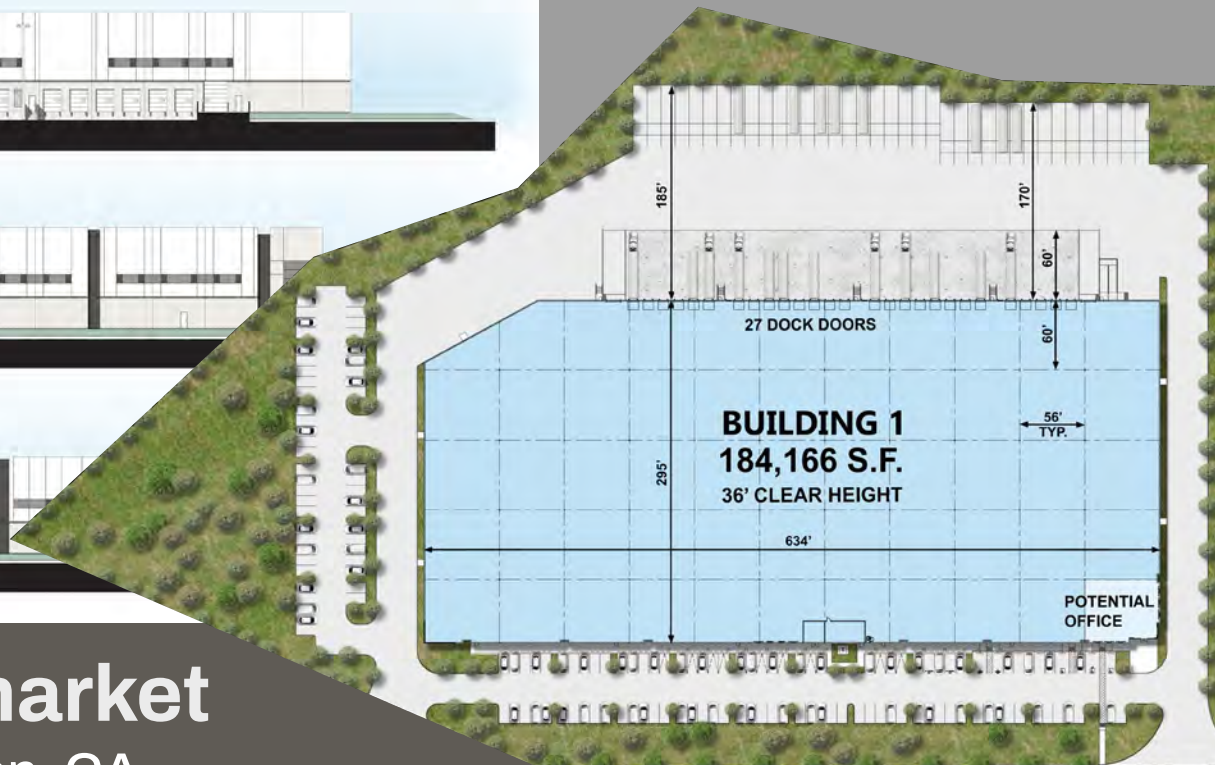


OWNER / USER SALE OR BUILD-TO-SUIT OPPORTUNITY



Stockton Airport Submarket

6505 S. McKinley Avenue | Stockton, CA

Warehouse / Distribution Building Totaling $\pm 184,166$ SF on ± 9.84 Acres

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BUILDING SPECIFICATIONS

±184,166 SF
Available (divisible)

To Suit
Office

36'
Clear Height

27
Dock High Doors

2
Grade Level Doors

150
Auto Stalls

37
Trailer Stalls

4,000 Amps
277/480V, 3-phase
(expandable)

