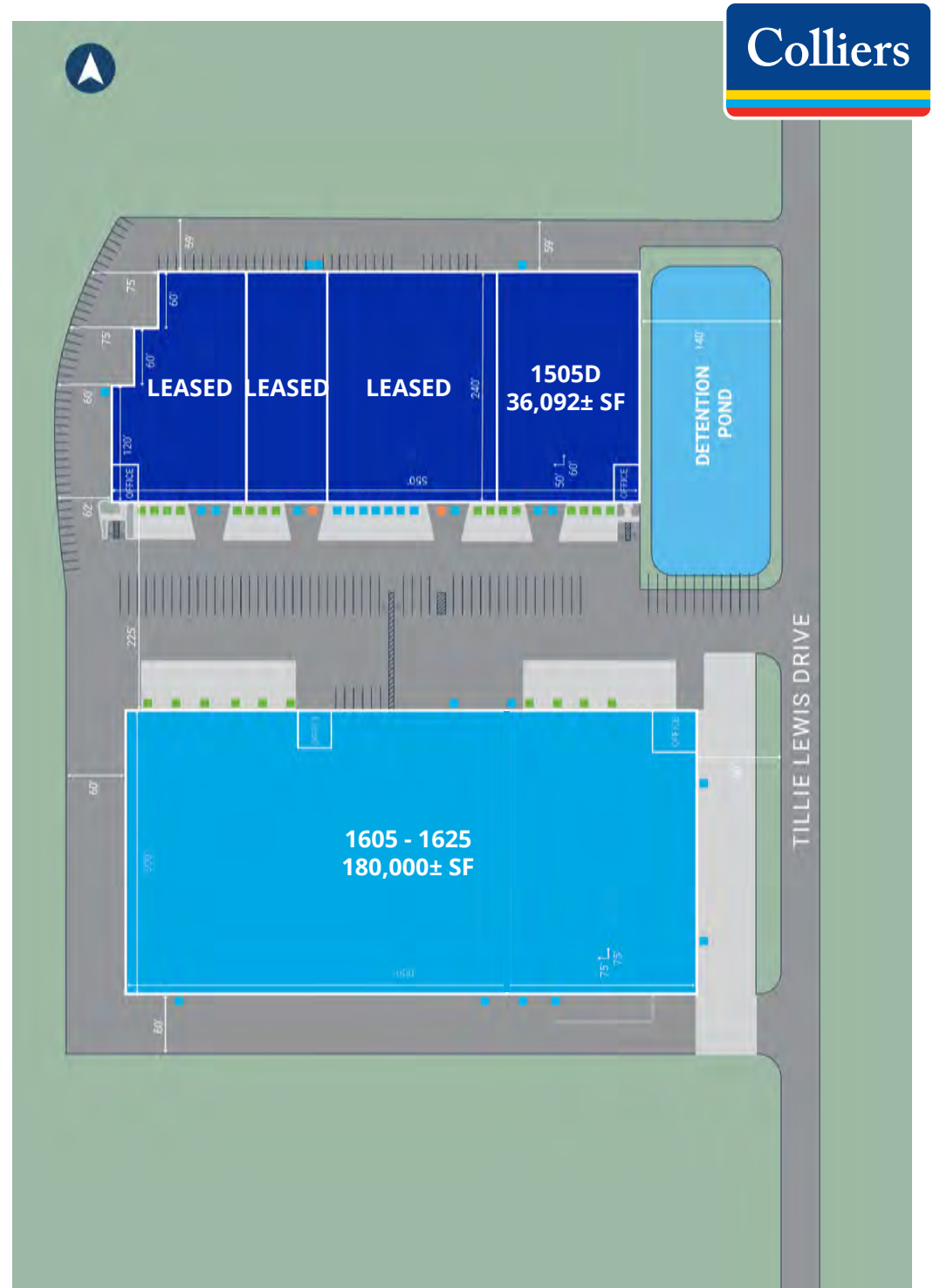
BUILDING ADDRESS:	1505 Tillie Lewis Drive, Unit D Stockton, CA
AVAILABLE SF:	36,092± SF
OFFICE SF:	1,150±
LOADING:	6 dock-high doors with Canopy over Dock 2 grade level doors
AUTO PARKING:	TBD
TRAILER PARKING:	TBD
CLEAR HEIGHT:	24'
POWER: (indicated - entire bldg)	2,000 Amps, 277/480 Volt, 3-Phase 4-wire service
FIRE SUPPRESSION:	Fully automatic wet-pipe sprinkler system
COLUMN SPACING:	50' x 60'
TRUCK COURT:	225'±
SKYLIGHTS:	Yes
WAREHOUSE LIGHTING:	T-5
ZONING:	I-G, General Industrial (City of Stockton)



