

# OFFERING MEMORANDUM LEASED INVESTMENT - FOR SALE

1400 WATERLOO ROAD & 1051 D STREET, STOCKTON, CA

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**\*DO NOT DISTURB TENANTS - SHOWN BY APPOINTMENT ONLY\***

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## OFFERING:

Lee & Associates – Central Valley, Inc. is pleased to offer this 86% leased multi-building industrial investment opportunity for sale in the City of Stockton featuring a 306,320± SF leased of a total of 356,658± SF situated on three (3) parcels totaling 30.28± Acres. The Property features heavy power, excess yard area, fully fenced with 14% vacancy providing flexibility for partial occupancy. This is a great investor or user/investor opportunity.

## PROPERTY SUMMARY:

Address: 1400 Waterloo Road, Stockton, CA 95205  
1051 D Street, Stockton, CA 95205

Total Building Area: 356,658± SF

Total Site Size: 30.28± Acres (3 Parcels)

Water Service: Cal Water Service and Two (2) Wells

Electric/Gas Service: PG&E

Rail: Rail Served (Omni Trax | ST&E)

Fire Suppression: Fully sprinklered plus two (2) fire storage tanks

Zoning: I-L - City of Stockton and San Joaquin County

## INVESTMENT SUMMARY:

2025 NOI: \$2,807,054 (Proforma)

Price: \$39,816,446

Cap Rate: 7.05%

Lease Type: NNN



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## PROPERTY INFORMATION:

**ADDRESS:** 1400 WATERLOO ROAD, STOCKTON, CA 95205

## BUILDING CHARACTERISTICS:

**YEARS RENOVATED:** 2021 - 2025

**TOTAL BUILDING SF:** 286,658± SF

**TOTAL LAND AC:** 21± ACRES

**CONSTRUCTION:** Concrete Tilt-up / Steel Frame / Metal

**ELECTRICAL SERVICE:** Four (4) - 4,000 Amp, 277/480 Volt, 3 Phase electrical services

**SPRINKLERS:** YES

**UTILITIES:** PG&E (gas/electric), City of Stockton

**ZONING:** IL-City of Stockton

**YARD FEATURES:** 100% mix of asphalt/concrete yard, completely fenced with five (5) points of ingress/egress including two (2) motorized rolling gates, guard shack, scale with scale house with potential for rail access

## ADDITIONAL FEATURES:

- Rail Possible
- Grade Level and Dock High Loading
- New motion sensor LED lighting throughout
- Excess paved/secure yard area available
- 50,338± SF (warehouse 5) available for occupancy featuring dock and grade level loading
- Fully fence/secured facility
- Located 1.3± miles west of Hwy 99 at Waterloo Road and N. D Street

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## **PROPERTY INFORMATION:**

**ADDRESS:** 1051 D STREET, STOCKTON, CA 95205

## **BUILDING CHARACTERISTICS:**

**YEARS RENOVATED:** 2021 - 2023

**TOTAL BUILDING SF:** 70,000± SF

**OFFICE:** 1,891± SF

**TOTAL LAND AC:** 9.29± ACRES

**CONSTRUCTION:** Concrete Tilt-up

**ELECTRICAL SERVICE:** 800 Amp, 277/480 Volt, 3 Phase electrical services, up to 25,000 Amp, 277/480 Volt, 3 Phase available

**CLEAR HEIGHT:** 22± minimum

**GRADE LEVEL DOORS:** Seven (7) 12' x 14'

**DOCK HIGH DOORS:** Three (3) with weather seals

**SPRINKLERS:** YES

**ZONING:** IL-San Joaquin County

**YARD FEATURES:** 100% mix of asphalt/concrete yard, completely fenced with two (2) points of ingress/egress

## **ADDITIONAL FEATURES:**

- Rail Served (Omni TRAX/ST&E)
- Grade Level and Dock High Loading
- New motion sensor LED lighting throughout
- Fully fence/secured facility
- Substation located onsite
- Located 1.3± miles west of Hwy 99 at Waterloo Road and N. D Street

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## RENOVATIONS:

### 2021:

- Installed Rite Hite dock leveler Warehouse 5
- Cleaned/painted warehouses 4 and 5 and installed 2 overhead doors
- Installed security system on the property
- Replaced warehouse 4 roof

### 2022:

- Various electrical and power improvements to buildings on the site
- Various construction improvements to buildings on the site
- Various plumbing improvements to buildings on the site

