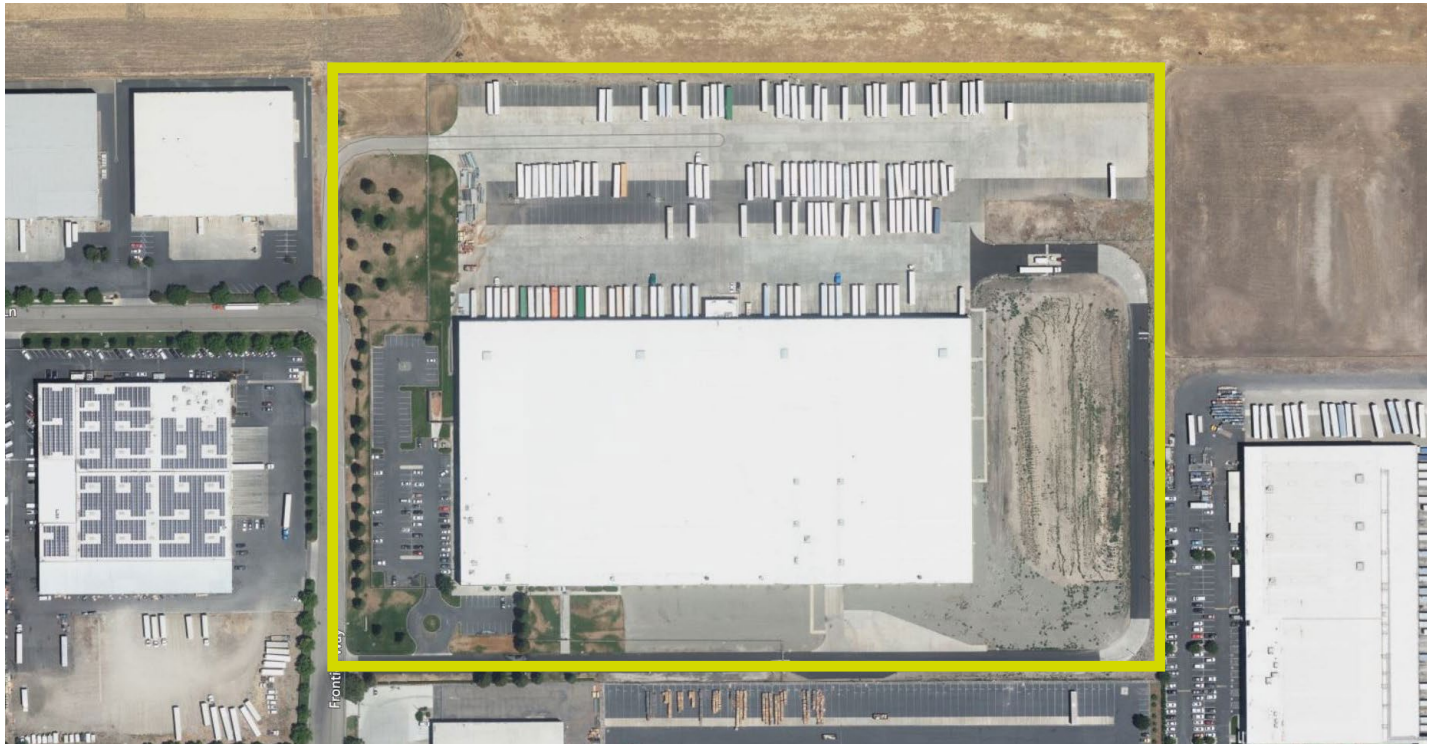


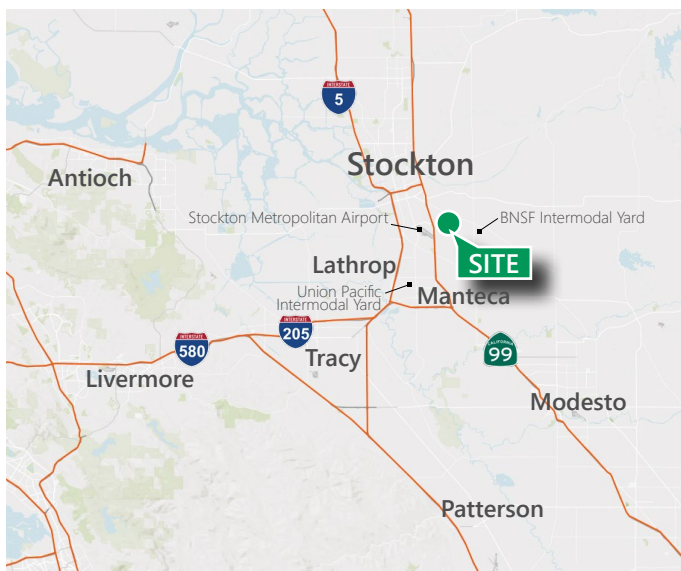
# ±351,788 SF

## Industrial Space For Lease



## Park Stockton 5

4512 Frontier Way  
Stockton, CA 95215



### LOCATION

- Centralized location with direct access to I-5 and Hwy 99
- Close proximity to UPRR and BNSF Intermodal terminals
- Port of Oakland: 71 miles; Port of Los Angeles: 362 miles

### FACILITY

- ±351,788 SF available
  - Site: 30.0 acres
  - Office: ±15,000 SF
  - Warehouse: ±336,788 SF
  - Temperature Controlled Area: ±34,320 SF (64 degrees)
  - Future Expansion: ±100,347 SF (452,135 SF Total)
- 31' minimum ceiling clearance at first column
- ESFR fire sprinklers
- Column spacing: 55'x52' typ, Speed Bay 60'
- Electrical service: 2,000 Amps, 277/480V
- 58 dock doors with hydraulic levelers, locks, seals, lights, air
- 2 grade level doors 8'6"x14' and 8'x8'
- 225 trailer stalls (expandable)
- 137 auto parking spaces

