

INDUSTRIAL FOR LEASE  
RAIL SERVED DISTRIBUTION WAREHOUSE WITH DOCK LOADING  
1200 GOLDEN GATE AVENUE | STOCKTON, CA



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

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### PROPERTY OVERVIEW

<b>TOTAL BUILDING SF:</b>	<b>143,750± SF</b>
<b>AVAILABLE SF:</b>	<b>75,000± SF</b>
<b>OFFICE SF:</b>	<b>1,000± SF with two (2) restrooms</b>
<b>LAND SIZE:</b>	<b>7.21± ACRES</b>
<b>CONSTRUCTION TYPE:</b>	<b>Concrete Tilt-Up</b>
<b>CLEAR HEIGHT:</b>	<b>26'± minimum</b>
<b>INDICATED POWER:</b>	<b>277/480 Volt, 3 Phase</b>
<b>DOCK HIGH DOORS:</b>	<b>Three (3)</b>
<b>GRADE LEVEL DOORS:</b>	<b>Two (2) (12' x 14')</b>
<b>RAIL DOORS:</b>	<b>Four (4)</b>
<b>ZONING:</b>	<b>IL- Industrial Limited (San Joaquin County)</b>

<b>ECONOMIC DATA:</b>	
<b>Lease Rate:</b>	<b>\$.55 PSF, NNN</b>



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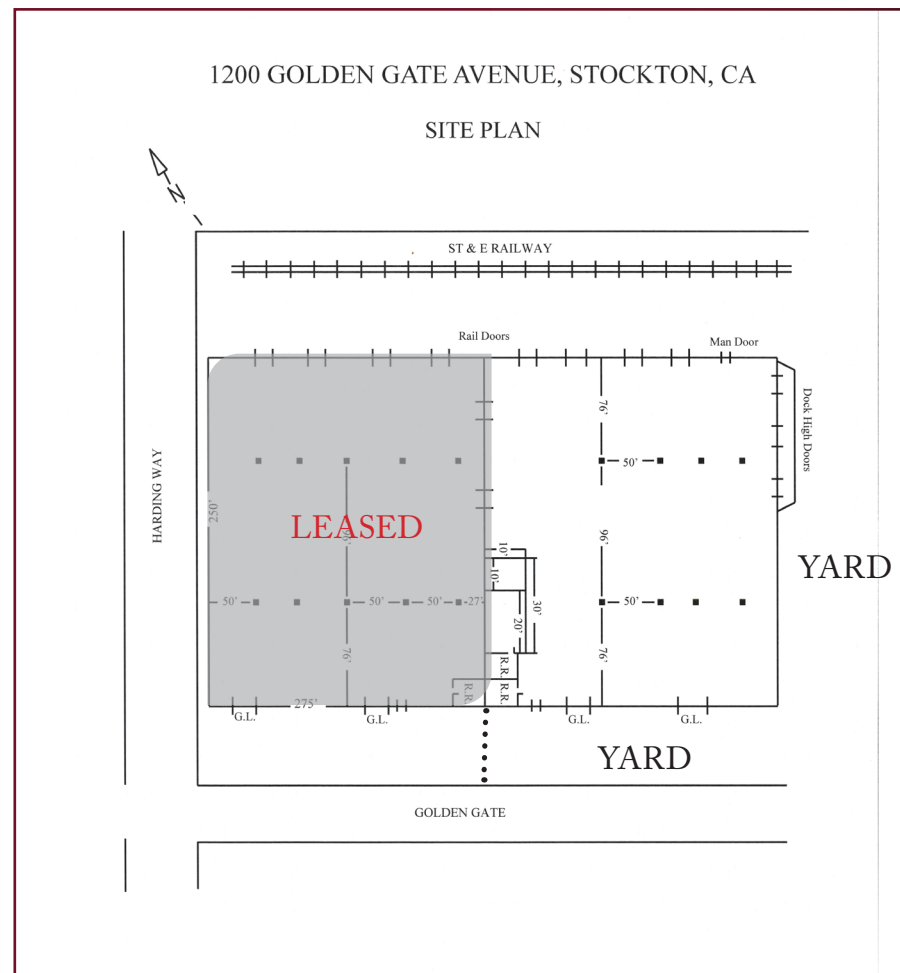
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### NEW IMPROVEMENTS UNDER CONSTRUCTION

- Addition of 3 new dock positions for a total of 6 dock high positions
- New awning over dock area to provide covered loading/unloading
- Demolish freestanding office building in yard area
- New exterior paint
- Asphalt yard area

