

Available Industrial Listings - June 2021

Lee & Associates-Central Valley, Inc.

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Stockton, CA 95206

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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: 14962)
Primary Use: Commercial
18540 N Hwy 88 Lockeford, CA 95237
Market: Central Valley

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|-------------------------------------|--------------------|------------------------|---------------------|
| 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.

3. Available Industrial Space (ID: 14964)
Primary Use: Commercial
18540 N Hwy 88 Lockeford , CA 95237 **Market: Central Valley**

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|--|---|---|
| Avail SF of Bldg SF: 6,916 of 6,916 Min Divisible SF: 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 Rail: No Rail Yard: |
|--|---|---|



| Role | Company | Name | Phone | Email |
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| 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.

4. Available Industrial Space (ID: 17082)
Primary Use:
7 Chestnut Street Lodi, CA **Market: Central Valley / Sub-Market: Lodi**

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|---|---|---|
| Avail SF of Bldg SF: 2,000 of 2,000 Min Divisible SF: Max Contiguous SF: Sale Price: \$250,000.00 Sale Price/SF: \$125.00 Lease Rate: Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: 200 SF Land SF: 2,178 SF Ceiling Height: 10.00 - Sprinkler: | Zoning: MCO Year Built: Power Amps: 200 Power Volts: 120/240 Power Phase: Construction Type: Rail: Yard: |
|---|---|---|



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

Comments: 1,200± square feet with 800± square feet of mezzanine storage Wood frame/wood siding 10'± minimum clear height Two (2) grade level doors (12' x 18', 8' x 8') 200 AMP, 120/240 volt power (indicated) Office area and one (1) restroom Excellent owner/user opportunity Located just south of Lodi Avenue and west of S. Sacramento Street

5. Available Industrial Space (ID: 12662)
Primary Use: Light Industrial
400 Industrial Park Dr. Manteca, CA 95337 **Market: Central Valley / Sub-Market: San Joaquin**

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



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| 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.

6. Available Industrial Space (ID: 16477)
Primary Use:
1 N West Avenue Merced, CA 95340 **Market: Central Valley / Sub-Market: Stanislaus**

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|--|---|--|--|
| Avail SF of Bldg SF: 136,375 of 136,375 Min Divisible SF: Max Contiguous SF: Sale Price: \$6,250,000.00 Sale Price/SF: \$45.83 Lease Rate: Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: 4,000 SF Land SF: 653,400 SF Ceiling Height: 22.00 - 30.00 Sprinkler: Yes | Zoning: I-L Year Built: Power Amps: 4000 Power Volts: 480 Power Phase: 3 Construction Type: MTL | # GL/DID: 5 GL/DID Size(w x h): #DH Doors: 6 Total Doors: 11 Parking Spaces: 120 Parking Ratio: Rail: No Rail Yard: |
|--|---|--|--|



| Role | Company | Name | Phone | Email |
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| Listing Broker | Lee & Associates - Central Valley, Inc. | Mark Reckers, SIOR | 209.983.6838 | mreckers@lee-associates.com |
| Listing Broker | Tinetti Real Estate Group | Steve Tinetti | 209.384.3886 | |
| Listing Broker | Tamimi Real Estate | Niniv Tamimi | | |

Comments: 136,375± sf Manufacturing/Warehouse/Office. 9.86± Acres, Parcel 1 (an additional 5.19 acres available) Former Pepsi Bottling and distribution facility. Excellent Owner/investor opportunity.

7. Available Industrial Space (ID: 16583)
Morgan Road Distribution Center Phase I

Primary Use: Bulk Dist

1205 E. Whitmore Ave., Warehouse 9 Modesto, CA 95358 **Market: Central Valley / Sub-Market: Stanislaus**

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|--|--------------------------------|---------------------------------------|------------------------------------|
| Avail SF of Bldg SF: 369,000 of 369,000 | Office SF: | Zoning: M-2 (Heavy Industrial) | # GL/DID: 5 |
| Min Divisible SF: 107,500 | Land SF: 1,637,856 SF | Year Built: 2020 | GL/DID Size(w x h): 15 X 15 |
| Max Contiguous SF: 369,000 | Ceiling Height: 32.00 - | Power Amps: 800 | #DH Doors: 20 |
| Sale Price: | Sprinkler: ESFR | Power Volts: 277/480 | Total Doors: 25 |
| Sale Price/SF: | | Power Phase: 3 | Parking Spaces: 50 |
| Lease Rate: | | Construction Type: CTU | Parking Ratio: 33 |
| Asking NNN to Gross: | | | Rail: Available |
| Asking CAM: | | | Yard: Poss |
| Vacancy Type: | | | |
| Occupancy Date: | | | |



