

Available Industrial Listings - November 2019

Lee & Associates-Central Valley, Inc.

*241 Frank West Circle, #300
Stockton, CA 95206*

*Ph: 209-983-1111 / Fax 209-982-0167
www.lee-associates.com*

Mark Reckers, SIOR
BRE # 00938704
mreckers@lee-associates.com
Direct: 209-983-6838

Jim Martin, SIOR
BRE # 01214270
martin@lee-associates.com
Direct: 209-983-4088

Darren McFadden
BRE # 01276439
dmcfadden@lee-associates.com
Direct: 209-983-6821

Guy Grace
BRE # 02045756
ggrace@lee-associates.com
Direct: 209-982-4444



BRE # 01166901

1. Available Industrial Space (ID: 14546)

Primary Use: Mfg/Dist

18846 State Route 99 Acampo, CA 95220
Market: Central Valley / Sub-Market: San Joaquin

Avail SF of Bldg SF: 127,430 of 127,430	Office SF:	Zoning: AG 20/AG 40	# GL/DID: 3
Min Divisible SF:	Land SF: 1,149,113 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: -	Power Amps: 0	#DH Doors: 16
Sale Price: \$5,500,000.00	Sprinkler: No	Power Volts:	Total Doors: 19
Sale Price/SF: \$43.16		Power Phase: 0	Parking Spaces:
Lease Rate:		Construction Type:	Parking Ratio: 0
Asking NNN to Gross:			Rail:
Asking CAM:			Yard: Possible Yard
Vacancy Type:			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: 12.58± acres surfaced w/structures, 13.8± acres bare ground. Mix of concrete tilt-up and metal structures. Fenced perimeter. Approximately 900' of direct frontage along State Route 99. Accessible via two (2) interchange-Woodbridge Road to the North and 99 Frontage to the South.

2. Available Industrial Space (ID: 13522)

Primary Use:

22024 E. Liberty Road Clements, CA 95227
Market: Central Valley

Avail SF of Bldg SF: 2,000 of 2,000	Office SF: 250 SF	Zoning: C-X (Crossroads Commercial)	# GL/DID: 2
Min Divisible SF:	Land SF: 110,207 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: -	Power Amps:	#DH Doors:
Sale Price: \$549,000.00	Sprinkler:	Power Volts:	Total Doors: 2
Sale Price/SF: \$274.50		Power Phase:	Parking Spaces:
Lease Rate:		Construction Type:	Parking Ratio:
Asking NNN to Gross:			Rail:
Asking CAM:			Yard:
Vacancy Type:			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Currently used as modular home sales yard. Large fenced/compacted gravel yard. Well water and septic. Flexible zoning allows for numerous uses.

3. Available Industrial Space (ID: 16228)
Primary Use:
772 Santa Fe Ave Empire, CA 95319
Market: Central Valley

Avail SF of Bldg SF: 5,000 of 5,000	Office SF: 1,375 SF	Zoning: P-I	# GL/DID: 5
Min Divisible SF:	Land SF: 291,416 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 16.00 -	Power Amps: 400	#DH Doors:
Sale Price: \$975,000.00	Sprinkler:	Power Volts: 480	Total Doors: 5
Sale Price/SF: \$195.00		Power Phase: 3	Parking Spaces:
Lease Rate:		Construction Type:	Parking Ratio:
Asking NNN to Gross:			Rail:
Asking CAM:			Yard:
Vacancy Type:			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com

Comments: 1,290± SF, Office, Three (3) private offices, Reception area Two (2) restrooms, Central HVAC 2,250± SF (30' X 75'), Warehouse, Clear span metal construction, Four (4) 12' x 14' GL Doors, 400 amp / 480 volt 3 phase electrical service, Metal Halogen lighting with Skylights 20' clear height with drive through access 1,375± SF (25' x 55'), Shop, Clear-span metal construction One (1) 9' x 12' GL door, 400 amp / 480 volt 3 phase electrical service, Metal Halogen lighting, 16' clear height

4. Available Industrial Space (ID: 14793)
Primary Use:
200 Crystal Way Galt, CA 95362
Market: Central Valley
Avail SF of Bldg SF: 1,800 of 1,800

Office SF:
Zoning: Highway commercial
(City of Galt)

GL/DID:
Min Divisible SF:
Land SF: 34,412 SF

GL/DID Size(w x h):
Max Contiguous SF:
Ceiling Height: -

Year Built:
#DH Doors:
Sale Price:
Sprinkler:
Power Amps:
Total Doors:
Sale Price/SF:
Power Volts:
Parking Spaces:
Lease Rate: \$3,500.00 GROSS Per
Month

Power Phase:
Parking Ratio:
Construction Type:
Rail:
Asking NNN to Gross:
Yard: Fully fenced and
secured

Asking CAM:
Vacancy Type: Vacant

Occupancy Date:


Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	dmcfadden@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Completely Renovated interior and exterior! 286± of direct Hwy 99 frontage. Fully fenced and secured yard area. Ideal use for yard storage, truck parking or sales/service. Property fronts Hwy 99 and located just South of Boessow Road. Located off Hwy 99 at the Central Galt offramp.

5. Available Industrial Space (ID: 16194)

Primary Use:

15620 McKinley Ave Lathrop, CA 95330

Market: Central Valley / Sub-Market: Lathrop

Avail SF of Bldg SF: 42,000 of 42,000	Office SF: 560 SF	Zoning:	# GL/DID: 6
Min Divisible SF:	Land SF: 169,013 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 28.00 -	Power Amps: 1000	#DH Doors:
Sale Price:	Sprinkler:	Power Volts: 277/480	Total Doors: 6
Sale Price/SF:		Power Phase: 3	Parking Spaces:
Lease Rate:		Construction Type:	Parking Ratio:
Asking NNN to Gross:			Rail: No Rail
Asking CAM:			Yard: Fenced / paved
Vacancy Type:			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com

Comments: Sales Price: \$73.00 / PSF. Large concrete and asphalt yard surrounding the building. Crane ways that previously supported 5± ton bridge cranes. Excellent Manufacturing Buildings, Ideally located with close proximity to both Interstate 5 and Highway 120. Extensive skylights and T5 lighting, 3 position exterior dock high ramp. • Paint Booth (30' x 100'). Adjacent 35,284± SF building on 2.42± acres also available.

6. Available Industrial Space (ID: 16193)

Primary Use:

15660 McKinley Ave Lathrop, CA 95330

Market: Central Valley / Sub-Market: Lathrop

Avail SF of Bldg SF: 35,284 of 35,284	Office SF: 4,800 SF	Zoning:	# GL/DID: 6
Min Divisible SF:	Land SF: 105,415 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 28.00 -	Power Amps: 600	#DH Doors:
Sale Price:	Sprinkler:	Power Volts: 277/480	Total Doors: 6
Sale Price/SF:		Power Phase: 3	Parking Spaces:
Lease Rate:		Construction Type:	Parking Ratio:
Asking NNN to Gross:			Rail: No Rail
Asking CAM:			Yard: Fenced / paved
Vacancy Type:			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com

Comments: Sales Price: \$73.00/ PSF Fully fenced large concrete and asphalt yard surrounding the building. Crane ways that previously supported 5± ton bridge cranes. Newer attractive freestanding office building. Excellent Manufacturing Buildings. Ideally located with close proximity to both Interstate 5 and Highway 120. Extensive skylights, T5 lighting and roof vents, 3 positions exterior dock high ramp. Adjacent 42,000± SF building on 3.88± acres also available.