### 2023:

- Various construction improvements to buildings on the site
- New office electrical infrastructure

### 2024:

- Installation of a new 6" concrete floor in warehouse 2
- Repaving a portion of the main yard on the property
- Installed 2 new coil doors for a tenant

### 2025:

- New Roof on Warehouse 3 and asbestos removal
- New Office in warehouse 3
- TPO roof overlay on warehouse 2A
- New entrance gates & powered openers
- Plumbing upgrades for warehouse 3
- Install LED lighting fixtures in warehouse 2B
- Demising wall construction between warehouses 2A and 2B
- Electric Security Fence (Amarok) installed around the site

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## RENT ROLL/FINANCIAL OVERVIEW

UNIT	TENANT NAME	RENTABLE SF	LEASE COMMENCEMENT	LEASE END	RENT PSF	ANNUAL RENT	COMMENTS/OPTIONS
1	Acme Stock LLC	39,554	5/1/2025	9/30/2028	\$.22	\$104,424	One 5 year option at FMV + 3% annual increases
2A	CWallA	39,470	6/1/2025	5/31/2035	\$.43	\$205,224	Rent includes 1.39± Acres of yard space (Blended) Two 5 year option at FMV + 3% increases
2B/2C	Bumpboxx LLC	75,425	7/1/2025	11/30/2030	\$.22	\$199,128	One 5 year option at FMV + 3% increases
3	XL Construction	40,441	5/1/2024	6/30/2027	\$.96	\$464,988	Rent includes 2± Acres of yard space (Blended) Two 2 year option at FMV + 3.5% increases
4	Daley's Drywall	41,430	1/1/2026	12/31/2026	\$.43	\$213,012	
5	Proforma	50,388	-	-	\$.50	\$302,028	
6	Pacific Warehouse Company	70,000	4/1/2023	3/30/2028	\$1.08	\$905,796	Two 3 year options at FMV 3% annual increases
YARD	Clean Sweep Environmental	20,000	12/1/2022	11/30/2028	\$.27	\$64,800	Rent includes 400± SF office building (Blended)
YARD	Proforma	173,708	-	-	\$.15	\$321,674	
CELL TOWER	T-Mobile	-	9/20/2002	3/31/2028	-	\$34,980	

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## WAREHOUSE 1:

39,554± SF

6,900± SF office space

Four (4) grade level doors

Two (2) external dock platform positions

11'9" – 22'10" clear height

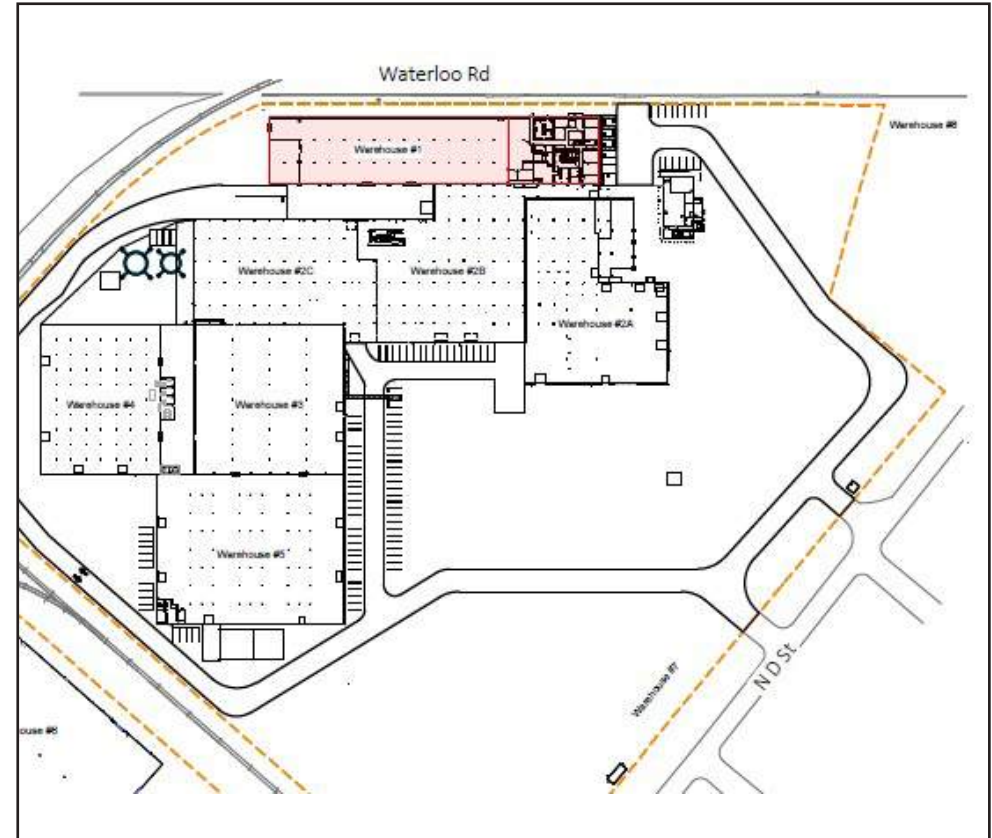
Sprinklered

Motion sensor LED lighting

## TENANT:

**Acme Stock LLC**

Acme Stock is a company that provides streaming sales services online on whatnot, an online auction platform.



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## WAREHOUSE 2A:

39,470± SF

2,577± SF office space

Four (4) grade level doors

11'9" – 22'10" clear height

Sprinklered

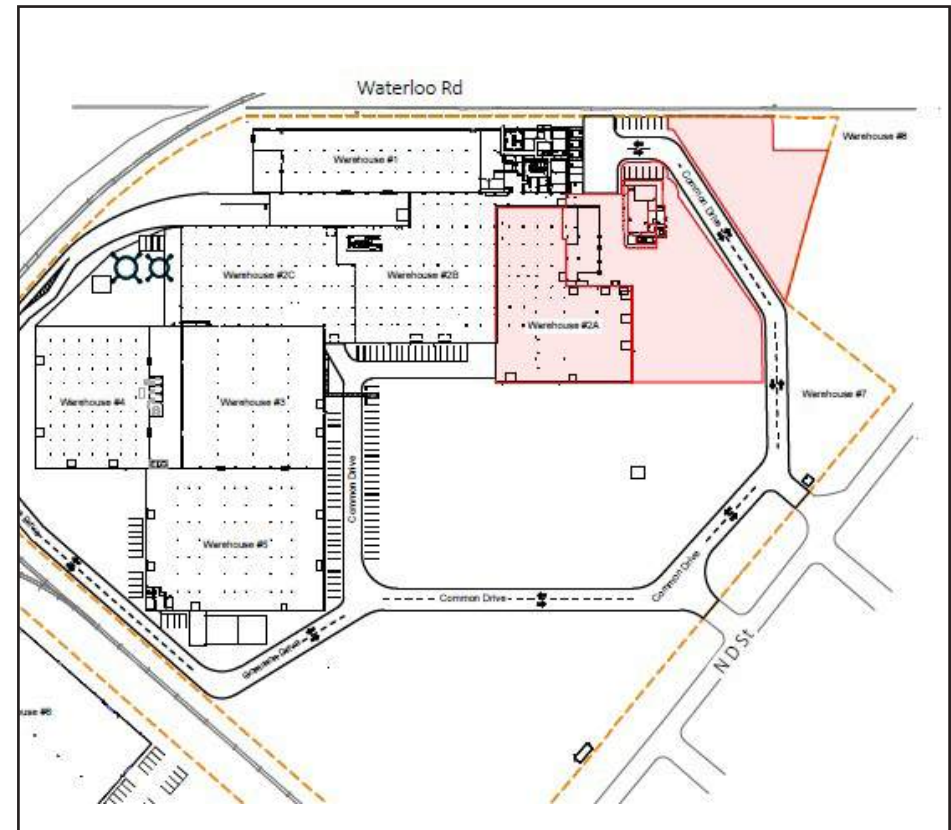
Motion sensor LED lighting

## TENANT:

CWalla

CWalla is a distributor of high-quality steel studs & framing components, drywall, acoustical ceiling systems, FRP panels, tools, supplies, accessories and much more. CWalla is a preferred distributor of SCAFCO Steel Stud Company, a trusted name in the steel framing industry for more than 25 years. This relationship has its advantages. As a CWalla customer, you'll have direct access to SCAFCO's team of engineers. Leverage their skills to save on labor costs and improve installation efficiency, all while using the industry's latest, leading-edge products.