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| Listing Broker | Lee & Associates - Central Valley, Inc. | Mark Reckers, SIOR | 209.983.6838 | mreckers@lee-associates.com |

Comments: Under construction with delivery in Mid January 2021. Planned for UP rail with up to 10 rail doors-spur currently to site. Up to 40 total dock high doors possible. Third spec building in successful Morgan Road Distribution Center which is fully secure with centralized guard services. Immediate Highway 99 access. Adjacent land may allow for expansion options.

8. 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: | | | |



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| 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

9. Available Industrial Space (ID: 16763) Former Budweiser Dist Facility
Primary Use: Dist

3700 Finch Rd Modesto, CA 95357

Market: Central Valley

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| Avail SF of Bldg SF: 143,147 of 143,147 Min Divisible SF: 50,000 Max Contiguous SF: Sale Price: Sale Price/SF: Lease Rate: \$0.45 NET Per Month Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: 2/1/2021 | Office SF: 12,636 SF Land SF: 396,832 SF Ceiling Height: 25.00 - 26.00 Sprinkler: Yes | Zoning: M-Heavy Ind Year Built: Power Amps: 1600 Power Volts: 277/480 Power Phase: 3 Construction Type: CTU | # GL/DID: 3 GL/DID Size(w x h): #DH Doors: 13 Total Doors: 19 Parking Spaces: 120 Parking Ratio: Rail: Active Yard: Yes |
|--|--|--|--|



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

Comments: Fmr Budweiser Distribution facility Available 1st Qtr 2021. 90,000sf Climate Controlled - Mid-high 50± degrees. Rail Served - M&ET. Built 1985 with 45,200sf addition constructed in 2010.

10. Available Industrial Space (ID: 16807) Market: Central Valley / Sub-Market: SE Modesto
Primary Use: Light Industrial

1350 Lone Palm Ave. Modesto, CA

Market: Central Valley / Sub-Market: SE Modesto

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|---|--|---|---|
| Avail SF of Bldg SF: 2,760 of 2,760 Min Divisible SF: Max Contiguous SF: Sale Price: \$500,000.00 Sale Price/SF: \$181.16 Lease Rate: Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: 1,850 SF Land SF: 7,840 SF Ceiling Height: - Sprinkler: No | Zoning: Industrial Year Built: 1955 Power Amps: Power Volts: Power Phase: Construction Type: Block | # GL/DID: 1 GL/DID Size(w x h): #DH Doors: 1 Total Doors: 2 Parking Spaces: Parking Ratio: Rail: Unavailable Yard: Paved |
|---|--|---|---|



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

Comments: Approximately 1,850sf of office space 910± square feet of shop space Paved parking / yard area Easy access to Hwy 99 via Kansas Ave

11. Available Industrial Space (ID: 16481)
Primary Use:
2294 Tenaya Drive Modesto , CA **Market: Central Valley / Sub-Market: San Joaquin**

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|---|--------------------------------|-------------------------------|----------------------------|
| Avail SF of Bldg SF: 10,000 of 10,000 | Office SF: SF | Zoning: M - Industrial | # GL/DID: 2 |
| Min Divisible SF: | Land SF: | Year Built: | GL/DID Size(w x h): |
| Max Contiguous SF: | Ceiling Height: 18.00 - | Power Amps: | #DH Doors: 1 |
| Sale Price: | Sprinkler: | Power Volts: | Total Doors: 3 |
| Sale Price/SF: | | Power Phase: | Parking Spaces: |
| Lease Rate: \$5,000.00 GROSS Per Month | | Construction Type: | Parking Ratio: |
| Asking NNN to Gross: | | | Rail: |
| Asking CAM: | | | Yard: |
| Vacancy Type: | | | |
| Occupancy Date: | | | |



