

For Lease

862
PERFORMANCE DRIVE
STOCKTON, CALIFORNIA

±114,444 SF Speculative Class "A" State-of-the-Art Warehouse

862 Performance Drive

Stockton, CA 95206 | Airport Gateway Center

Mike Goldstein, SIOR

Vice Chair - Executive Managing Director
CA License No. 01319234
michael.goldstein@colliers.com
+1 209 475 5106

Ryan McShane, SIOR

Vice Chair
CA License No. 01295796
ryan.mcshane@colliers.com
+1 209 483 9851

Alex Hoeck, SIOR

Executive Vice President
CA License No. 01943853
alex.hoeck@colliers.com
+1 209 851 1191



PANATTONI®

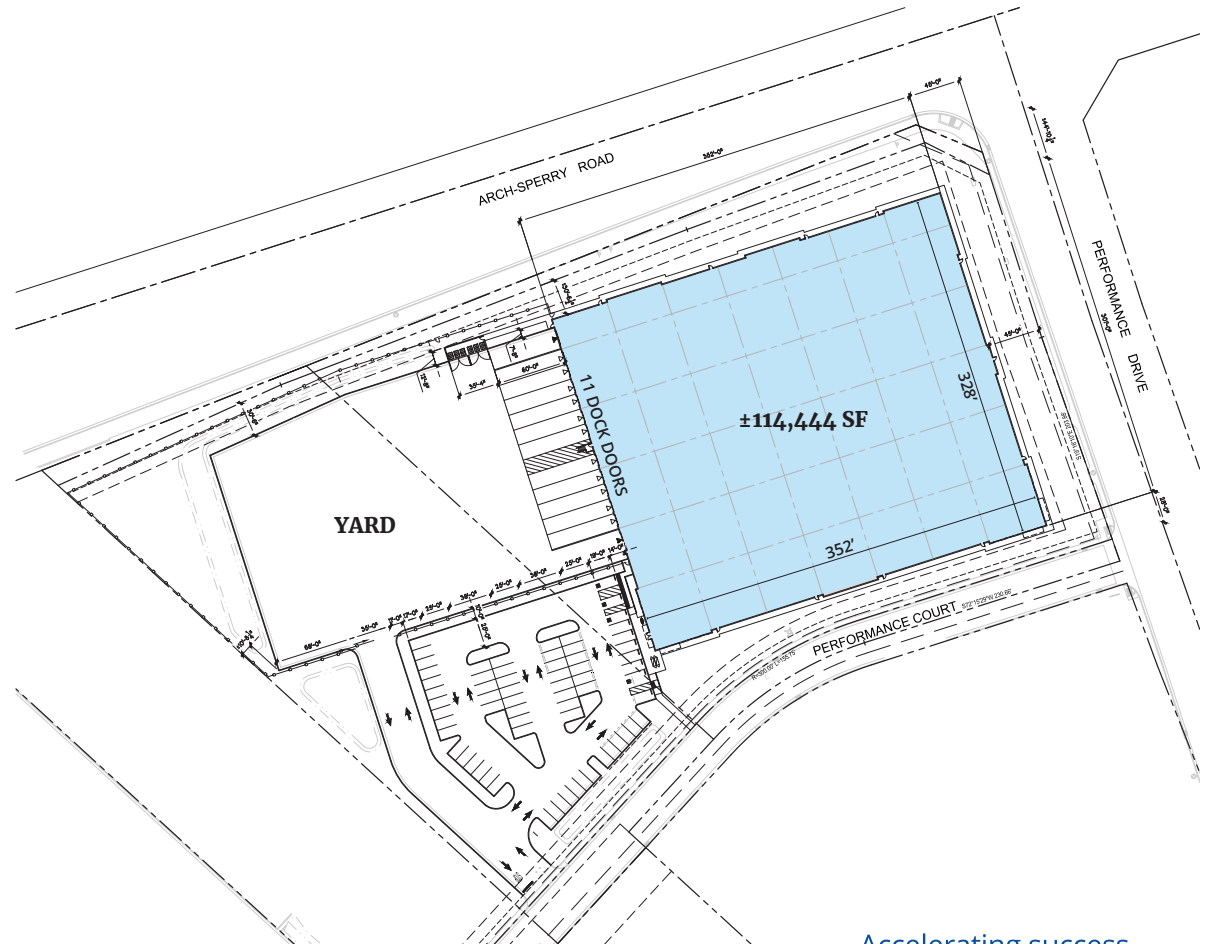
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BUILDING SF:	±114,444 SF
OFFICE SF:	To suit
APN:	177-450-32 & 31
LOADING:	11 dock-high doors 2 grade level doors
ACRES/FAR:	6.8 acres (39%)
BUILDING TYPE:	Warehouse/Distribution
CONSTRUCTION TYPE:	Concrete tilt-up
BUILDING CLASS:	A
AUTO PARKING:	72 stalls
TRAILER PARKING:	On-site
CLEAR HEIGHT:	±32'
POWER:	2,500 Amps, 277/480V, 3-Phase
FIRE SUPPRESSION:	ESFR
BLDG DIMENSIONS:	352' D x 328' W
TRUCK COURT:	315' w/ 60' concrete apron
SKYLIGHTS:	Yes
LIGHTING:	To suit
ZONING:	I-G, General Industrial (City of Stockton)
SEWER:	City of Stockton
WATER:	City of Stockton
STORM:	City of Stockton
GAS & ELECTRIC:	PG&E