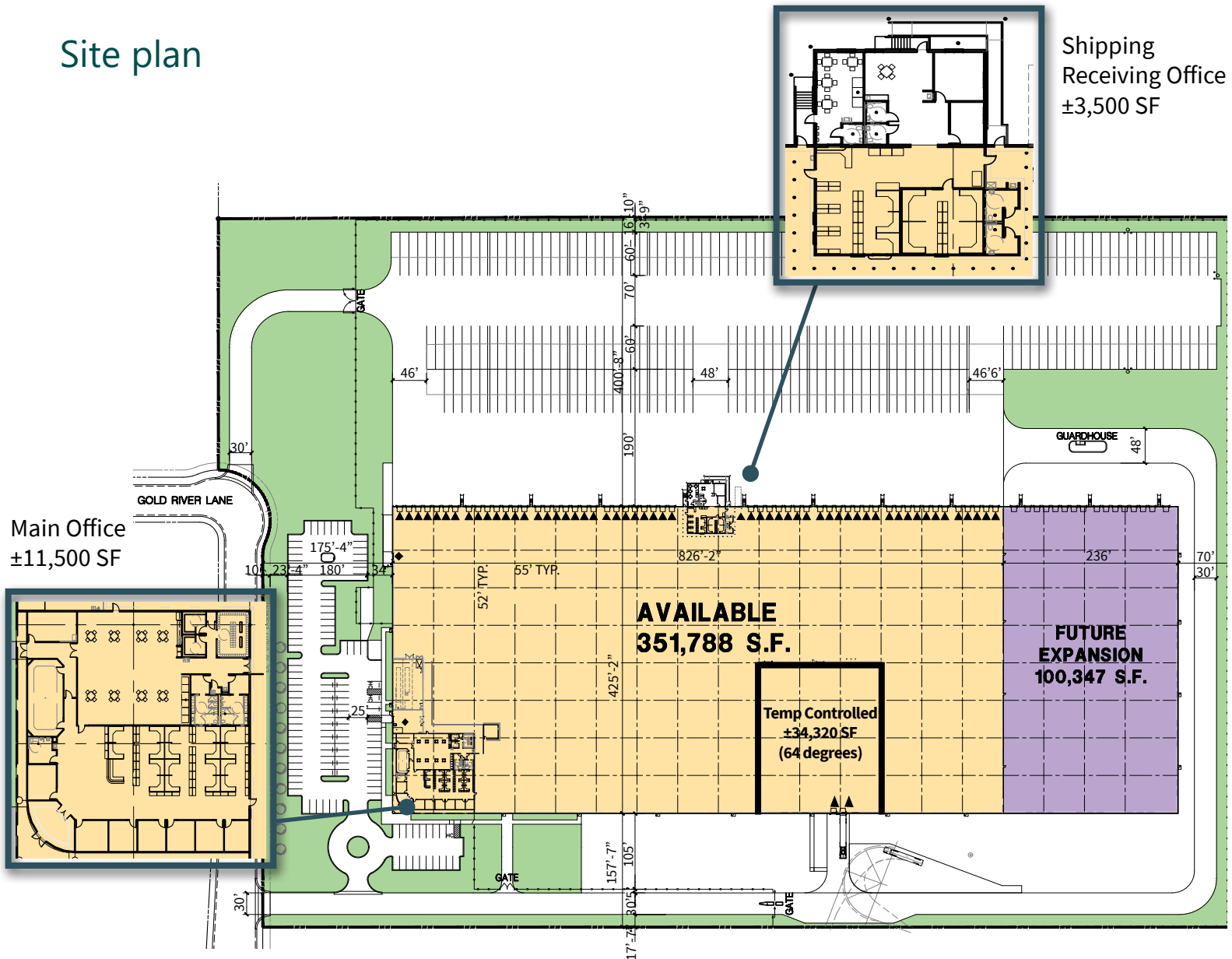
### ADVANTAGES AND AMENITIES

- Secure fenced site with guard house
- Food Grade Building

# ±351,788 SF

## Industrial Space For Lease

### Site plan



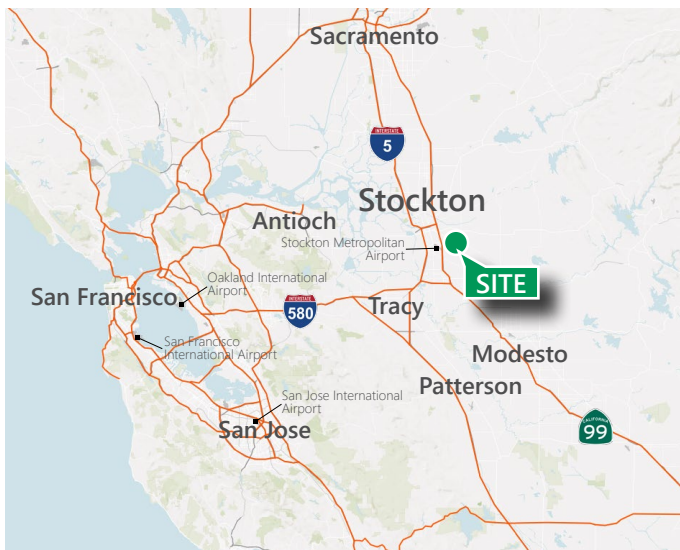
# ±351,788 SF

## Industrial Space For Lease

### TENANT MAP



### AREA MAP



### DRIVE TIMES

BNSF Intermodal	2.3 miles
UP Intermodal	7.1 miles
Port of Stockton	10 miles
Sacramento	52 miles
Port of Oakland	72 miles
Reno	132 miles
Fresno	169 miles
Port of LA/Long Beach	409 miles
Las Vegas	563 miles
Portland	579 miles
Salt Lake City	649 miles
Seattle	753 miles
Phoenix	756 miles