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

Comments: Metal construction, Small yard area available. Skylights. Located in the Beard Industrial District, Sublease expires December 31, 2023. Hwy 99 Access

12. Available Industrial Space (ID: 16457)
Primary Use:
705 E. Whitmore Avenue Modesto, CA **Market: Central Valley / Sub-Market: San Joaquin**

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|--|--------------------------------|-------------------------------|----------------------------|
| Avail SF of Bldg SF: 17,000 of 17,000 | Office SF: 3,000 SF | Zoning: M2 | # GL/DID: 6 |
| Min Divisible SF: | Land SF: 87,120 SF | Year Built: 1965 | GL/DID Size(w x h): |
| Max Contiguous SF: | Ceiling Height: 16.00 - | Power Amps: 800 | #DH Doors: |
| Sale Price: | Sprinkler: Yes | Power Volts: 240 | Total Doors: 6 |
| Sale Price/SF: | | Power Phase: 3 | Parking Spaces: 20 |
| Lease Rate: \$0.45 GROSS Per Month | | Construction Type: MTL | Parking Ratio: |
| Asking NNN to Gross: | | | Rail: No Rail |
| Asking CAM: | | | Yard: Yes |
| Vacancy Type: | | | |
| Occupancy Date: 2/4/2020 | | | |



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

Comments: Up to 2 ± Acre yard. Former maintenance facility for Olan Foods Plant. Building has many possible exterior yard configurations which can be fenced. Secure truck entrance through shared guard house or directly off Whitmore Avenue.

13. Available Industrial Space (ID: 16688)
Primary Use: Industrial
720 E. Hammer Lane, E-8 Stockton, CA 95210 **Market: Central Valley / Sub-Market: Stockton**

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|--|--|--|---|
| Avail SF of Bldg SF: 4,200 of 4,200 Min Divisible SF: 2,100 Max Contiguous SF: Sale Price: Sale Price/SF: Lease Rate: \$0.85 NNN Per Month Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: 425 SF Land SF: Ceiling Height: 16.00 - 18.33 Sprinkler: | Zoning: CG Year Built: Power Amps: Power Volts: Power Phase: Construction Type: CTU | # GL/DID: 3 GL/DID Size(w x h): 12x14 #DH Doors: Total Doors: 3 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: Concrete tilt-up construction, Video surveillance and monitoring provided. Hammer Lane monument signage available. Air lines distributed throughout Skylights TI allowance negotiable. Located in automotive center fronting Hammer Lane. Other tenants in complex include: Firestone Tires & Service, Peter Smog Center, Scotty's Line-X, D&H Auto Tech, T&N Auto Repair and Change Oil Now.Repair

14. Available Industrial Space (ID: 16982)
Primary Use:
1611 S. Airport Way Stockton, CA **Market: Central Valley / Sub-Market: Stockton**

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|--|---|---|---|
| Avail SF of Bldg SF: 1,400 of 1,400 Min Divisible SF: Max Contiguous SF: Sale Price: Sale Price/SF: Lease Rate: \$15,000.00 GROSS Per Month Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: 350 SF Land SF: 87,120 SF Ceiling Height: - Sprinkler: No | Zoning: Year Built: Power Amps: Power Volts: Power Phase: Construction Type: MTL | # GL/DID: 2 GL/DID Size(w x h): #DH Doors: Total Doors: 2 Parking Spaces: Parking Ratio: Rail: Yard: fenced / secured/ asphalt/ lit |
|--|---|---|---|



| 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, secured, asphalt and lit yard Hwy 99: 2.2± miles East I-5: 1.6± miles West Ideal for light repair, storage, sales or equipment operation

15. Available Industrial Space (ID: 17013)
Primary Use: Industrial Manufacturing
2525 S. Airport Way Stockton, CA
Market: Central Valley / Sub-Market: Stockton

| | | | |
|---|---|--|--|
| Avail SF of Bldg SF: 41,768 of 41,768 Min Divisible SF: Max Contiguous SF: Sale Price: \$6,500,000.00 Sale Price/SF: \$155.62 Lease Rate: Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: 3,442 SF Land SF: 176,418 SF Ceiling Height: 18.00 - Sprinkler: Yes | Zoning: I-L Year Built: Power Amps: 1600 Power Volts: 277/480 Power Phase: 3 Construction Type: CTU | # GL/DID: 1 GL/DID Size(w x h): 24 x 12 #DH Doors: 14 Total Doors: 15 Parking Spaces: Parking Ratio: Rail: Possible Yard: concrete/fenced |
|---|---|--|--|