I-L
Limited Industrial



GREAT LOCATION

EASY ACCESS TO MAJOR ARTERIALS
I-5, I-205, HWY 99 & HWY 120



INTERMODAL FACILITIES

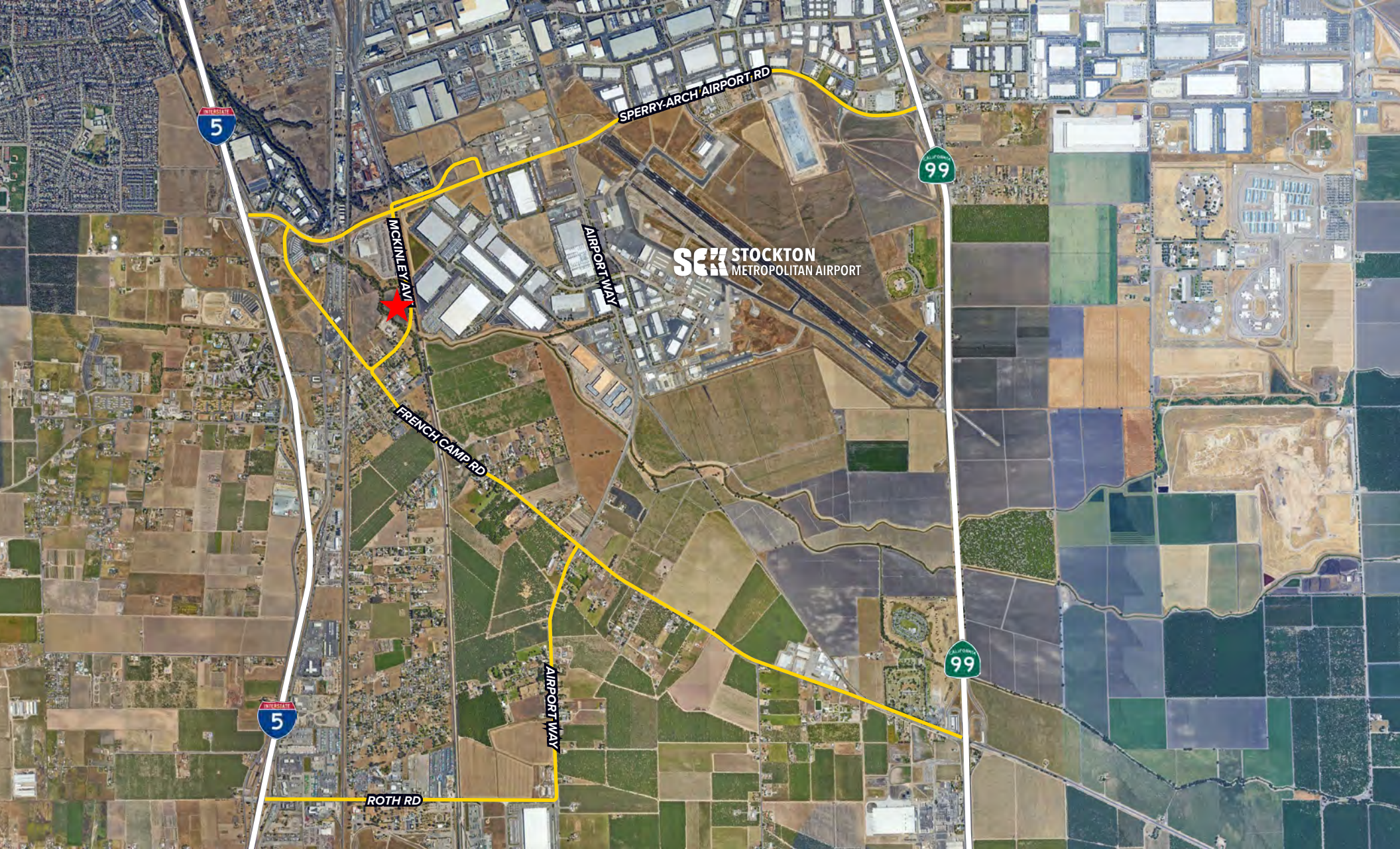
WITHIN CLOSE PROXIMITY TO
UP & BNSF INTERMODAL FACILITIES



FREIGHT

MULTIPLE PORTS LOCATED WITHIN
60 MILES OF THE LOCATION





PROXIMITY TO WEST COAST MARKETS

City

Sacramento	53 mi
Oakland	72 mi
San Jose	76 mi
San Francisco	84 mi
Fresno	120 mi
Reno	181 mi
Los Angeles	337 mi
Las Vegas	513 mi
Portland	635 mi
Phoenix	698 mi
Salt Lake City	699 mi
Seattle	807 mi