7. Available Industrial Space (ID: 14962)

Primary Use: Commercial

18540 N Hwy 88 Lockeford, CA 95237

Market: Central Valley

Avail SF of Bldg SF: 5,000 of 5,000	Office SF:	Zoning: C-C	# GL/DID: 1
Min Divisible SF:	Land SF: 79,715 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: -	Power Amps:	#DH Doors:
Sale Price:	Sprinkler:	Power Volts:	Total Doors: 1
Sale Price/SF:		Power Phase:	Parking Spaces:
Lease Rate: \$0.85 NNN Per Month		Construction Type: MTL	Parking Ratio:
Asking NNN to Gross:			Rail: No Rail
Asking CAM:			Yard:
Vacancy Type: Vacant			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Former Lockeford Antiques, Large showroom. Well suited for a variety of commercial uses.

8. Available Industrial Space (ID: 14963)

Primary Use: Warehouse

18540 N Hwy 88 Lockeford , CA 95237

Small Warehouse Units

Market: Central Valley

Avail SF of Bldg SF: 5,400 of 5,400	Office SF:	Zoning: C-C	# GL/DID: 3
Min Divisible SF: 1,800	Land SF: 79,715 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 18.00 -	Power Amps:	#DH Doors:
Sale Price:	Sprinkler:	Power Volts:	Total Doors: 3
Sale Price/SF:		Power Phase:	Parking Spaces:
Lease Rate: \$0.45 NNN Per Month		Construction Type: MTL	Parking Ratio:
Asking NNN to Gross:			Rail: No Rail
Asking CAM:			Yard:
Vacancy Type: Vacant			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com

Comments: 2 unit available - Unit I: 1,800sf - 1 GL Door. Unit K: 3,600sf - 2 GL doors - clear span.

9. Available Industrial Space (ID: 14964)

Primary Use: Commercial

18540 N Hwy 88 Lockeford , CA 95237
Market: Central Valley
Avail SF of Bldg SF: 8,044 of 8,044

Min Divisible SF: 264

Max Contiguous SF:
Sale Price:
Sale Price/SF:
Lease Rate:
Asking NNN to Gross:
Asking CAM:
Vacancy Type: Vacant

Occupancy Date:
Office SF:
Land SF: 79,715 SF

Ceiling Height: -

Sprinkler:
Zoning: C-C

Year Built:
Power Amps:
Power Volts:
Power Phase:
Construction Type: Block

GL/DID:
GL/DID Size(w x h):
#DH Doors:
Total Doors:
Parking Spaces:
Parking Ratio:
Rail: No Rail

Yard:


Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com

Comments: Lease Rate \$0.65 - \$1.85/sf. Units can be combined or leased separately. Ample parking. Flexible Zoning.

10. Available Industrial Space (ID: 13099)

Primary Use: Mfg/Dist

Southern Belle Business Park
730 S. Beckman Rd, Ste A Lodi, CA 95240
Market: Central Valley / Sub-Market: Lodi
Avail SF of Bldg SF: 4,034 of 7,034

Min Divisible SF: 4,034

Max Contiguous SF:
Sale Price:
Sale Price/SF:
Lease Rate: \$0.70 GROSS Per Month

Asking NNN to Gross:
Asking CAM:
Vacancy Type: Vacant

Occupancy Date:
Office SF: 1,000 SF

Land SF: 105,851 SF

Ceiling Height: 16.00 -

Sprinkler: Yes

Zoning: M (Industrial, City of Lodi)

Year Built:
Power Amps: 0

Power Volts:
Power Phase: 0

Construction Type: CTU

GL/DID: 2

GL/DID Size(w x h): 12x12

#DH Doors:
Total Doors: 2

Parking Spaces:
Parking Ratio:
Rail: Unavailable

Yard: Yes


Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	dmcfadden@lee-associates.com

Comments: This industrial/flex building features prominent frontage and visibility along Hwy 99. Located at the corner of South Beckman Road and Industrial Way. Reception/showroom area w/2 restrooms w/fenced yard. Ideal for sales/service, office and warehouse applications. Owner will modify to layout to suit.

11. Available Industrial Space (ID: 14902)

Primary Use: Light Industrial

401 S. Main St Lodi, CA 95240

Market: Central Valley / Sub-Market: San Joaquin

Avail SF of Bldg SF: 12,800 of 12,800	Office SF: 800 SF	Zoning: M	# GL/DID: 3
Min Divisible SF:	Land SF: 27,878 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 14.00 - 18.00	Power Amps: 1400	#DH Doors:
Sale Price:	Sprinkler: No	Power Volts:	Total Doors: 3
Sale Price/SF:		Power Phase: 3	Parking Spaces:
Lease Rate: \$0.61 GROSS Per Month		Construction Type: MTL	Parking Ratio: 0
Asking NNN to Gross:			Rail:
Asking CAM:			Yard: Yes
Vacancy Type: Vacant			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	dmcfadden@lee-associates.com

Comments: 100% temperature controlled throughout with gas/radiant heat and AC. Heavy power, fenced, paved & secure yard area.

12. Available Industrial Space (ID: 15017)

Primary Use:

1140 Bessemer Avenue Manteca, CA

Market: Central Valley / Sub-Market: Manteca

Avail SF of Bldg SF: 18,700 of 18,700	Office SF: 2,125 SF	Zoning: M-1	# GL/DID: 6
Min Divisible SF:	Land SF: 43,560 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 16.00 -	Power Amps: 600	#DH Doors:
Sale Price: \$1,599,000.00	Sprinkler: Yes	Power Volts: 120/240	Total Doors: 6
Sale Price/SF: \$85.51		Power Phase: 3	Parking Spaces:
Lease Rate:		Construction Type: MTL	Parking Ratio:
Asking NNN to Gross:			Rail: No Rail
Asking CAM:			Yard: Yes
Vacancy Type:			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Industrial building with yard. 18,700± SF located on 1.0± AC. 2,125± SF of office space in 3 separate pods throughout building with 6 restrooms. 6 grade level drive-in doors.

13. Available Industrial Space (ID: 12662)

Primary Use: Light Industrial

400 Industrial Park Dr. Manteca, CA 95337
Market: Central Valley / Sub-Market: San Joaquin

Avail SF of Bldg SF: 88,533 of 88,533	Office SF: 3,840 SF	Zoning: M-1	# GL/DID: 7
Min Divisible SF:	Land SF: 265,280 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 18.00 -	Power Amps: 1200	#DH Doors: 1
Sale Price: \$5,500,000.00	Sprinkler: Yes	Power Volts: 480/277	Total Doors: 8
Sale Price/SF: \$62.12		Power Phase: 3	Parking Spaces:
Lease Rate: \$0.24 NNN		Construction Type: CTU	Parking Ratio: 354
Asking NNN to Gross:			Rail:
Asking CAM:			Yard: Asphalt
Vacancy Type: Vacant			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: 88,533± SF on 6.09± Acres. Less than 1/2 mile from Hwy 120 / S. Main Street interchange. Excellent access to Hwy 99 and I-5 via Hwy 120 Bypass.