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

Comments: Excellent Owner / User opportunity. 41,768± square foot industrial building situated on 4.05± acres of land. Concrete tilt-up construction. One (1) grade level door (24' x 12') Fourteen (14) dock high doors. 3,442± SF office including showroom / reception area, breakroom, conference room, private offices and 3 restrooms. 1,600-amp, 277/480-volt, 3 phase power (indicated). 18' minimum clearance. Fire sprinklers, skylights, energy efficient T-5 motion sensor lighting in shop. Concrete, fenced yard. Two (2)– 5 Ton Bridge Cranes. Rail service possible. Additional 4,125± sf awning / covered storage. Frontage and visibility on South Airport Way less than 2 miles north of Arch Airport Road Excellent I-5 and Hwy 99 access via Arch Airport Road.

16. Available Industrial Space (ID: 16957)
Primary Use: Industrial
3550 Bozzano Road Stockton, CA
Market: Central Valley / Sub-Market: Stockton

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| Avail SF of Bldg SF: 58,564 of 58,564 Min Divisible SF: Max Contiguous SF: Sale Price: \$5,350,000.00 Sale Price/SF: \$91.35 Lease Rate: Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: 3,200 SF Land SF: 348,480 SF Ceiling Height: 24.00 - Sprinkler: Yes | Zoning: I-L Year Built: Power Amps: 1000 Power Volts: 277/480 Power Phase: 3 Construction Type: STF | # GL/DID: 2 GL/DID Size(w x h): #DH Doors: 4 Total Doors: 6 Parking Spaces: Parking Ratio: Rail: Available Yard: Paved and Fenced |
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| Role | Company | Name | Phone | Email |
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| Listing Broker | Lee & Associates - Central Valley, Inc. | Jim Martin, SIOR | 209.983.4088 | jmartin@lee-associates.com |

Comments: Four (4) dock doors w/ pit levelers Two (2) grade level drive in doors Rail Service by STE (Omni.Trax) with three (3) rail doors Fire Sprinklers: Two (2) Rigers .30/3,000 and .15/1,500 2,000± sf of mezzanine storage space 24'± minimum Clear Height Located 2.5 miles East of Hwy 99 @ Waterloo Road Four (4) street entrances (Bozzano and Hardaway) Ideal for manufacturing, warehousing, distribution and storage

17. Available Industrial Space (ID: 16852)
Primary Use:
221 N. Cardinal Avenue Stockton, CA
Market: Central Valley / Sub-Market: Stockton

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|--|---|---|---|
| Avail SF of Bldg SF: 5,000 of 5,000 Min Divisible SF: Max Contiguous SF: Sale Price: Sale Price/SF: Lease Rate: \$9,500.00 NNN Per Month Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: 800 SF Land SF: 84,506 SF Ceiling Height: 18.00 - Sprinkler: No | Zoning: I-W Year Built: Power Amps: Power Volts: Power Phase: Construction Type: MTL | # GL/DID: 4 GL/DID Size(w x h): #DH Doors: 4 Total Doors: 8 Parking Spaces: Parking Ratio: Rail: No Rail Yard: concrete/asphalt/fenced |
|--|---|---|---|



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

Comments: Easy access to/from Hwy 99 via Fremont Street. Large concrete/asphalt yard for outside storage and parking. Ideal location and yard for trucking, construction equipment or contractor's yard. Exterior loading dock/ramp.

18. Available Industrial Space (ID: 16210)
Primary Use: Incubator

4203 Coronado Ave. Stockton, CA 95206
Market: Central Valley / Sub-Market: Stockton

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|--|--|--|--|
| Avail SF of Bldg SF: 13,080 of 13,080 Min Divisible SF: 2,640 Max Contiguous SF: Sale Price: \$1,075,000.00 Sale Price/SF: \$82.19 Lease Rate: Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: 4,800 SF Land SF: 29,185 SF Ceiling Height: 14.00 - 16.00 Sprinkler: | Zoning: IL Year Built: Power Amps: 100 Power Volts: 120/208 Power Phase: 3 Construction Type: MTL | # GL/DID: 8 GL/DID Size(w x h): #DH Doors: Total Doors: 8 Parking Spaces: Parking Ratio: Rail: Unavailable Yard: Fenced & Paved |
|--|--|--|--|



| 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

19. Available Industrial Space (ID: 16428)
El Pinal Industrial Park
Primary Use:
1707 El Pinal Drive Stockton, CA
Market: Central Valley / Sub-Market: Stanislaus