Airport

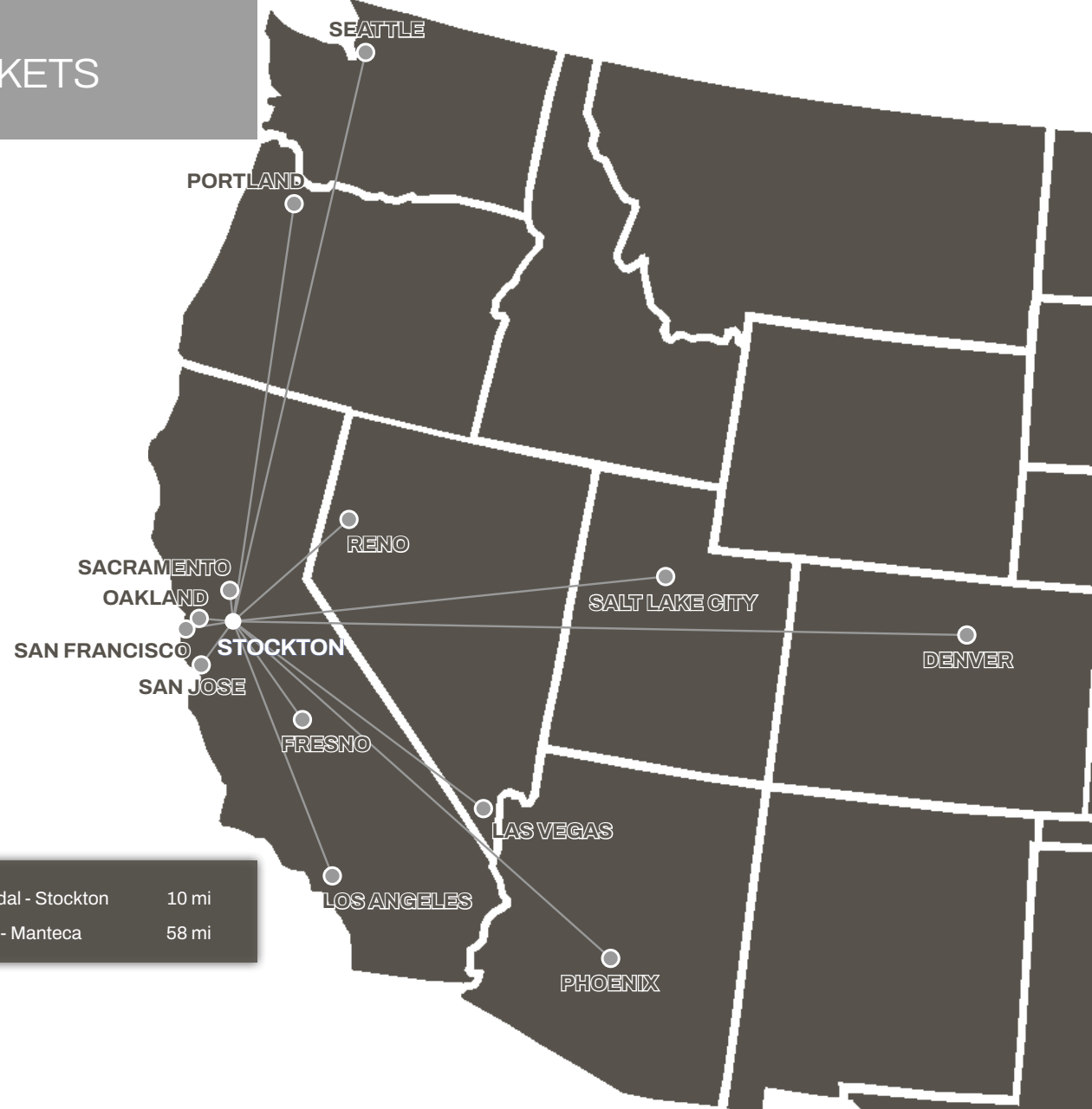
Stockton Metro Airport	1 mi
Oakland Int'l Airport	67 mi
Sacramento Int'l Airport	63 mi
San Jose Int'l Airport	72 mi
San Francisco Int'l Airport	85 mi

Port

Port of Stockton	10 mi
Port of West Sacramento	58 mi
Port of Oakland	72 mi
Port of San Francisco	88 mi
Port of LA & Long Beach	361 mi
Port of Seattle	802 mi

Rail

BNSF Intermodal - Stockton	10 mi
UP Intermodal - Manteca	58 mi



The **Central Valley** is the premier location from which to serve Northern California & the Western United States.