<https://www.cwalla.com/>



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## WAREHOUSE 2B/2C:

75,425± SF

3,618± SF office space

Six (6) grade level doors

Two (2) external dock platform positions

12'4" – 22'6" clear height

Sprinklered

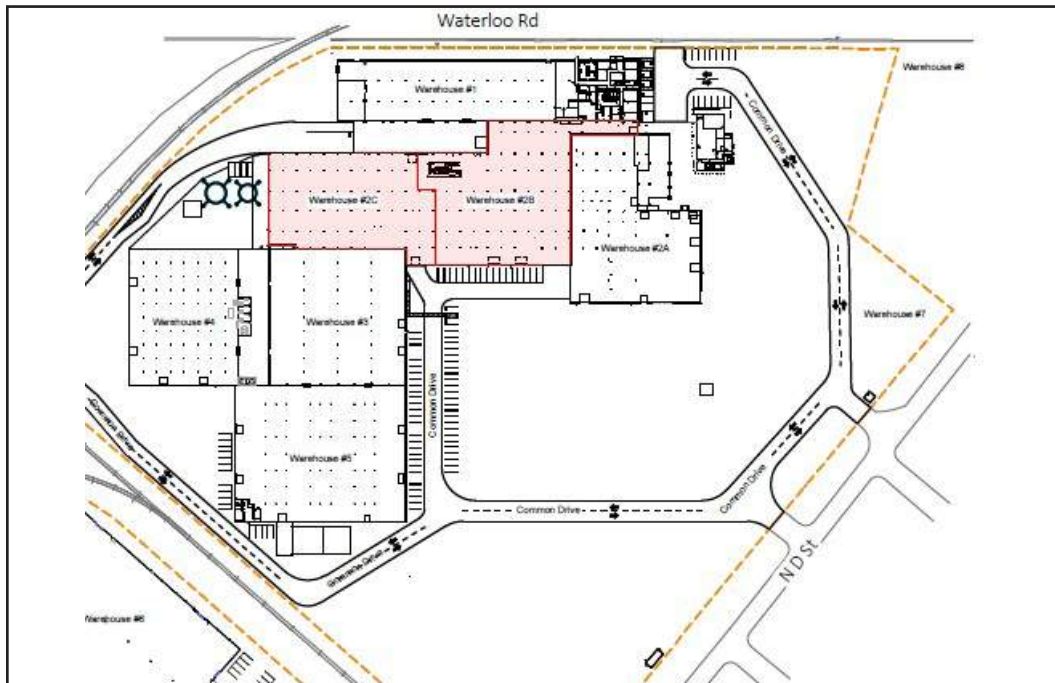
Motion sensor LED lighting

## TENANT:

### **Bumpboxx LLC**

Bumpboxx's mission is to elevate lives through the power of music — bringing people together with bold sound, nostalgic style and products that amplify self-expression, energy and community. Bumpboxx builds more than speakers — they craft statements.

<https://bumpboxx.com/>



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## WAREHOUSE 3:

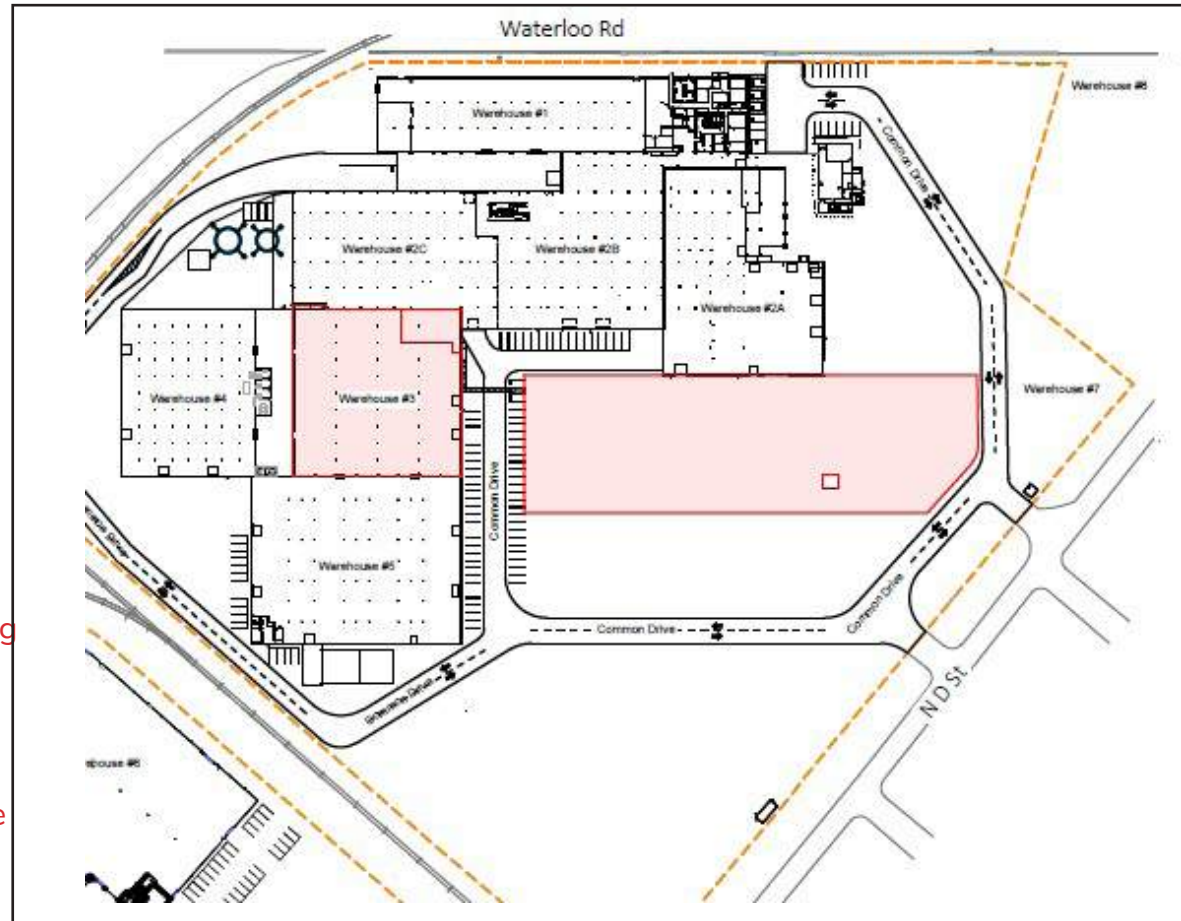
40,441± SF  
2,931± SF office space  
Two (2) grade level doors  
15'5" clear height  
Sprinklered  
Motion sensor LED lighting

## TENANT:

### **XL Construction**

For over 30 years, XL Construction has been a leading Northern California builder. XL Construction prides itself in thinking beyond the building and considers the environmental, economic and social impacts of everything they do, creating communities based on partnership, support and a shared vision for a sustainable future. As industry leaders across numerous market sectors, XL Construction leverages their vast expertise to build sustainable structures that make a positive impact on the communities they serve.

<https://www.xlconstruction.com/>

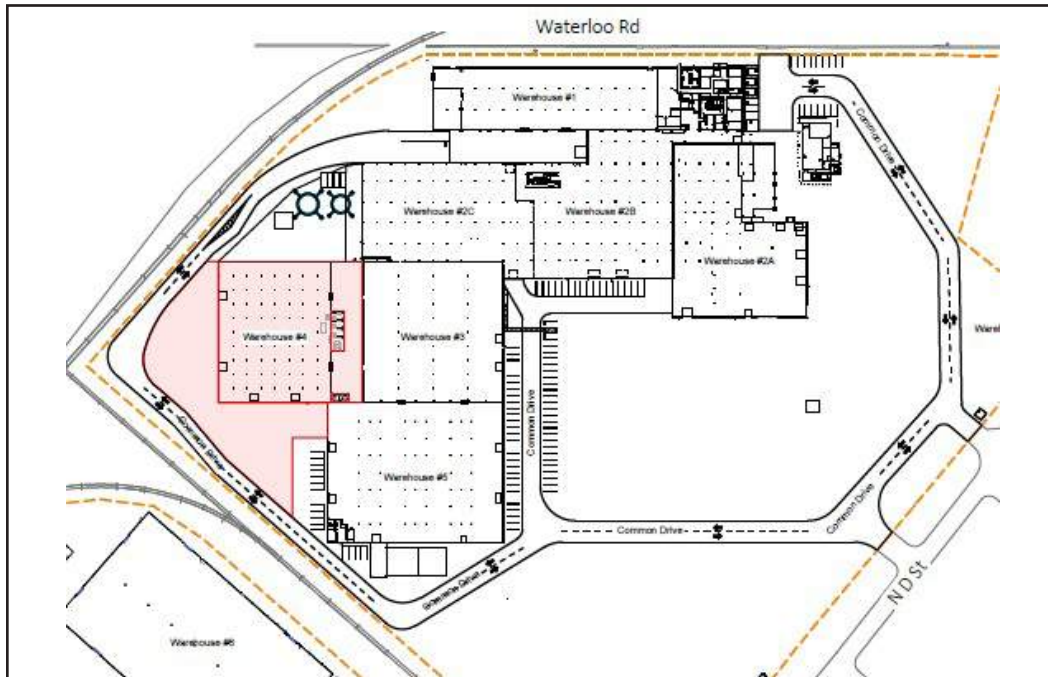


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## WAREHOUSE 4:

41,430± SF  
1,350± SF office space  
Four (4) grade level doors  
16' clear height  
Sprinklered  
Motion sensor LED lighting



## TENANT:

### **Daley's Drywall**

Daley's Drywall & Taping Inc. is a family business and was founded in 1963. At Daley's, we build quality client relationships, through successful results provided by experienced teams with a commitment to providing excellent service. Serving the greater San Francisco Bay Area, Silicon Valley, San Jose and the Monterey regions, Daley's Drywall provides cutting edge construction solutions.

<https://daleysdrywall.com/>

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## WAREHOUSE 5:

50,338± SF

1,089± SF office space

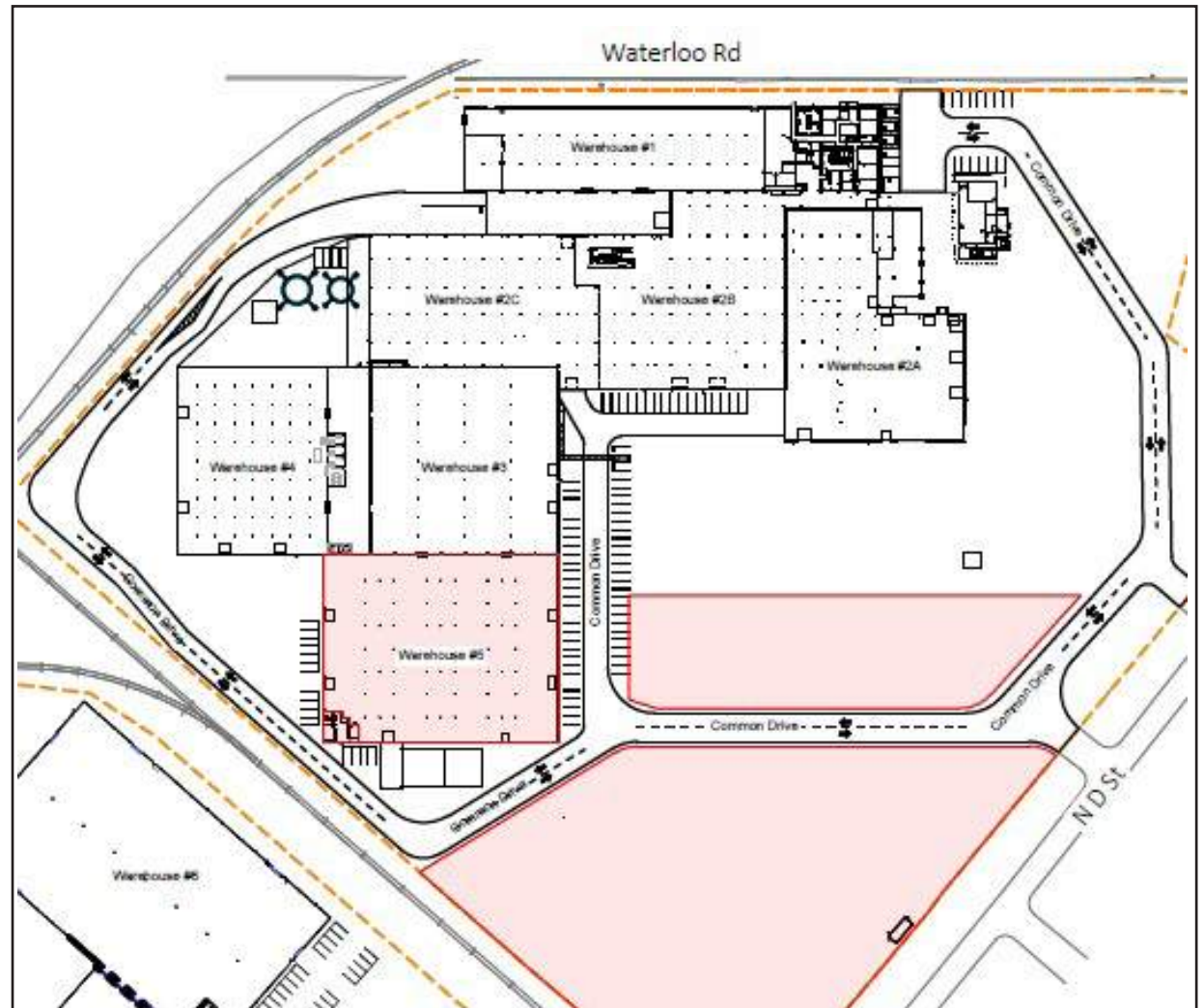
Six (6) grade level doors

Three (3) external dock with hydraulic levelers

22'9" clear height

Sprinklered

Motion sensor LED lighting