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|---|---|---|---|
| Avail SF of Bldg SF: 54,648 of 54,648 Min Divisible SF: Max Contiguous SF: Sale Price: \$1,250,000.00 Sale Price/SF: \$22.87 Lease Rate: Asking NNN to Gross: Asking CAM: Vacancy Type: Vacant Occupancy Date: | Office SF: 2,200 SF Land SF: 87,120 SF Ceiling Height: 18.00 - Sprinkler: No | Zoning: I-G Year Built: Power Amps: 400 Power Volts: 440 Power Phase: 3 Construction Type: MTL | # GL/DID: 6 GL/DID Size(w x h): #DH Doors: Total Doors: 6 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: Large yard. Two driveways. Flexible zoning allows for most industrial uses, including manufacturing fabrication, assembly, construction, contracting, etc. Located within a designated Opportunity Zone.

20. Available Industrial Space (ID: 16784)
Primary Use: Warehouse
1925 El Pinal Drive Stockton, CA
Market: Central Valley / Sub-Market: San Joaquin

| | | | |
|--|--|---|---|
| Avail SF of Bldg SF: 20,000 of 20,000 Min Divisible SF: Max Contiguous SF: Sale Price: \$2,250,000.00 Sale Price/SF: \$112.50 Lease Rate: \$0.55 NNN Per Month Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: 4,352 SF Land SF: 78,844 SF Ceiling Height: 26.00 - Sprinkler: Yes | Zoning: I-L Year Built: Power Amps: 400 Power Volts: 110/208 Power Phase: 3 Construction Type: CTU | # GL/DID: 0 GL/DID Size(w x h): #DH Doors: 5 Total Doors: 5 Parking Spaces: Parking Ratio: 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: PRICE REDUCTION! Located in the El Pinal Industrial Park Fenced/paved yard. Multiple private offices, showroom area, conference room, two (2) restrooms, Concrete tilt-up construction. Fire sprinklers, Skylights throughout, Compressor and air lines.

21. Available Industrial Space (ID: 16993)
Primary Use:
2630 E. Fremont Street Stockton, CA 95205 **Market: Central Valley / Sub-Market: Stockton**

| | | | |
|--|---|---|---|
| Avail SF of Bldg SF: 11,400 of 11,400 Min Divisible SF: 900 Max Contiguous SF: Sale Price: \$1,125,000.00 Sale Price/SF: \$98.68 Lease Rate: Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: Land SF: 84,942 SF Ceiling Height: - Sprinkler: | Zoning: C-G Year Built: Power Amps: Power Volts: Power Phase: Construction Type: STF | # 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: 5 Unit Multi Tenant Leased Investment Recent renovations including fencing and new asphalt/striped parking lot Wood frame-stucco and steel frame construction Units vary in size/configuration Potential for expansion with upside potential Located just east of N. Filbert St. and E. Fremont St. intersection Excellent owner/investor opportunity DO NOT DISTURB TENANT / VIEW BY APPOINTMENT ONLY

22. 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: Asking NNN to Gross: Asking CAM: Vacancy Type: Occupied Occupancy Date: | 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 |
|--|--|---|---|



| 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.

23. Available Industrial Space (ID: 17021)
Primary Use: Industrial
3731 Metro Drive, Ste 100 Stockton, CA
Market: Central Valley / Sub-Market: Stockton

| | | | |
|---|--|---|---|
| Avail SF of Bldg SF: 3,828 of 8,828 Min Divisible SF: 3,828 Max Contiguous SF: 26,624 Sale Price: Sale Price/SF: Lease Rate: \$0.60 NNN Per Month Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: 847 SF Land SF: 70,100 SF Ceiling Height: 18.00 - Sprinkler: Yes | Zoning: I-L Year Built: Power Amps: 200 Power Volts: 120/208 Power Phase: 3 Construction Type: | # GL/DID: 1 GL/DID Size(w x h): 12x14 #DH Doors: 0 Total Doors: 1 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: 200AMP, 120/208VOLT, 3 PHASE Electrical Service per suite. Five (5)12' x 14' Grade Level Doors, One (1) Dock High Door, Fire Suppression: 0.33/3,000, Zoned I-L (Industrial, Limited – City of Stockton). Conveniently located in the Arch Road Industrial Park. Excellent freeway access to Highway 99 via Arch Road