### ADDITIONAL FEATURES

- 2± Acres fenced/secure yard area
- Fully sprinklered
- T5 motion sensor lighting
- Adequate power to support a variety of uses
- Excellent high cube facility
- ST&E Rail Service with 315'± exterior dock platform
- Located on Golden Gate Avenue just south of Waterloo Road, west of Hwy 99
- Excellent access to Hwy 99 via Waterloo Road



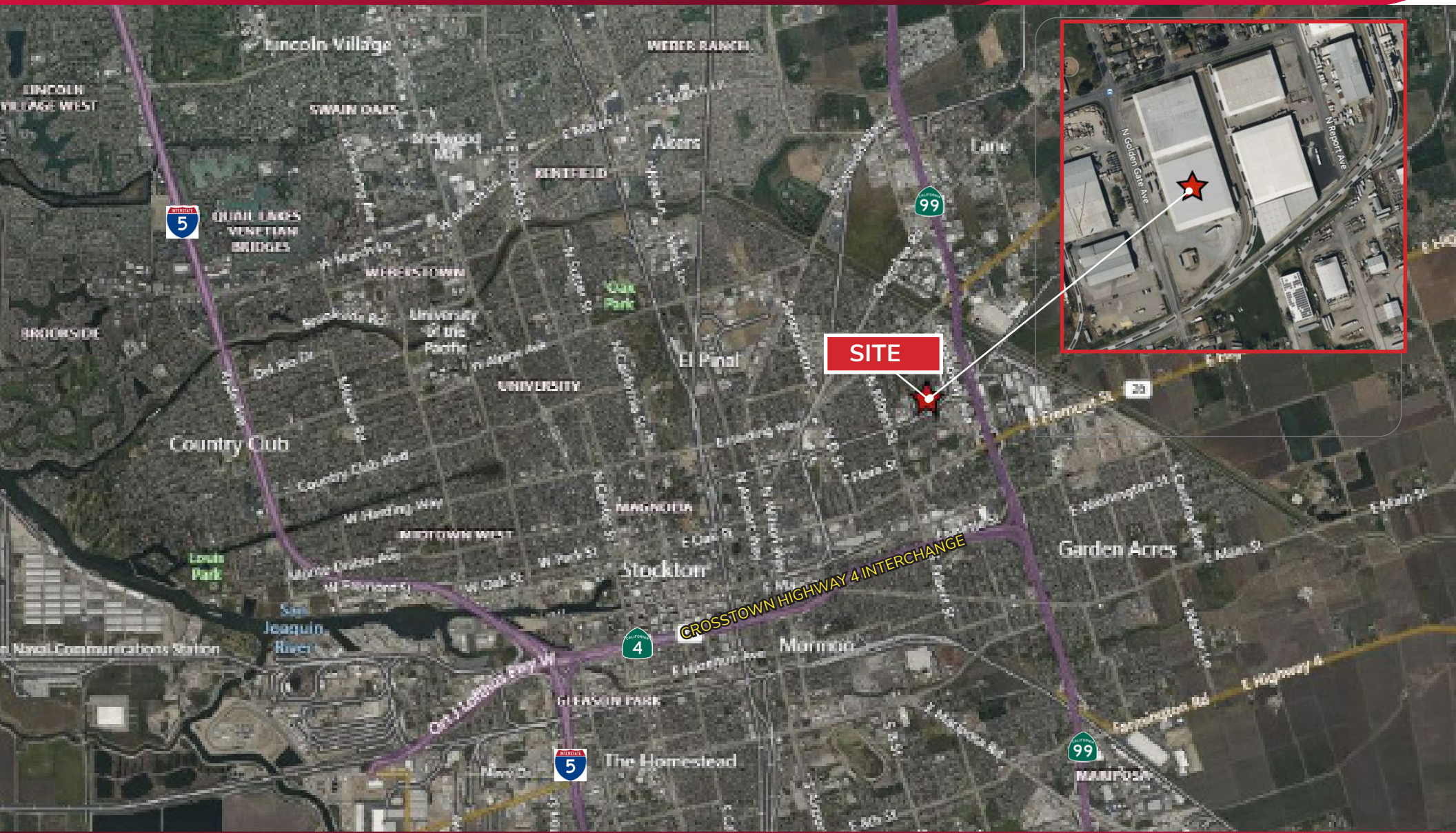
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COMMERCIAL REAL ESTATE SERVICES



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