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Available Specifications:

BUILDING ADDRESS:	1605 Tillie Lewis Drive, Unit A Stockton, CA
AVAILABLE SF:	180,000± SF
OFFICE SF:	1,200± & 5,040±
LOADING:	10 dock-high doors 8 grade level doors
AUTO PARKING:	TBD
TRAILER PARKING:	TBD
CLEAR HEIGHT:	28'
POWER: (indicated - entire bldg)	2,000 Amps, 277/480 Volt, 3-Phase 4-wire service
FIRE SUPPRESSION:	Fully automatic wet-pipe sprinkler system
COLUMN SPACING:	75' x 75'
TRUCK COURT:	225'±
SKYLIGHTS:	Yes
WAREHOUSE LIGHTING:	LED
YARD:	Yes
CRANES:	3 10-ton Kone Dual Hoist cranes
ZONING:	I-G, General Industrial (City of Stockton)



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STOCKTON INDUSTRIAL PARK

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STOCKTON, CA

BURLINGTON NORTHERN SANTA FE RAIL ROAD:

RAIL SPUR TO SITE

BNSF Intermodal Facility is located in Stockton, nine (9) miles from the property

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BNSF RAILWAY IN CALIFORNIA

BNSF has been a major freight transporter in California since 1883 and remains a crucial gateway for international trade

BNSF LINES OPERATED

BNSF track owned: 913 miles
BNSF trackage rights: 1,256 miles

BNSF FACTS

Operating in 28 US states & Canada
of Locomotives - 8,000
of Route Miles - 32,500
of Employees - 41,000

BNSF RAILWAY BENEFITS

Our trains move consumer goods from the ports of Los Angeles, Long Beach, Oakland and San Diego, as well as agricultural products California farmers grow, and help manufacturers deliver their products around the world. And they do it in a way that is far more environmentally friendly than any other mode of ground transportation.

In fact, the average BNSF intermodal train moves the equivalent of what 280 trucks could move, cutting carbon emissions by more than 50% while reducing congestion on our nation's highways. All told, freight rail moves 40% of all U.S. products, but only contributes 2.3% of transportation greenhouse gases. And at BNSF, we're working to reduce that percentage even more.