24. Available Industrial Space (ID: 17020)
Primary Use: Industrial
3731 Metro Drive, Ste 200 Stockton, CA
Market: Central Valley / Sub-Market: Stockton

| | | | |
|---|--|---|---|
| Avail SF of Bldg SF: 7,812 of 8,828 Min Divisible SF: 3,828 Max Contiguous SF: 26,624 Sale Price: Sale Price/SF: Lease Rate: \$0.60 NNN Per Month Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: 450 SF Land SF: 70,100 SF Ceiling Height: 18.00 - Sprinkler: Yes | Zoning: I-L Year Built: Power Amps: 200 Power Volts: 120/208 Power Phase: 3 Construction Type: | # GL/DID: 5 GL/DID Size(w x h): 12' X 14' #DH Doors: 1 Total Doors: 6 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: 200AMP, 120/208VOLT, 3 PHASE Electrical Service per suite Five (5)12' x 14' Grade Level Doors One (1) Dock High Door Fire Suppression: 0.33/3,000 Zoned I-L (Industrial, Limited – City of Stockton) Conveniently located in the Arch Road Industrial Park Excellent freeway access to Highway 99 via Arch Road

25. Available Industrial Space (ID: 17022)
Primary Use: Industrial
3731 Metro Drive, Ste 400 Stockton, CA
Market: Central Valley / Sub-Market: Stockton

| | | | |
|---|--|---|---|
| Avail SF of Bldg SF: 8,828 of 8,828 Min Divisible SF: 3,828 Max Contiguous SF: 26,624 Sale Price: Sale Price/SF: Lease Rate: \$0.60 NNN Per Month Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: 4,042 SF Land SF: 70,100 SF Ceiling Height: 18.00 - Sprinkler: Yes | Zoning: I-L Year Built: Power Amps: 200 Power Volts: 120/208 Power Phase: 3 Construction Type: | # GL/DID: 5 GL/DID Size(w x h): 12' X 14' #DH Doors: 1 Total Doors: 6 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: 200AMP, 120/208VOLT, 3 PHASE Electrical Service per suite. Five (5)12' x 14' Grade Level Doors, One (1) Dock High Door, Fire Suppression: 0.33/3,000, Zoned I-L (Industrial, Limited – City of Stockton). Conveniently located in the Arch Road Industrial Park. Excellent freeway access to Highway 99 via Arch Road

26. Available Industrial Space (ID: 17023)
Primary Use: Industrial
3731 Metro Drive, Ste 600 Stockton, CA
Market: Central Valley / Sub-Market: Stockton

| | | | |
|--|--|---|---|
| Avail SF of Bldg SF: 6,656 of 8,828 Min Divisible SF: 3,828 Max Contiguous SF: Sale Price: Sale Price/SF: Lease Rate: \$0.60 NNN Per Month Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: 2,481 SF Land SF: 70,100 SF Ceiling Height: 18.00 - Sprinkler: Yes | Zoning: I-L Year Built: Power Amps: 200 Power Volts: 120/208 Power Phase: 3 Construction Type: | # GL/DID: 5 GL/DID Size(w x h): 12' X 14' #DH Doors: 1 Total Doors: 6 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: 200AMP, 120/208VOLT, 3 PHASE Electrical Service per suite. Five (5)12' x 14' Grade Level Doors, One (1) Dock High Door, Fire Suppression: 0.33/3,000, Zoned I-L (Industrial, Limited – City of Stockton). Conveniently located in the Arch Road Industrial Park. Excellent freeway access to Highway 99 via Arch Road