14.	Available Industrial Space (ID: 16219) Primary Use: Warehouse	Morgan Road Distribution Center Phase II
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1205 E. Whitmore Ave, Warehouse 8 Modesto, CA	Market: Central Valley / Sub-Market: Modesto
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Avail SF of Bldg SF: 348,500 of 348,500

Office SF:
Zoning: M2

GL/DID: 4

Min Divisible SF: 100,000

Land SF: 740,520 SF

Year Built: 2020

GL/DID Size(w x h): 15 X 15

Max Contiguous SF: 348,500

Ceiling Height: 32.00 -

Power Amps: 800

#DH Doors: 20

Sale Price:
Sprinkler: ESFR

Power Volts: 277/480

Total Doors: 24

Sale Price/SF:
Power Phase: 3

Parking Spaces: 117

Lease Rate:
Construction Type: CTU

Parking Ratio:
Asking NNN to Gross:
Rail: Available

Asking CAM:
Yard: Yes

Vacancy Type: Vacant

Occupancy Date:


Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	dmcfadden@lee-associates.com

Comments: Under Construction for 1st QT 2020 delivery. Located only 3/4± miles west of Highway 99 Low cost electricity provided by: TID (Turlock Irrigation District) Fully secure campus with onsite guard service Project includes up to 39± AC for additional building and outside storage areas

15. Available Industrial Space (ID: 14988)
Multi-Tenant Business Park

Primary Use: Mfg/Dist

1502 Coldwell Ave Modesto, CA

Market: Central Valley / Sub-Market: Stanislaus

Avail SF of Bldg SF: 96,200 of 96,200

Office SF:

Zoning: M1

GL/DID:

Min Divisible SF:

Land SF: 287,932 SF

Year Built:

GL/DID Size(w x h): 6

Max Contiguous SF:

Ceiling Height: -

Power Amps: 220

#DH Doors: 4

Sale Price: \$5,025,000.00

Sprinkler: No

Power Volts: 2,000

Total Doors: 4

Sale Price/SF: \$52.23

Power Phase: 3

Parking Spaces: 100

Lease Rate:

Construction Type: CTU

Parking Ratio: 0

Asking NNN to Gross:

Rail: No Rail

Asking CAM:

Yard: Yes

Vacancy Type: Occupied

Occupancy Date:



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com

Comments: Fully Leased Multi Tenant Business Park, For Sale. 6 buildings totaling 96,200±SF on 6.61± acres. User/Investor opportunity with Long-Term credit Tenants including John Deere and Ferguson

16. Available Industrial Space (ID: 14956)
G3 Complex -Whse #1

Primary Use: Mfg/Dist

2612 Crows Landing Rd Modesto, CA
Market: Central Valley / Sub-Market: Modesto
Avail SF of Bldg SF: 374,793 of 374,793

Office SF: 1,950 SF

Zoning:
GL/DID: 4

Min Divisible SF: 23,700

Land SF: 529,690 SF

Year Built: 1980

GL/DID Size(w x h): To Suit

Max Contiguous SF:
Ceiling Height: 26.00 -

Power Amps: 2000

#DH Doors: 28

Sale Price:
Sprinkler: Yes

Power Volts: 220/480

Total Doors: 32

Sale Price/SF:
Power Phase: 3

Parking Spaces:
Lease Rate:
Construction Type: CTU

Parking Ratio: 0

Asking NNN to Gross:
Rail: Available

Asking CAM:
Yard: Yes

Vacancy Type: Vacant

Occupancy Date:


Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	dmcfadden@lee-associates.com

Comments: Units available Mid-2019. Space entirely Climate controlled to 68 degrees and Rail Served and 28,000 SF room at 55 degrees, #A-160,680sf | #B-41,164sf | #C-68,272sf | #D-37,680sf

17. Available Industrial Space (ID: 14722)
Tillie Lewis Business Park
Primary Use: Mfg/Dist

301 Ninth St., Ste C3 Modesto, CA
Market: Central Valley / Sub-Market: Stanislaus

Avail SF of Bldg SF: 15,360 of 45,000	Office SF: 1,000 SF	Zoning: M-1	# GL/DID: 3
Min Divisible SF:	Land SF: 387,684 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 21.00 -	Power Amps: 200	#DH Doors: 0
Sale Price:	Sprinkler: Yes	Power Volts: 277/480	Total Doors: 3
Sale Price/SF:		Power Phase: 3	Parking Spaces:
Lease Rate:		Construction Type: MTL	Parking Ratio:
Asking NNN to Gross:			Rail: Unavailable
Asking CAM:			Yard: fenced
Vacancy Type:			
Occupancy Date: 11/1/2018			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com

Comments: 15,000± SF dock high yard accessible via large ramp. Excellent access to Highway 99 via Tuolumne Blvd. exit. Ideal supply/branch location with park neighbors: US Air-Conditioning and Heating Cooling Supply.

18. Available Industrial Space (ID: 16265)
Primary Use:
2640 Yosemite Blvd Modesto, CA
Market: Central Valley / Sub-Market: Modesto

Avail SF of Bldg SF: 51,743 of 51,743	Office SF: 1,543 SF	Zoning:	# GL/DID: 1
Min Divisible SF:	Land SF:	Year Built: 2006	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 22.00 -	Power Amps: 200	#DH Doors: 11
Sale Price:	Sprinkler: Yes	Power Volts: 270/480	Total Doors: 12
Sale Price/SF:		Power Phase: 3	Parking Spaces:
Lease Rate:		Construction Type:	Parking Ratio:
Asking NNN to Gross:			Rail: Available
Asking CAM:			Yard:
Vacancy Type: Direct			
Occupancy Date: 4/1/2020			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com

Comments: Building with large yard Designed to provide excellent Rail to Dock loading All doors have Pit Levelers Excellent visibility on Yosemite Blvd. Located in Beard Industrial District Column spacing 50' x 50'

19. Available Industrial Space (ID: 16319)

Primary Use: Industrial

1611 S. Airport Wy Stockton, CA 95206

Market: Central Valley / Sub-Market: San Joaquin

Avail SF of Bldg SF: 3,725 of 3,725
 Min Divisible SF:
 Max Contiguous SF:
 Sale Price:
 Sale Price/SF:
 Lease Rate: \$16,000.00 GROSS
 Per Month
 Asking NNN to Gross:
 Asking CAM:
 Vacancy Type:
 Occupancy Date:

Office SF: 1,100 SF
 Land SF: 217,800 SF
 Ceiling Height: -
 Sprinkler:

Zoning:
 Year Built:
 Power Amps:
 Power Volts:
 Power Phase:
 Construction Type:

GL/DID:
 GL/DID Size(w x h):
 #DH Doors:
 Total Doors:
 Parking Spaces:
 Parking Ratio:
 Rail:
 Yard:



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Completely fenced, asphalt and lit yard Hwy 99: 2.2± miles East I-5: 1.6± miles West Ideal storage, sales or equipment yard

20. Available Industrial Space (ID: 16371)

Primary Use:

1145 S. Aurora Street Stockton, CA

Market: Central Valley / Sub-Market: Stanislaus

Avail SF of Bldg SF: 5,650 of 5,650
 Min Divisible SF:
 Max Contiguous SF:
 Sale Price: \$495,000.00
 Sale Price/SF: \$87.61
 Lease Rate:
 Asking NNN to Gross:
 Asking CAM:
 Vacancy Type:
 Occupancy Date:

Office SF: 1,050 SF
 Land SF: 14,810 SF
 Ceiling Height: 16.00 -
 Sprinkler:

Zoning: IL
 Year Built:
 Power Amps:
 Power Volts:
 Power Phase:
 Construction Type:

GL/DID: 7
 GL/DID Size(w x h):
 #DH Doors:
 Total Doors: 7
 Parking Spaces:
 Parking Ratio:
 Rail: No Rail
 Yard: Fenced / paved



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Corner location with access from Aurora Street and Jackson Street. 16'± clear height, 7 Ground Level Doors. Heavy Power. Fenced / paved yard for outside storage or parking - wrought iron fence, new asphalt. IL - Limited Industrial (City of Stockton). Located within Opportunity Zone. South of Crosstown Freeway (Hwy 4) with easy access to I-5 and Hwy 99.