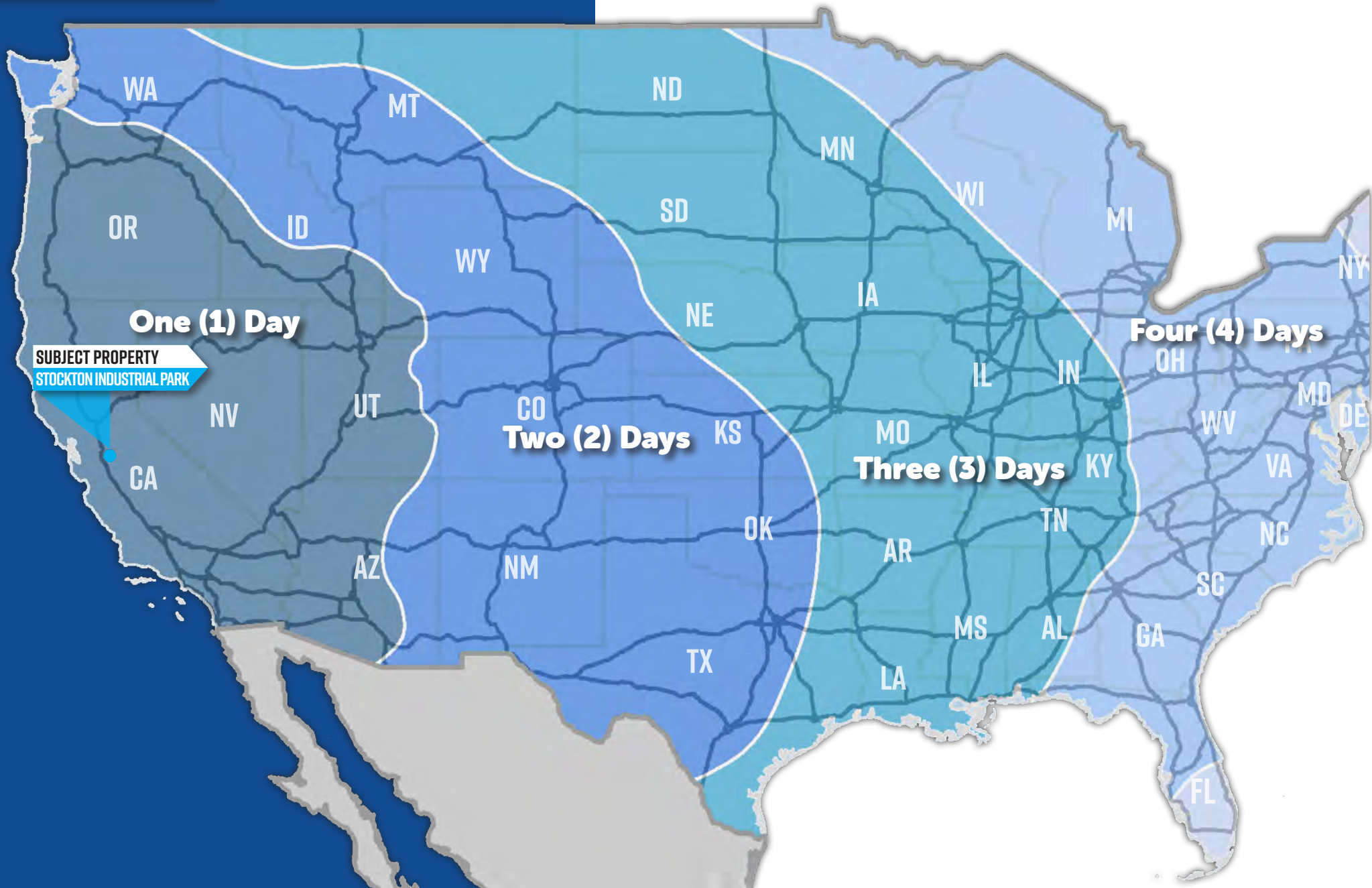
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TRUCK DRIVE TIME MAP:



STOCKTON INDUSTRIAL PARK

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STOCKTON, CA



DISTANCE TO MAJOR WEST MARKETS, PORTS, AIRPORTS & INTERMODALS:

CITIES

SACRAMENTO	49 miles
OAKLAND	72 miles
SAN JOSE	75 miles
SAN FRANCISCO	83 miles
FRESNO	128 miles
RENO	184 miles
LOS ANGELES	336 miles
LAS VEGAS	521 miles
PORTLAND	629 miles
SALT LAKE CITY	700 miles
SEATTLE	800 miles
DENVER	1,232 miles