27. Available Industrial Space (ID: 17077)
Primary Use:
1700 Pinchot Street Stockton, CA
Market: Central Valley / Sub-Market: Stockton

| | | | |
|--|---|--|--|
| Avail SF of Bldg SF: 3,840 of 3,840 Min Divisible SF: Max Contiguous SF: Sale Price: \$200,000.00 Sale Price/SF: \$52.08 Lease Rate: Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: Land SF: 18,731 SF Ceiling Height: - Sprinkler: | Zoning: RL 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: Fenced/secured |
|--|---|--|--|



| 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: Ideal facility for contractors yard or equipment repair business. GL door access, Fenced / secured yard for outside storage or parking. RL - (San Joaquin County) * Industrial use grandfathered per City. Located within Opportunity Zone. Easy access to Hwy 99 at Waterloo Road interchange

28. 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 Min Divisible SF: Max Contiguous SF: Sale Price: \$1,250,000.00 Sale Price/SF: \$60.83 Lease Rate: Asking NNN to Gross: Asking CAM: Vacancy Type: Occupied Occupancy Date: | Office SF: 1,632 SF Land SF: 58,806 SF Ceiling Height: 12.00 - 18.00 Sprinkler: No | Zoning: IG Year Built: Power Amps: 400 Power Volts: 120/208 Power Phase: 3 Construction Type: MTL | # GL/DID: 4 GL/DID Size(w x h): #DH Doors: 0 Total Doors: 4 Parking Spaces: Parking Ratio: 0 Rail: No Rail Yard: Fenced 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: 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.

29. 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 Min Divisible SF: 1,125 Max Contiguous SF: Sale Price: \$1,250,000.00 Sale Price/SF: \$79.62 Lease Rate: Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: Land SF: 47,480 SF Ceiling Height: 16.00 - Sprinkler: No | Zoning: M-1 Year Built: Power Amps: 100 Power Volts: 120/208 Power Phase: 3 Construction Type: MTL | # GL/DID: 9 GL/DID Size(w x h): #DH Doors: 0 Total Doors: 9 Parking Spaces: Parking Ratio: 0 Rail: Unavailable Yard: Paved Yard |
|--|--|---|--|



| 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 office size/configuration 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

30. Available Industrial Space (ID: 16727)
Primary Use: Automotive
815 Weber Avenue Stockton, CA
Market: Central Valley / Sub-Market: San Joaquin

| | | | |
|--|---|---|--|
| Avail SF of Bldg SF: 9,000 of 9,000 Min Divisible SF: Max Contiguous SF: Sale Price: \$675,000.00 Sale Price/SF: \$75.00 Lease Rate: Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: 675 SF Land SF: 9,583 SF Ceiling Height: - Sprinkler: | Zoning: I-L Year Built: Power Amps: 200 Power Volts: 240 Power Phase: 3 Construction Type: CON | # GL/DID: 2 GL/DID Size(w x h): #DH Doors: Total Doors: 2 Parking Spaces: Parking Ratio: Rail: No Rail Yard: no |
|--|---|---|--|



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

Comments: 675± SF office space with two (2) restrooms, 550± SF mezzanine for added storage. Zoned: I-L (Limited Industrial - City of Stockton). Clear span construction - no interior columns. Mix of concrete block, brick and poured in place concrete construction. 200 AMP, 240 Volt, 3 phase power. Two (2) grade level doors. 20 year roof coating and new skylights completed in 2014. Fluorescent lighting. Glass storefront. Three (3) above ground lifts available if desired. Located within Opportunity Zone.

31. 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 |

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.

32. Available Industrial Space (ID: 17019)
Primary Use:
26263 Thornton Road Thornton, CA
Market: Central Valley / Sub-Market: Stockton

| | | | |
|-------------------------------------|--------------------|------------------------|----------------------|
| Avail SF of Bldg SF: 1,300 of 1,300 | Office SF: | Zoning: CG | # GL/DID: |
| Min Divisible SF: | Land SF: 13,982 SF | Year Built: | GL/DID Size(w x h): |
| Max Contiguous SF: | Ceiling Height: - | Power Amps: | #DH Doors: |
| Sale Price: \$300,000.00 | Sprinkler: | Power Volts: | Total Doors: |
| Sale Price/SF: \$230.77 | | Power Phase: | Parking Spaces: |
| Lease Rate: | | Construction Type: OTH | Parking Ratio: |
| Asking NNN to Gross: | | | Rail: |
| Asking CAM: | | | Yard: fenced/secured |
| 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: Wood frame/stucco construction. Completely renovated - new roof, interior/exterior paint, electrical, lighting, floor coverings, restroom fixtures, gutters/downspouts. Demised into two (2) suites, each with one (1) restroom. Former laundromat hook-ups available (condition unknown). Excess fenced/secure yard/land area. Excellent user/investor opportunity. Previous uses include laundromat, pizza parlor and other commercial /retail applications. Located just off I-5 and N. Thornton Road 1/4 mile east of I-5.