21. Available Industrial Space (ID: 15141)
Primary Use:
4205 B Street Stockton, CA
Market: Central Valley / Sub-Market: San Joaquin
Avail SF of Bldg SF: 15,390 of 15,390

Office SF: 5,040 SF

Zoning:
GL/DID: 2

Min Divisible SF:
Land SF: 90,169 SF

Year Built: 2004

GL/DID Size(w x h):
Max Contiguous SF:
Ceiling Height: 24.00 -

Power Amps: 1000

#DH Doors: 4

Sale Price:
Sprinkler: Yes

Power Volts: 277/480

Total Doors: 6

Sale Price/SF:
Power Phase: 3

Parking Spaces:
Lease Rate: \$0.60 NNN Per Month

Construction Type: CTU

Parking Ratio:
Asking NNN to Gross:
Rail: No Rail

Asking CAM:
Yard: no

Vacancy Type:
Occupancy Date:


Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Located at the southwest corner of B Street and Industrial Drive, north of the Stockton Airport between I-5 and Highway 99 , with access to both via the newly constructed Arch-Sperry Connector. Excellent access to the Port of Stockton and both UP and BNSF Intermodal facilities. Corporate neighbors include Cintas Uniform Services, Trader Joes, Raley's, Whirlpool, Staples, Cost Plus, Amazon, Crown Bolt, and Southern Wine & Spirits.

22. Available Industrial Space (ID: 16211)

Primary Use: Mfg/Dist

2245 W. Charter Way, Ste Bldg 3 Stockton, CA 95206
Market: Central Valley / Sub-Market: San Joaquin
Avail SF of Bldg SF: 12,500 of 12,500

Office SF: 2,500 SF

Zoning: I-G,

GL/DID: 4

Min Divisible SF:
Land SF: 87,120 SF

Year Built:
GL/DID Size(w x h): 12' X 14'

Max Contiguous SF:
Ceiling Height: 16.00 -

Power Amps:
#DH Doors:
Sale Price:
Sprinkler: No

Power Volts: 120/208

Total Doors: 4

Sale Price/SF:
Power Phase: 3

Parking Spaces:
Lease Rate: \$11,000.00 GROSS
Per Month

Construction Type: MTL

Parking Ratio: 0

Rail: Unavailable

Asking NNN to Gross:
Yard: Fenced / paved

Asking CAM:
Vacancy Type:
Occupancy Date:


Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: 16'± minimum clear height, Four (4) 12' x 14' Grade Level doors, Glass store fronts (10' x 10') with security doors. Flexible layout allowing for a variety of uses. Prominent Highway 4 (Charter Way) exposure. Excellent access to I-5. Ideal shop, yard and location for sales and service operators, construction contracting or light industrial users. Potentially divisible to 2,250± SF

23. Available Industrial Space (ID: 16210)

Primary Use: Incubator

4203 Coronado Ave. Stockton, CA 95206

Market: Central Valley / Sub-Market: San Joaquin

Avail SF of Bldg SF: 13,080 of 13,080	Office SF: 4,800 SF	Zoning: CM	# GL/DID: 8
Min Divisible SF:	Land SF: 29,185 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 14.00 - 16.00	Power Amps: 100	#DH Doors:
Sale Price: \$1,075,000.00	Sprinkler:	Power Volts: 120/208	Total Doors: 8
Sale Price/SF: \$82.19		Power Phase: 3	Parking Spaces:
Lease Rate:		Construction Type: MTL	Parking Ratio:
Asking NNN to Gross:			Rail: Unavailable
Asking CAM:			Yard: Fenced & Paved
Vacancy Type:			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	dmcfadden@lee-associates.com

Comments: 5 Unit Multi-Tenant Building, Separately metered electrical. Suite 1 is 100% office with two (2) restrooms, Suites 2-5 vary in office size/configuration with one (1) restroom per suite. Drive through access, Small paved/fenced rear yard areas for each suite. Fiber optic to building. Excellent owner/investor opportunity! DO NOT DISTURB TENANTS / VIEW BY APPOINTMENT ONLY

24. Available Industrial Space (ID: 14900)

Primary Use: Commercial

1725 S El Dorado St Stockton, CA 95206

Market: Central Valley

Avail SF of Bldg SF: 3,700 of 3,700	Office SF: 700 SF	Zoning: CG	# GL/DID: 3
Min Divisible SF:	Land SF: 7,841 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 14.00 -	Power Amps:	#DH Doors:
Sale Price: \$325,000.00	Sprinkler:	Power Volts:	Total Doors: 3
Sale Price/SF: \$87.84		Power Phase:	Parking Spaces:
Lease Rate: \$0.75 GROSS Per Month		Construction Type: Block	Parking Ratio:
Asking NNN to Gross:			Rail: No Rail
Asking CAM:			Yard: Yes
Vacancy Type: Vacant			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	dmcfadden@lee-associates.com

Comments: Commercial/automotive/warehouse. Completely renovated, new roof, paint, electrical. Monument signage available.

25. Available Industrial Space (ID: 10195)

Primary Use: Warehouse

1810 Field Ave., Ste 3 Stockton, CA 95203

Market: Central Valley / Sub-Market: San Joaquin

Avail SF of Bldg SF: 5,000 of 24,092	Office SF: 200 SF	Zoning: I-G (General Industrial, City of Stockton)	# GL/DID: 1
Min Divisible SF:	Land SF: 40,511 SF	Year Built: 1979	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 16.00 -	Power Amps: 200	#DH Doors: 0
Sale Price:	Sprinkler: Yes	Power Volts: 240	Total Doors: 1
Sale Price/SF:		Power Phase: 3	Parking Spaces:
Lease Rate: \$0.60 NNN		Construction Type: CTU	Parking Ratio:
Asking NNN to Gross:			Rail: Unavailable
Asking CAM:			Yard: No
Vacancy Type: Vacant			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com

Comments: Clear span space. T-5 warehouse lighting with motion sensors. Small office plus 2 restrooms. Easy I-5 access.

26. Available Industrial Space (ID: 14932)

Primary Use: Auto

720 E Hammer Lane, Ste C7 Stockton, CA 95210

Market: Central Valley

Avail SF of Bldg SF: 3,150 of 3,150	Office SF: 900 SF	Zoning:	# GL/DID: 4
Min Divisible SF:	Land SF:	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 16.00 -	Power Amps:	#DH Doors:
Sale Price:	Sprinkler:	Power Volts:	Total Doors: 4
Sale Price/SF:		Power Phase:	Parking Spaces:
Lease Rate: \$0.75 NNN Per Month		Construction Type: CTU	Parking Ratio:
Asking NNN to Gross:			Rail: No Rail
Asking CAM:			Yard:
Vacancy Type: Vacant			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	dmcfadden@lee-associates.com

Comments: Freestanding CTU in automotive center fronting Hammer Lane. 4-bay shop. airlines throughout, new roof, video surveillance and monitoring provided.

27. Available Industrial Space (ID: 14789)

Primary Use:

405 N. Lincoln Street Stockton, CA

Market: Central Valley / Sub-Market: Stockton

Avail SF of Bldg SF: 5,000 of 5,000
Min Divisible SF:
Max Contiguous SF:
Sale Price:
Sale Price/SF:
Lease Rate: \$0.90 GROSS Per Month
Asking NNN to Gross:
Asking CAM:
Vacancy Type:
Occupancy Date:

Office SF: 500 SF
Land SF: 26,136 SF
Ceiling Height: 16.00 -
Sprinkler:

Zoning: I-G (General Industrial)
Year Built:
Power Amps: 200
Power Volts: 120/208
Power Phase: Single
Construction Type: Block

GL/DID: 3
GL/DID Size(w x h): 12' x 14'
#DH Doors:
Total Doors: 3
Parking Spaces:
Parking Ratio:
Rail:
Yard: Fenced and compacted



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com

Comments: Fenced and compacted yard for parking/ storage. Close proximity to I-5 and Crosstown Fwy (Hwy 4).