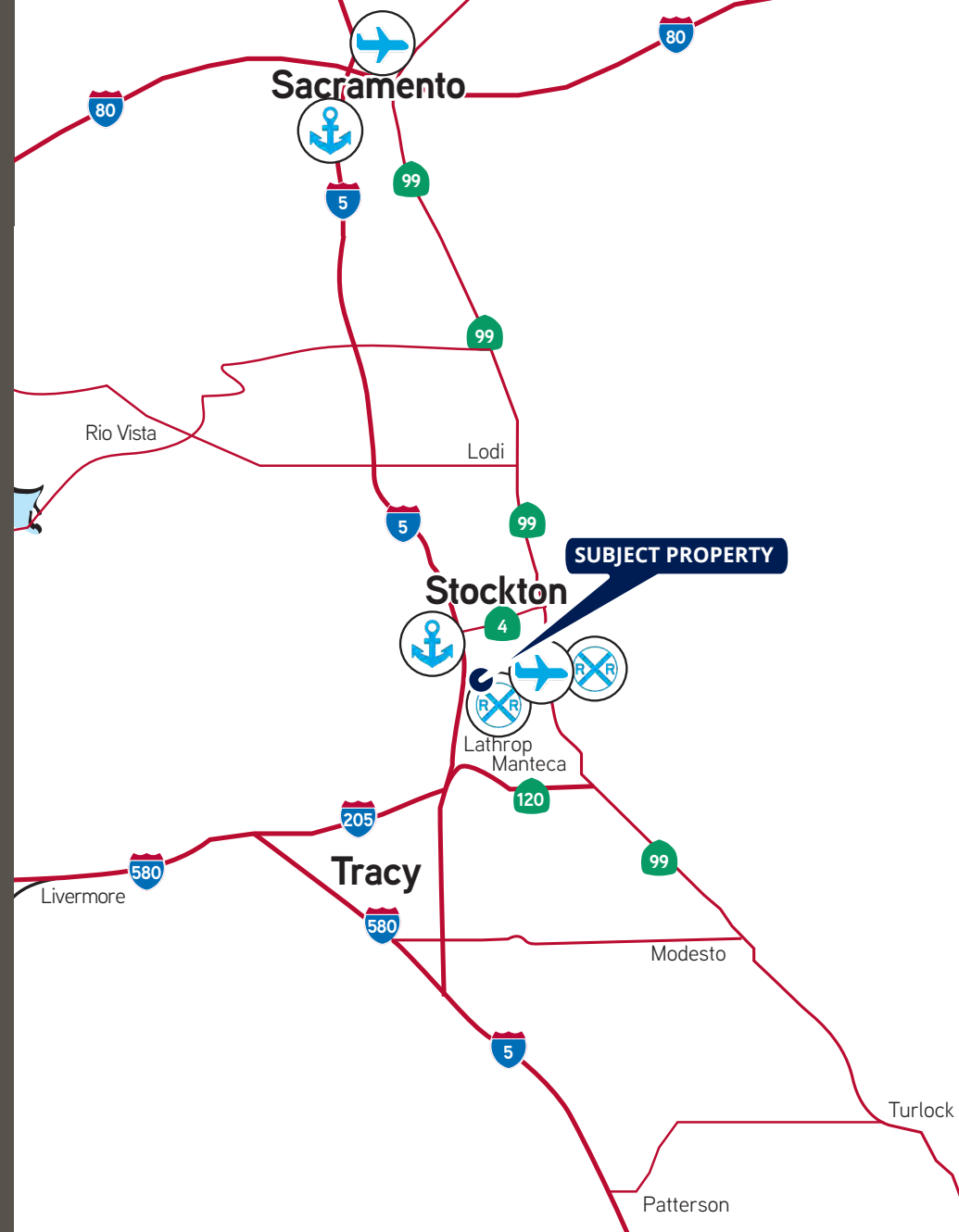
About the Ownership



WHO WE ARE

GO Industrial is an industrial development firm that delivers forward thinking development and workplace strategies for industrial users. With services that include development management, asset management, and project management, the GO Industrial team brings a wholistic approach to the industrial sector from acquisition through disposition. GO Industrial has vast experience with projects that have significant hurdles to overcome in order to achieve success, including environmental, entitlement and infrastructure challenges. These skills have made the GO Industrial team known for their ability to execute on ground-up developments and value-add projects that require significant vision. Put simply, there is no project too challenging for the GO Industrial team. With a focused approach on every project, GO Industrial simplifies the development process for our partners and aim to exemplify the company slogan: INDUSTRIAL UNBOXED.

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