33. Available Industrial Space (ID: 16753) Shamrock Business Center
Primary Use: Industrial
3508 Shamrock Way Tracy, CA
Market: Central Valley

| | | | |
|---|--|--|--|
| Avail SF of Bldg SF: 22,425 of 22,425 Min Divisible SF: 7,475 Max Contiguous SF: Sale Price: Sale Price/SF: Lease Rate: \$0.90 NNN Per Month Asking NNN to Gross: Asking CAM: Vacancy Type: Under Construction Occupancy Date: | Office SF: 425 SF Land SF: Ceiling Height: 24.00 - Sprinkler: Yes | Zoning: I-L Year Built: 2020 Power Amps: 200 Power Volts: 120/208 Power Phase: 3 Construction Type: MTL | # GL/DID: 2 GL/DID Size(w x h): 12x14 #DH Doors: Total Doors: 2 Parking Spaces: Parking Ratio: Rail: No Rail Yard: Fenced / secured |
|---|--|--|--|



| 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± square feet of office space w/ reception, private office and restroom. Two (2) ground level doors per unit, 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.

34. Available Industrial Space (ID: 17027) SHAMROCK BUSINESS CENTER
Primary Use: Industrial
3608 Shamrock Way, Ste 101 Tracy, CA
Market: Central Valley / Sub-Market: Tracy

| | | | |
|--|--|--|--|
| Avail SF of Bldg SF: 7,290 of 7,216 Min Divisible SF: Max Contiguous SF: Sale Price: Sale Price/SF: Lease Rate: \$0.90 NNN Per Month Asking NNN to Gross: Asking CAM: Vacancy Type: Occupancy Date: | Office SF: 425 SF Land SF: Ceiling Height: - Sprinkler: | Zoning: M-1 Year Built: 2020 Power Amps: 200 Power Volts: 120/208 Power Phase: 3 Construction Type: | # GL/DID: 2 GL/DID Size(w x h): #DH Doors: Total Doors: 2 Parking Spaces: Parking Ratio: Rail: Yard: fenced / secured |
|--|--|--|--|



| 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± square feet of office space w/ reception, private office and restroom. Two (2) ground level doors per unit, 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.

35. Available Industrial Space (ID: 16984)
Primary Use: Industrial
100 Sloan Court Tracy , CA
Market: Central Valley / Sub-Market: Stockton

| | | | |
|--|--------------------------------------|-------------------------------|---|
| Avail SF of Bldg SF: 22,800 of 22,800 | Office SF: 1,767 SF | Zoning: I-L | # GL/DID: 2 |
| Min Divisible SF: | Land SF: 55,757 SF | Year Built: | GL/DID Size(w x h): 12' x 12' |
| Max Contiguous SF: | Ceiling Height: 20.00 - 22.00 | Power Amps: 225 | #DH Doors: |
| Sale Price: | Sprinkler: Yes | Power Volts: 277/480 | Total Doors: 2 |
| Sale Price/SF: | | Power Phase: 3 | Parking Spaces: |
| Lease Rate: \$0.88 NNN Per Month | | Construction Type: MTL | Parking Ratio: |
| Asking NNN to Gross: | | | Rail: |
| Asking CAM: | | | Yard: fenced / paved / yard with (2) driveways |
| 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: 22,800± SF Warehouse (190' x 120') on 1.28± Acres Office area includes reception, private offices, kitchen, break-room, three (3) restrooms (plus 1 shop restroom) Large show room w/ sales counter and customer entrance 2 grade level doors (12' x 12' ±) Fenced and paved site/yard w/ two (2) driveways. Small Mezzanine for above office storage / office space Fully insulated with skylights, swamp coolers, and shop heaters Flexible I-L zoning (Light Industrial, City of Tracy)