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## WAREHOUSE 6: (1051 D Street)

70,000± SF

1,891± SF office space

Seven (7) grade level doors

Three (3) dock high doors with weather seals

22' clear height

Sprinklered

Motion sensor LED lighting

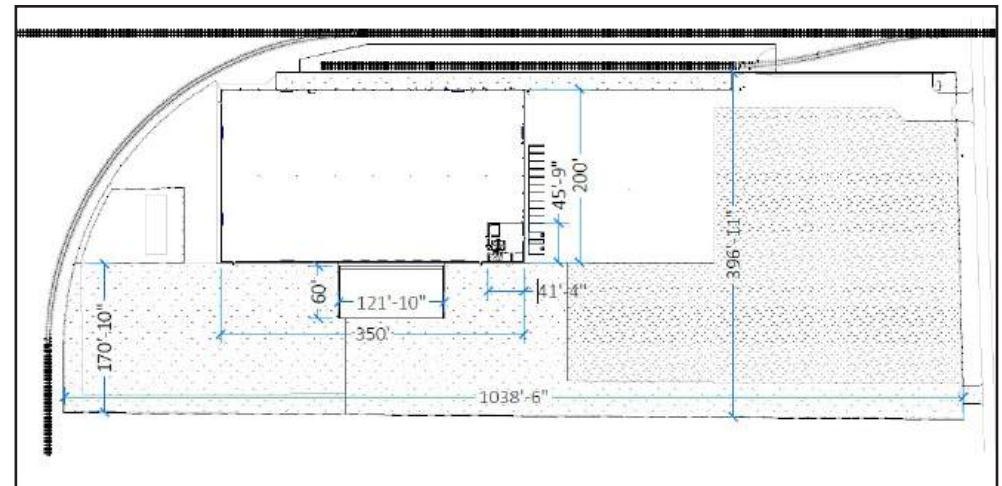
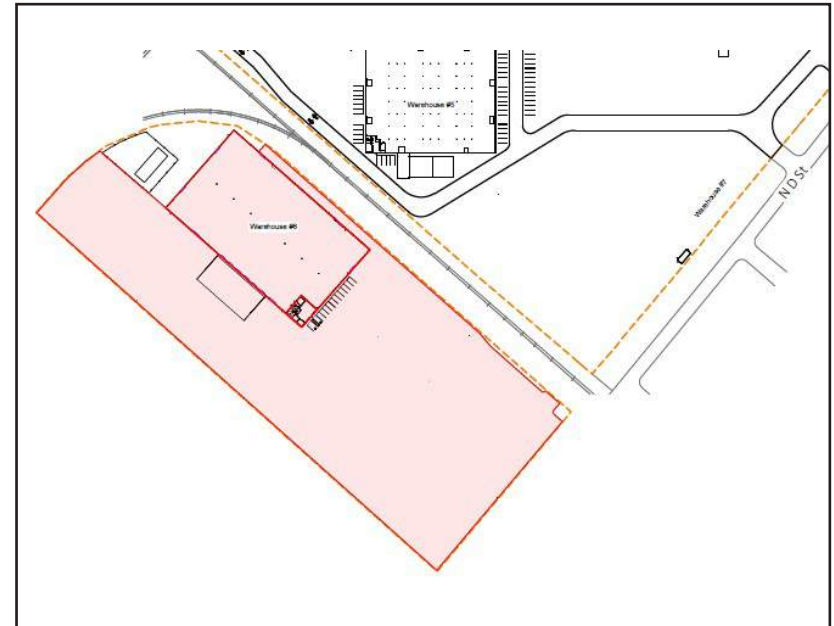
9.29± Acres

## TENANT:

### **Pacific Warehouse Company**

Pacific Warehouse Company specializes in managing heavy industrial materials with unmatched versatility and precision. The Stockton facility is fully equipped to handle diverse transportation modes — from standard and flatbed trucks to railcars, shipping containers, and even break-bulk vessels. Whether importing via vessel, transferring goods by rail, or receiving deliveries by truck, their team ensures the cargo is managed safely and efficiently.

