

INDUSTRIAL WAREHOUSE SPACE WITH EXCESS YARD - FOR LEASE

WAREHOUSE 2

1400 WATERLOO ROAD, STOCKTON, CA 95205



241 Frank West Circle, Suite 300 | Stockton, CA 95206 | 209-983-1111 | lee-associates.com/centralvalley

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Darren McFadden
BRE #01276439
dmcfadden@lee-associates.com
D 209.983.6821
C 209.598.1180

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PROPERTY OVERVIEW

Total Building SF:	292,190± SF
Total Available SF:	164,730± SF
Space Available From:	33,541± SF to 164,730± SF
Total Contiguous SF:	164,730± SF
Total Site Size:	21± Acres
Total Available Yard Area:	6.02± Acres
Zoning:	IL - City of Stockton

ADDITIONAL FEATURES

- Total Power - 16,000 Amps at 480 Volts
- Four (4) - 4,000 Amp, 277/480 Volt, 3 phase services
- Existing Office and Build to Suit Office
- Grade Level and Dock High Loading
- Fully Sprinklered
- New Motion Sensor LED Lighting throughout
- Additional paved/secure yard area available
- Warehouse areas can be leased individually or combined for larger SF
- Located 1.3± miles west of Hwy 99 at Waterloo Road and N. D Street

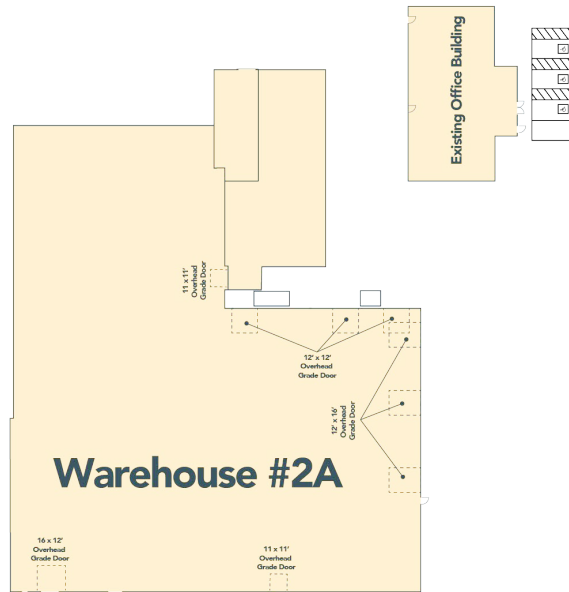


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Warehouse #2A



Property Overview



FEATURES:

- Available SF: 38,253± SF
- Office: 2,577± SF
- Grade Doors: Two (2) - 11' x 11'
Three (3) - 12' x 12'
Three (3) - 12' x 16'
One (1) - 16' x 12'

- Dock High Doors: Possible
- Clear Height: Varies (11'9" - 22'10")
- Yard: Additional Yard Space
- Sprinklered: Available Yes
- Lighting: Motion sensor LED

Warehouse #2B, #2C & #3 Available

LEASE RATE: \$.45 PSF, NNN
ESTIMATED DELIVERY Q4 2023

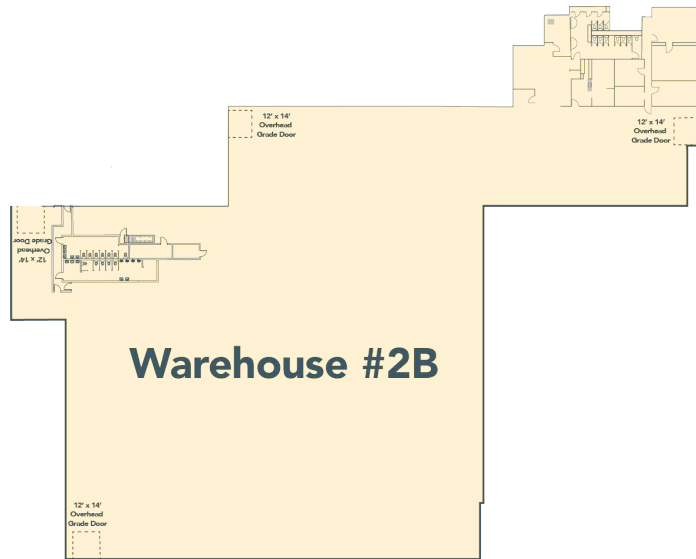
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Warehouse #2B



FEATURES:

- Available SF: 47,876± SF
- Office: 3,618± SF
- Grade Doors: Four (4) - 12' x 14'
- Dock High: Two (2) external dock positions (More Possible)
- Clear Height: Varies (12'4" - 22'6")
- Yard: Additional Yard Space Available
- Sprinklered: Yes
- Lighting: Motion sensor LED

Property Overview



Warehouse #2A, #2C & #3 Available

LEASE RATE: \$.30 PSF, NNN
ESTIMATED DELIVERY Q4 2023

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dmcfadden@lee-associates.com
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Warehouse #2C



FEATURES:

- Available SF: 33,541± SF
- Grade Doors: Two (2) - 12' x 12'
- Dock High: Two (2) external dock positions
- Clear Height: Varies
- Yard: Additional Yard Space Available
- Sprinklered: Yes
- Lighting: Motion sensor LED

Property Overview



Warehouse #2A, #2B & #3 Available

**LEASE RATE: \$.35 PSF, NNN
AVAILABLE NOW**

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