28. Available Industrial Space (ID: 15047)

Primary Use: Industrial

945 E. Lindsay Street Stockton, CA

Market: Central Valley / Sub-Market: Stanislaus

Avail SF of Bldg SF: 44,600 of 44,600
Min Divisible SF:
Max Contiguous SF:
Sale Price: \$2,100,000.00
Sale Price/SF: \$47.09
Lease Rate:
Asking NNN to Gross:
Asking CAM:
Vacancy Type:
Occupancy Date:

Office SF: 5,000 SF
Land SF: 64,904 SF
Ceiling Height: 14.00 - 20.00
Sprinkler:

Zoning:
Year Built:
Power Amps:
Power Volts:
Power Phase:
Construction Type: Block

GL/DID:
GL/DID Size(w x h):
#DH Doors:
Total Doors: 9
Parking Spaces:
Parking Ratio:
Rail:
Yard:



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	dmcfadden@lee-associates.com

29. Available Industrial Space (ID: 14854)
Hammer Lane Business Park
Primary Use: Light Industrial
8026 Lorraine Ave. Stockton, CA 95210
Market: Central Valley / Sub-Market: San Joaquin

Avail SF of Bldg SF: 27,679 of 27,679	Office SF:	Zoning: I-G (General Industrial)	# GL/DID:
Min Divisible SF: 1,300	Land SF: 74,923 SF		GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 14.00 -	Year Built:	#DH Doors:
Sale Price: \$1,990,000.00	Sprinkler: No	Power Amps: 110	Total Doors: 0
Sale Price/SF: \$71.90		Power Volts: 208	Parking Spaces:
Lease Rate:		Power Phase: 0	Parking Ratio: 2.0
Asking NNN to Gross:		Construction Type: CTU	Rail: No Rail
Asking CAM:			Yard: Possible Yard
Vacancy Type: Occupied			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	dmcfadden@lee-associates.com

Comments: Light industrial multi-tenant building, 100% leased. Staggered lease expirations, annual rent increases/inflation protection. 7.4% CAP Rate.

30. Available Industrial Space (ID: 16332)
Primary Use: Service Business
8130 Lorraine Avenue, Ste 310 Stockton, CA
Market: Central Valley / Sub-Market: Stanislaus

Avail SF of Bldg SF: 3,200 of 3,200	Office SF: 3,200 SF	Zoning: I-G General Industrial	# GL/DID:
Min Divisible SF:	Land SF:	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: -	Power Amps:	#DH Doors:
Sale Price:	Sprinkler:	Power Volts:	Total Doors:
Sale Price/SF:		Power Phase:	Parking Spaces:
Lease Rate: \$0.75 NET Per Month		Construction Type:	Parking Ratio:
Asking NNN to Gross:			Rail:
Asking CAM:			Yard:
Vacancy Type:			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Attractive glass store front and entry area. Four (4) private offices, two (2) restrooms, reception area, breakroom, kitchen and large bullpen area. Ample room for storage including a 300± SF upstairs storage area. Immediate access to Hwy 99 via Hammer Lane. Large private offices and conference rooms. Plenty of parking/well maintained area. Ideal for sales/service, office and warehouse applications. Currently 100% occupied, however owner will modify layout to suit.

31. Available Industrial Space (ID: 16222)
Hammer Industrial Park
Primary Use: Light Industrial

8130 Lorraine Ave., Ste 320 Stockton, CA
Market: Central Valley / Sub-Market: San Joaquin

Avail SF of Bldg SF: 2,900 of 32,400
Min Divisible SF: 2,928
Max Contiguous SF:
Sale Price:
Sale Price/SF:
Lease Rate: \$0.65 GROSS Per Month

Office SF:
Land SF: 45,738 SF
Ceiling Height: 16.00 - 18.00
Sprinkler:

Zoning: M-1
Year Built:
Power Amps:
Power Volts:
Power Phase:
Construction Type: CTU

GL/DID: 2
GL/DID Size(w x h): (12'x14')
#DH Doors: 0
Total Doors: 2
Parking Spaces:
Parking Ratio:

Rail: Unavailable
Yard: Yes


Asking NNN to Gross:
Asking CAM:
Vacancy Type:
Occupancy Date:

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com

Comments: Units can be leased together or separately. Fenced/gated perimeter with rolling gates. Both spaces include drive through access with ample parking.

32. Available Industrial Space (ID: 15014)
Primary Use:
4343 McKinley Avenue Stockton, CA
Market: Central Valley / Sub-Market: Stanislaus

Avail SF of Bldg SF: 25,950 of 25,950
Min Divisible SF:
Max Contiguous SF:
Sale Price: \$2,850,000.00
Sale Price/SF: \$109.83
Lease Rate:

Office SF:
Land SF: 1,036,292 SF
Ceiling Height: -
Sprinkler:

Zoning: I-L
Year Built:
Power Amps:
Power Volts:
Power Phase:
Construction Type: MTL

GL/DID: 4
GL/DID Size(w x h):
#DH Doors:
Total Doors: 4
Parking Spaces:
Parking Ratio:

Rail: No Rail
Yard: Yes


Asking NNN to Gross:
Asking CAM:
Vacancy Type: Occupied

Occupancy Date:

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Ground level drive-in doors/access in all buildings. Fenced/paved/lighted yard. Easy access to/from I-5 and Hwy 99 via Arch/Sperry connector. Ideal facility and location for contractors, delivery companies, equipment and construction/contracting. Currently leased.

33. Available Industrial Space (ID: 15151)

Primary Use:

7207 Murray Drive Stockton, CA

Market: Central Valley / Sub-Market: San Joaquin

Avail SF of Bldg SF: 5,508 of 5,508	Office SF: 1,581 SF	Zoning: I-L	# GL/DID: 4
Min Divisible SF:	Land SF: 39,640 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 16.00 -	Power Amps: 800	#DH Doors:
Sale Price: \$1,000,000.00	Sprinkler:	Power Volts: 277/480	Total Doors: 4
Sale Price/SF: \$181.55		Power Phase: 3	Parking Spaces:
Lease Rate:		Construction Type:	Parking Ratio:
Asking NNN to Gross:			Rail:
Asking CAM:			Yard: Fenced / paved
Vacancy Type: Occupied			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: 1,581± SF of office space including reception, break-room, conference room, 2 restrooms, 6 private offices (1 in shop) New HVAC in office, Four (4) grade level drive-in doors Secured, masonry block wall Paved yard with 3 automated gates 16' min. clear height Distributed air and power lines throughout Attractive glass store front and gated side yard Extremely rare small building w/ yard Centrally located - 3 miles from I-5 and 2.5 miles from Hwy 99

34. Available Industrial Space (ID: 14959)

Primary Use: Mfg/Dist

3001 N. Navone Rd. Stockton, CA 95215

Market: Central Valley / Sub-Market: San Joaquin

Avail SF of Bldg SF: 201,400 of 201,400	Office SF: 2,091 SF	Zoning: I-L	# GL/DID: 4
Min Divisible SF:	Land SF: 409,464 SF	Year Built: 1985	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 24.00 -	Power Amps: 400	#DH Doors: 20
Sale Price: \$11,000,000.00	Sprinkler: Yes	Power Volts: 277/480	Total Doors: 24
Sale Price/SF: \$54.62		Power Phase: 3	Parking Spaces:
Lease Rate:		Construction Type: CTU	Parking Ratio: 0
Asking NNN to Gross:			Rail: Available
Asking CAM:			Yard: Fenced / paved
Vacancy Type: Occupied			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: 100% leased investment. Fully leased to two tenants. 3 & 5 year lease terms. 7.3 CAP.