<http://www.pacificwarehousecompany.com/>



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PARCEL MAP



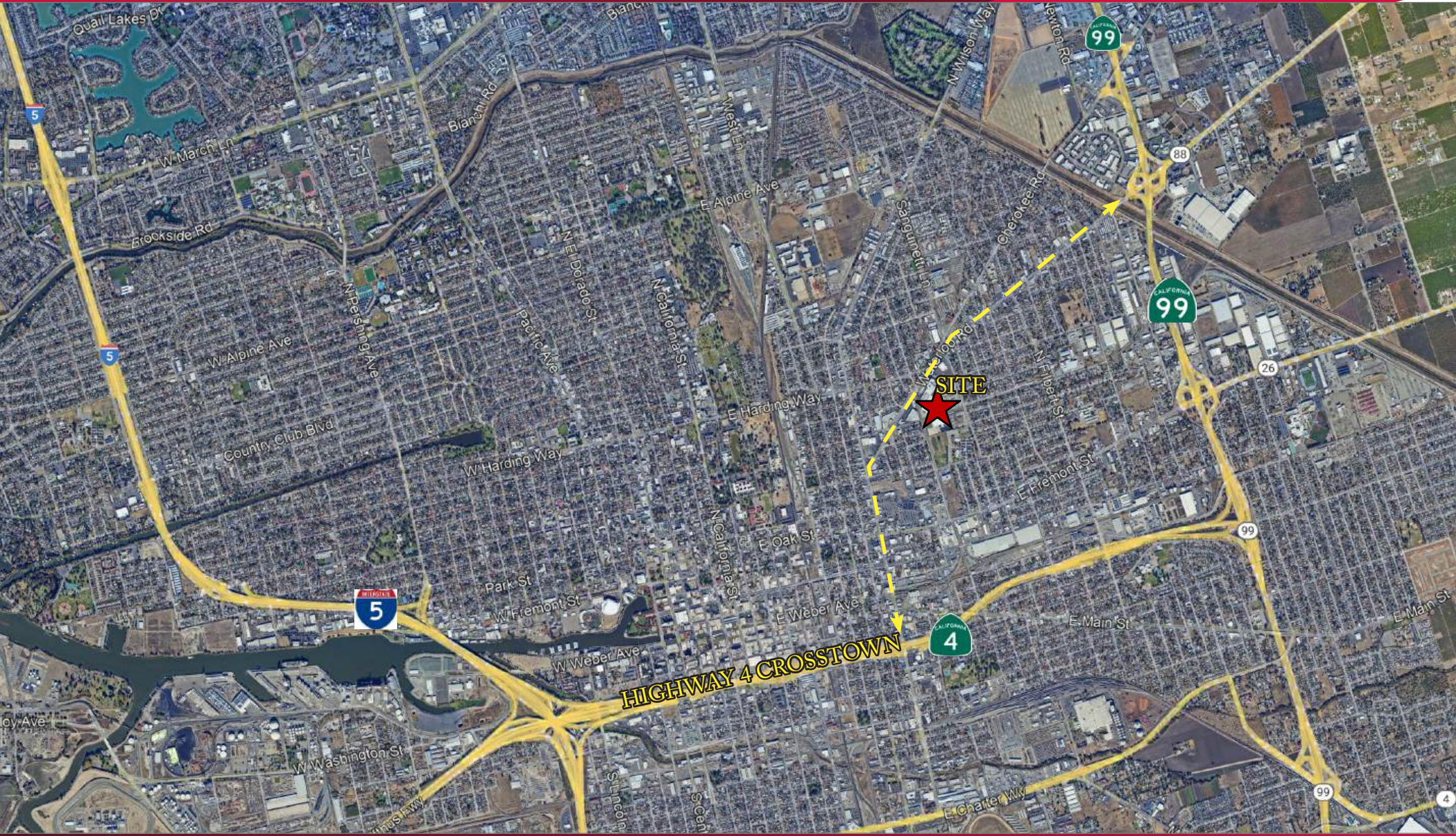
AERIAL MAP

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**OFFERED BY:  
LEE & ASSOCIATES - CENTRAL VALLEY INC.**

**DARREN MCFADDEN**

**BRE #01276439**

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