SITE PLAN

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LOCATION AERIAL

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862 & 920 Performance Drive

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+/-1.4 miles to I-5

SUBJECT PROPERTY

SEA STOCKTON
METROPOLITAN AIRPORT

+/-2.5 miles to Hwy 99

DISTANCE TO MAJOR MARKETS

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CITIES

SACRAMENTO	53 miles
OAKLAND	72 miles
SAN JOSE	76 miles
SAN FRANCISCO	84 miles
FRESNO	120 miles
RENO	181 miles
LOS ANGELES	337 miles
LAS VEGAS	513 miles
PORTLAND	635 miles
SALT LAKE CITY	699 miles
SEATTLE	807 miles
DENVER	1,152 miles

PORTS

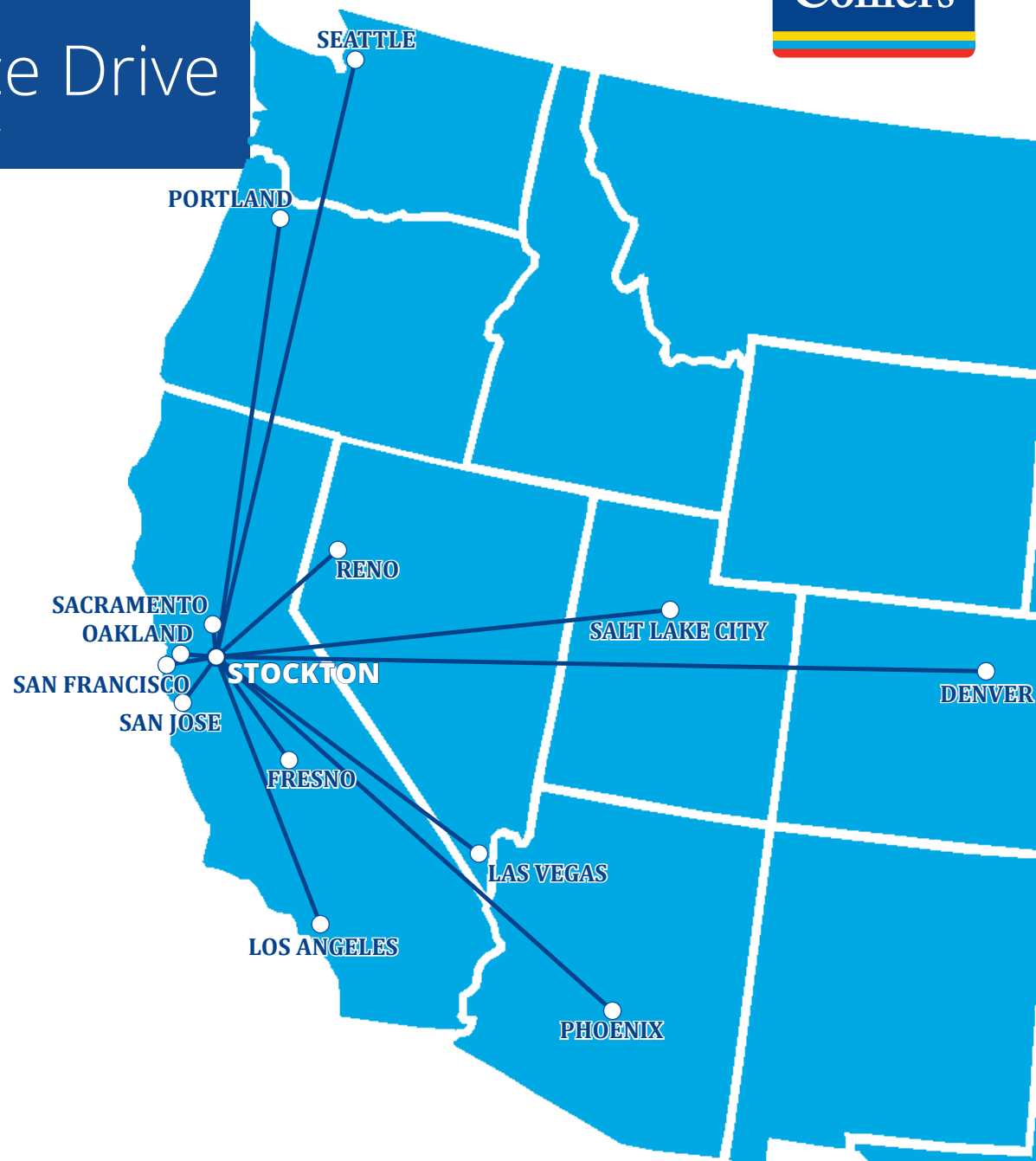
STOCKTON	10 miles
WEST SACRAMENTO	58 miles
OAKLAND	72 miles
SAN FRANCISCO	88 miles
LA/LONG BEACH	361 miles
SEATTLE	802 miles

AIRPORTS

STOCKTON METRO	1 miles
SACRAMENTO INT'L	63 miles
OAKLAND INT'L	67 miles
SAN JOSE INT'L	72 miles
SAN FRANCISCO INT'L	85 miles

INTERMODAL

UP (LATHROP)	4 miles
BNSF (STOCKTON)	5 miles





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

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