35. Available Industrial Space (ID: 12946)
 Primary Use: Mfg/Dist

San Joaquin Recycling Center

1815 Navy Dr., Ste Bldg 5 Stockton, CA 95206
Market: Central Valley / Sub-Market: San Joaquin
Avail SF of Bldg SF: 95,769 of 252,237

Office SF: 1,400 SF

Zoning: I-G

GL/DID: 4

Min Divisible SF:
Land SF: 527,076 SF

Year Built:
GL/DID Size(w x h): (12'x14')

Max Contiguous SF:
Ceiling Height: 16.00 - 28.00

Power Amps: 3000

#DH Doors: 4

Sale Price:
Sprinkler: No

Power Volts: 480

Total Doors: 4

Sale Price/SF:
Power Phase: 3

Parking Spaces:
Lease Rate: \$0.35 GROSS Per Month

Construction Type:
Parking Ratio:
Asking NNN to Gross:
Rail: Available

Asking CAM:
Yard: Fenced/ Paved

Vacancy Type: Vacant

Occupancy Date:


Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com

Comments: Office includes a 400± SF shipping office and 1,000± SF of newly renovated buildout w/ two (2) restrooms. Warehouse includes ten (10) gas fired heaters. Close proximity to the Port of Stockton with easy access to the Crosstown Freeway and I-5. Additional adjacent buildings also available.

36. Available Industrial Space (ID: 14828)

Primary Use: Industrial

1422 Report Ave, Ste 2 Stockton, CA
Market: Central Valley / Sub-Market: Stanislaus
Avail SF of Bldg SF: 15,500 of 56,000

Office SF: 250 SF

Zoning: I-L

GL/DID: 2

Min Divisible SF: 9,700

Land SF: 167,270 SF

Year Built:
GL/DID Size(w x h): 12x14

Max Contiguous SF:
Ceiling Height: 22.00 -

Power Amps: 800

#DH Doors:
Sale Price:
Sprinkler:
Power Volts: 120/240

Total Doors: 2

Sale Price/SF:
Power Phase: 3

Parking Spaces:
Lease Rate:
Construction Type: CTU

Parking Ratio:
Asking NNN to Gross:
Rail: Available

Asking CAM:
Yard: Fenced

Vacancy Type: Vacant

Occupancy Date:


Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Rail served warehouse with newly renovated office build out. Immediate access to Hwy 99. Units can be leased together or separately. Fenced/secured premises.

37. Available Industrial Space (ID: 14830)

Primary Use: Industrial

1422 Report Ave, Ste 3 Stockton, CA

Market: Central Valley / Sub-Market: Stanislaus

Avail SF of Bldg SF: 15,500 of 56,000

Office SF: 1,250 SF

Zoning: I-L

GL/DID: 2

Min Divisible SF: 9,700

Land SF: 167,270 SF

Year Built:

GL/DID Size(w x h): 12x14

Max Contiguous SF:

Ceiling Height: 22.00 -

Power Amps: 250

#DH Doors:

Sale Price:

Sprinkler:

Power Volts: 120/240

Total Doors: 2

Sale Price/SF:

Power Phase: 3

Parking Spaces:

Lease Rate:

Construction Type: CTU

Parking Ratio:

Asking NNN to Gross:

Rail: Available

Asking CAM:

Yard: Fenced

Vacancy Type: Vacant

Occupancy Date:



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Rail served warehouse with newly renovated office build out. Immediate access to Hwy 99. Units can be leased together or separately. Fenced/secured premises.

38. Available Industrial Space (ID: 16327)

Primary Use: Industrial

1422 Report Ave, Ste 4A Stockton, CA
Market: Central Valley / Sub-Market: Stanislaus
Avail SF of Bldg SF: 9,700 of 56,000

Office SF: 800 SF

Zoning: I-L

GL/DID: 2

Min Divisible SF: 9,700

Land SF: 167,270 SF

Year Built:
GL/DID Size(w x h): 12x14

Max Contiguous SF:
Ceiling Height: 22.00 -

Power Amps: 100

#DH Doors:
Sale Price:
Sprinkler:
Power Volts: 120/240

Total Doors: 2

Sale Price/SF:
Power Phase: 1

Parking Spaces:
Lease Rate:
Construction Type: CTU

Parking Ratio:
Asking NNN to Gross:
Rail: Available

Asking CAM:
Yard: Fenced

Vacancy Type:
Occupancy Date:


Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Unit 4A: 9,700± SF • 800± SF office • Two (2) GL doors • 100a, 120/240v, single phase • Available February 2020 Concrete tilt-up construction with brand new TPO roof. Fully sprinklered. Newly renovated office build out. Fenced, secured premises with new concrete parking lot. ST&E/Omnitrax rail spur with seven (7) rail doors. Units can be leased together or separately. Immediate access to/from Hwy 99 via Waterloo Road

39. Available Industrial Space (ID: 16326)

Primary Use: Industrial

1422 Report Ave, Ste 4 Stockton, CA
Market: Central Valley / Sub-Market: Stanislaus
Avail SF of Bldg SF: 15,300 of 56,000

Office SF:
Zoning: I-L

GL/DID: 2

Min Divisible SF: 9,700

Land SF: 167,270 SF

Year Built:
GL/DID Size(w x h): 12x14

Max Contiguous SF:
Ceiling Height: 22.00 -

Power Amps: 200

#DH Doors:
Sale Price:
Sprinkler:
Power Volts: 120/240

Total Doors: 2

Sale Price/SF:
Power Phase: 1

Parking Spaces:
Lease Rate:
Construction Type: CTU

Parking Ratio:
Asking NNN to Gross:
Rail: Available

Asking CAM:
Yard: Fenced

Vacancy Type:
Occupancy Date:


Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Unit 4: 15,300± SF • All warehouse • Two (2) GL Doors • 200a, 120/240v, single phase Available February 2020, Concrete tilt-up construction with brand new TPO roof. Fully sprinklered. Newly renovated office build out. Fenced, secured premises with new concrete parking lot. ST&E/Omnitrax rail spur with seven (7) rail doors. Units can be leased together or separately. Immediate access to/from Hwy 99 via Waterloo Road

40. Available Industrial Space (ID: 9182)

Primary Use: Mfg

1514 E. Scotts Ave. Stockton, CA 95205

Market: Central Valley / Sub-Market: Stockton

Avail SF of Bldg SF: 20,550 of 20,550	Office SF: 1,632 SF	Zoning: IG	# GL/DID: 4
Min Divisible SF:	Land SF: 58,806 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 12.00 - 18.00	Power Amps: 800	#DH Doors: 0
Sale Price: \$1,499,000.00	Sprinkler: No	Power Volts: 120/208	Total Doors: 4
Sale Price/SF: \$72.94		Power Phase: 3	Parking Spaces:
Lease Rate:		Construction Type: MTL	Parking Ratio: 0
Asking NNN to Gross:			Rail: No Rail
Asking CAM:			Yard: Fenced Yard
Vacancy Type: Occupied			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com

Comments: MAJOR PRICE REDUCTION! 14,418± SF original plant area, 4,500± SF addition and a 1,632± SF office bldg on 1.35 acres. 1,100± SF covered awning area. Fenced yard for outside storage or parking. Heavy power.