PORTS

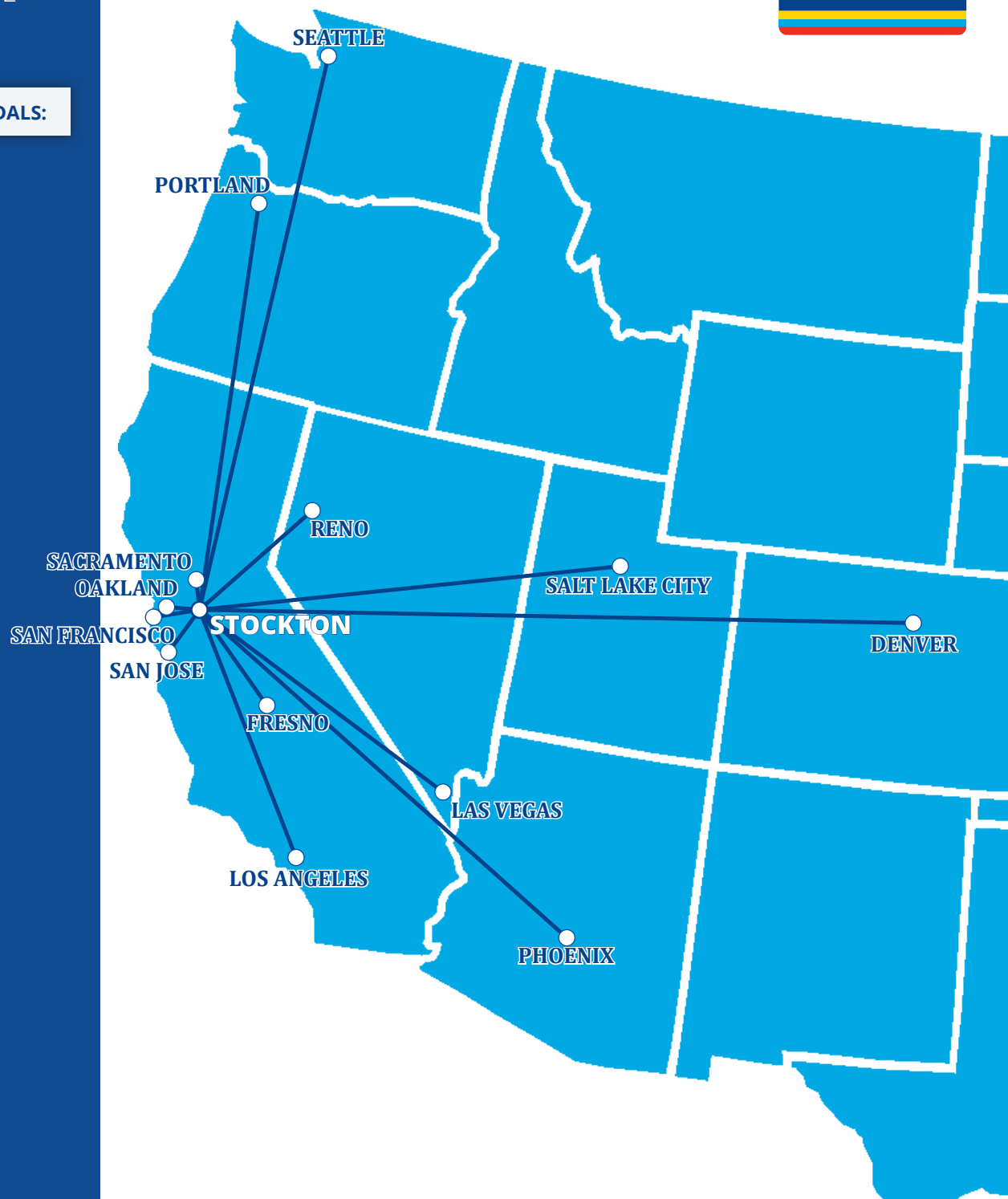
STOCKTON	2 mile
WEST SACRAMENTO	51 miles
OAKLAND	71 miles
SAN FRANCISCO	81 miles
LA/LONG BEACH	361 miles
SEATTLE	802 miles

AIRPORTS

STOCKTON METRO	7 miles
SACRAMENTO INT'L	60 miles
OAKLAND INT'L	66 miles
SAN JOSE INT'L	71 miles
SAN FRANCISCO INT'L	86 miles

INTERMODAL

UP (LATHROP)	9 miles
BNSF (STOCKTON)	11 miles



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