41. Available Industrial Space (ID: 15140)

Primary Use:

1648 Shaw Road Stockton, CA

Market: Central Valley / Sub-Market: San Joaquin

Avail SF of Bldg SF: 49,000 of 49,000	Office SF: 6,000 SF	Zoning: I-W	# GL/DID: 4
Min Divisible SF:	Land SF: 671,260 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 21.00 -	Power Amps: 800	#DH Doors: 5
Sale Price: \$5,395,000.00	Sprinkler: Yes	Power Volts: 120/240	Total Doors: 9
Sale Price/SF: \$110.10		Power Phase: 3	Parking Spaces:
Lease Rate: \$30,000.00 NNN Per Month		Construction Type: CTU	Parking Ratio:
Asking NNN to Gross:			Rail: Available
Asking CAM:			Yard: Yes
Vacancy Type: Vacant			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Consist of 43,000 SF CTU warehouse and 6,000 SF metal shop on 15.41 acres of land, Direct frontage/visibility along Hwy 99.

42. Available Industrial Space (ID: 16166)

Primary Use: Industrial

2495 Station Drive Stockton, CA

Market: Central Valley / Sub-Market: San Joaquin

Avail SF of Bldg SF: 19,840 of 19,840	Office SF: 3,800 SF	Zoning:	# GL/DID: 4
Min Divisible SF:	Land SF: 59,242 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 24.00 -	Power Amps: 400	#DH Doors: 2
Sale Price: \$2,579,200.00	Sprinkler: Yes	Power Volts: 277/480	Total Doors: 6
Sale Price/SF: \$130.00		Power Phase: 3	Parking Spaces:
Lease Rate:		Construction Type:	Parking Ratio:
Asking NNN to Gross:			Rail: No Rail
Asking CAM:			Yard: Fenced / paved
Vacancy Type:			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	dmcfadden@lee-associates.com

Comments: 19,840± square foot dock high industrial building situated on 1.36± acres of land – APN 173-340-02 Located in the Triangle Industrial Park Concrete tilt-up construction Two (2) dock high doors with Edge of Dock Levelers Four (4) grade level doors 3,800± SF office w/ 3 restrooms, 3,600± SF Mezzanine storage designed to accommodate 2nd story office and/or storage 400 amp, 277/480 volt, 3 phase power (indicated) 24' minimum clearance

43. Available Industrial Space (ID: 16206)

Primary Use: Mfg/Dist

2735 Teepee Dr Stockton, CA 95205

Market: Central Valley / Sub-Market: San Joaquin

Avail SF of Bldg SF: 15,700 of 15,700	Office SF:	Zoning: M-1	# GL/DID: 9
Min Divisible SF: 4,275	Land SF: 47,480 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 16.00 -	Power Amps: 100	#DH Doors: 0
Sale Price: \$1,250,000.00	Sprinkler: No	Power Volts: 120/208	Total Doors: 9
Sale Price/SF: \$79.62		Power Phase: 3	Parking Spaces:
Lease Rate:		Construction Type: MTL	Parking Ratio: 0
Asking NNN to Gross:			Rail: Unavailable
Asking CAM:			Yard: Paved Yard
Vacancy Type:			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	dmcfadden@lee-associates.com

Comments: Located in the Cherokee Industrial Park, 8 Unit Multi-Tenant Building. Separately metered electrical Suites vary in of?ce size/con?guration with at least one (1) restroom per suite. Drive through access possible. Small paved/fenced rear yard area, Excellent freeway access at Cherokee Road and Hwy 99. Excellent owner/investor opportunity. DO NOT DISTURB TENANTS / VIEW BY APPOINTMENT ONLY

44. Available Industrial Space (ID: 16318)

Primary Use:

240 N. Union Street Stockton, CA

Market: Central Valley / Sub-Market: Stanislaus

Avail SF of Bldg SF: 6,000 of 6,000
Min Divisible SF:
Max Contiguous SF:
Sale Price: \$545,000.00
Sale Price/SF: \$90.83
Lease Rate:
Asking NNN to Gross:
Asking CAM:
Vacancy Type:
Occupancy Date:

Office SF: 6,000 SF
Land SF: 37,026 SF
Ceiling Height: -
Sprinkler:

Zoning:
Year Built:
Power Amps:
Power Volts:
Power Phase:
Construction Type: OTH

GL/DID:
GL/DID Size(w x h):
#DH Doors:
Total Doors:
Parking Spaces:
Parking Ratio:
Rail:
Yard:



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	dmcfadden@lee-associates.com

Comments: 6,000± Square Feet, • 100% office including: -Reception area -Conference Rooms -Bullpen/ Showroom -Five Private Offices -Five Restrooms - Storage Modular office structures, Fenced concrete/ surfaced yard/ parking area, Excellent owner user opportunity. Zoning- CG (General Commercial- City of Stockton). Access from N. Union and N. Pilgrim St. Additional billboard sign income of \$800/ yr.

45. Available Industrial Space (ID: 15131)

Primary Use:

520 N. Union Street Stockton, CA

Market: Central Valley / Sub-Market: Stanislaus

Avail SF of Bldg SF: 8,000 of 8,000
Min Divisible SF:
Max Contiguous SF:
Sale Price: \$520,000.00
Sale Price/SF: \$65.00
Lease Rate: \$3,500.00 GROSS Per Month
Asking NNN to Gross:
Asking CAM:
Vacancy Type: Occupied
Occupancy Date:

Office SF: 1,500 SF
Land SF: 22,651 SF
Ceiling Height: 12.00 - 18.00
Sprinkler:

Zoning: IL
Year Built:
Power Amps: 200
Power Volts: 120/208
Power Phase: 3
Construction Type: MTL

GL/DID: 2
GL/DID Size(w x h):
#DH Doors:
Total Doors: 2
Parking Spaces:
Parking Ratio:
Rail: No Rail
Yard: Yes



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: TOTAL COVERED AREA: 8,000±SF A: MAIN SHOP: 5,000± SF B: STORAGE BLDG: 1,500± SF C: COVERED STORAGE: 1,500± SF Land size: 0.52± acres Corner location with access from Union Street and Fremont Street 12' - 18'± clear height 1,500± square feet of office space 2 Ground Level Doors Heavy Power Fenced / paved yard for outside storage or parking IL - Limited Industrial (City of Stockton) Located within Opportunity Zone North of Crosstown Freeway (Hwy 4) with easy access to I-5 and Hwy 99

46. Available Industrial Space (ID: 14738)

Primary Use: Light Industrial

3805 West Ln., Ste A-1 Stockton, CA 95204

Market: Central Valley / Sub-Market: San Joaquin

Avail SF of Bldg SF: 4,000 of 24,000	Office SF:	Zoning: I-L (Limited Industrial)	# GL/DID: 7
Min Divisible SF:	Land SF: 104,108 SF	Year Built:	GL/DID Size(w x h): 10' x 12'
Max Contiguous SF:	Ceiling Height: 16.00 -	Power Amps: 100	#DH Doors: 0
Sale Price:	Sprinkler: No	Power Volts: 120/480	Total Doors: 7
Sale Price/SF:		Power Phase: 3	Parking Spaces:
Lease Rate: \$0.74 NNN		Construction Type: CTU	Parking Ratio:
Asking NNN to Gross:			Rail: Unavailable
Asking CAM:			Yard: Fenced & Paved
Vacancy Type:			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com

Comments: Highly visible end cap unit along West Lane. Small office/ reception area.

47. Available Industrial Space (ID: 15139)

Primary Use:

1136 -1140 W. Fremont Stockton, CA

Market: Central Valley / Sub-Market: Stanislaus

Avail SF of Bldg SF: 3,000 of 3,000	Office SF: 3,000 SF	Zoning: I-G	# GL/DID: 2
Min Divisible SF:	Land SF:	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: -	Power Amps:	#DH Doors:
Sale Price:	Sprinkler:	Power Volts:	Total Doors: 2
Sale Price/SF:		Power Phase:	Parking Spaces:
Lease Rate: \$0.85 GROSS Per Month		Construction Type:	Parking Ratio:
Asking NNN to Gross:			Rail: No Rail
Asking CAM:			Yard:
Vacancy Type:			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com

Comments: Suites can be leased together or separately. Spacious newly renovated and conditioned office space. Ideal shop and location with excellent exposure and flexible zoning to allow for a variety of industrial/office users. Immediate access to I-5/Crosstown Freeway via Fremont Street.

48. Available Industrial Space (ID: 16209)

Primary Use: Industrial

4045-4085 N Wilcox rd Stockton, CA 95215
Market: Central Valley / Sub-Market:

Avail SF of Bldg SF: 17,530 of 17,530	Office SF: 4,850 SF	Zoning: I-L	# GL/DID: 12
Min Divisible SF:	Land SF: 152,460 SF	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 16.00 - 18.00	Power Amps:	#DH Doors:
Sale Price: \$2,500,000.00	Sprinkler:	Power Volts:	Total Doors: 12
Sale Price/SF: \$142.61		Power Phase:	Parking Spaces:
Lease Rate:		Construction Type: MTL	Parking Ratio:
Asking NNN to Gross:			Rail: No Rail
Asking CAM:			Yard: paved/compacted
Vacancy Type:			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	dmcfadden@lee-associates.com

Comments: 17,530± square foot industrial building situated on 3.50± acres of land – APN'S 087-230-08, 087-230-07. Located in the Grant Industrial Park. Metal / Wood frame, Twelve (12) grade level doors with 5 drive through bays. 4,850± SF showroom / office area including private offices, conference room, breakroom and three (3) restrooms. 16' – 18' minimum clearance, Hwy 99 frontage and exposure Two (2) monument signs including 40'± freeway sign. Zoned I-L (Limited Industrial – San Joaquin County) Standard urban utilities and services including sewer, storm and water. Paved / compacted gravel fenced yard Leased to The Goodyear Tire and Rubber Company Lease term through 1/3/2025 with three (3) renewal options Rent increases/inflation protection Excellent Hwy 99 access via Cherokee Road

49. Available Industrial Space (ID: 14659)
Wilcox Business Park
Primary Use: Industrial
Stockton, CA
Market: San Joaquin / Sub-Market: Stockton
Avail SF of Bldg SF: 48,000 of 48,000

Min Divisible SF: 4,800

Max Contiguous SF:
Sale Price:
Sale Price/SF:
Lease Rate:
Asking NNN to Gross:
Asking CAM:
Vacancy Type:
Occupancy Date:
Office SF:
Land SF: 871,200 SF

Ceiling Height: 18.00 - 24.00

Sprinkler:
Zoning: C-G (General
Commercial, San
Joaquin County)

Year Built:
Power Amps:
Power Volts:
Power Phase:
Construction Type: CTU

GL/DID:
GL/DID Size(w x h):
#DH Doors:
Total Doors:
Parking Spaces:
Parking Ratio:
Rail:
Yard:


Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	dmcfadden@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: FOR SALE/ LEASE. Thirteen (13) planned buildings from 4,800± to 48,000± SF. Will build to suit. Land parcels available from 1± to 20± Acres. Buildings with yard available. Attractive glass storefronts. Grade level and dock high loading. Skylights. Easily accessible via both Waterloo Road (Hwy 88) and Cherokee Road. Excellent access to Hwy 99 and I-5 via Crosstown Freeway (Hwy 4).

50. Available Industrial Space (ID: 16355)

Primary Use: Office

1503 ST. Marks Plaza Suite C3 Stockton, , CA
Market: Central Valley / Sub-Market: Stanislaus

Avail SF of Bldg SF: 945 of 945	Office SF: 945 SF	Zoning: CG	# GL/DID:
Min Divisible SF:	Land SF:	Year Built:	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: -	Power Amps:	#DH Doors:
Sale Price:	Sprinkler:	Power Volts:	Total Doors:
Sale Price/SF:		Power Phase:	Parking Spaces:
Lease Rate: \$1.15 NNN Per Month		Construction Type:	Parking Ratio:
Asking NNN to Gross:			Rail:
Asking CAM:			Yard:
Vacancy Type:			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Scott Sherman	209.983.6832	ssherman@lee-associates.com

Comments: Attractive well-maintained single-story garden complex. Central court yard area with beautiful garden setting and seating. High parking ratio with 2 driveways for access Close proximity to retail services with easy freeway access Signage availability on March Lane Zoned CG (Commercial, General- City of Stockton) Entire Complex also For Sale

51. Available Industrial Space (ID: 14788)

Primary Use: Industrial

1447 Mariani Ct. Tracy, CA 95376
Market: Central Valley

Avail SF of Bldg SF: 98,008 of 98,008	Office SF: 3,500 SF	Zoning: M-1 (City of Tracy)	# GL/DID: 1
Min Divisible SF:	Land SF: 518,364 SF	Year Built: 2019	GL/DID Size(w x h):
Max Contiguous SF:	Ceiling Height: 28.00 -	Power Amps:	#DH Doors: 25
Sale Price:	Sprinkler: ESFR	Power Volts:	Total Doors: 26
Sale Price/SF:		Power Phase:	Parking Spaces: 79
Lease Rate: \$0.65 NNN Per Month		Construction Type: CTU	Parking Ratio:
Asking NNN to Gross: 0.13			Rail: No Rail
Asking CAM:			Yard:
Vacancy Type: Under Construction			
Occupancy Date:			



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Under Construction Class A distribution facility. Completion scheduled for 4th Qtr 2019. One-third pre-leased. Above standard amount of dock high doors and trailer parking for this size space in a multi-tenant facility. 31 trailer stalls. 79 auto.

52. Available Industrial Space (ID: 16204)
Shamrock Business Center
Primary Use:
3508 Shamrock Way Tracy, CA
Avail SF of Bldg SF: 14,950 of 14,950

Office SF: 425 SF

Zoning: I-L

GL/DID: 2

Min Divisible SF: 7,475

Land SF:
Year Built:
GL/DID Size(w x h):
Max Contiguous SF:
Ceiling Height: -

Power Amps: 200

#DH Doors:
Sale Price:
Sprinkler: Yes

Power Volts: 120/208

Total Doors: 2

Sale Price/SF:
Power Phase: 3

Parking Spaces:
Lease Rate: \$0.90 NNN Per Month

Construction Type: MTL

Parking Ratio:
Asking NNN to Gross:
Rail:
Asking CAM:
Yard: Fenced / secured

Vacancy Type: Under Construction

Occupancy Date:

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Brand new construction. Attractive glass storefronts, approximately 425± sq ft of office space w/ reception, private office and restroom. Two (2) ground level doors per space. Fenced/secured yard area and trash enclosure for each unit/tenant. 200 amp, 120/208 volt, 3 phase electrical service per unit. Located within the South Tracy Industrial Park in close proximity to retail amenities, ACE commuter rail station, affordable housing and abundant labor/workforce.