

±94,220 SF FOR LEASE

3537 METRO DRIVE
STOCKTON • CALIFORNIA

CROSS LOAD DISTRIBUTION • TRAILER STORAGE



CONTACT



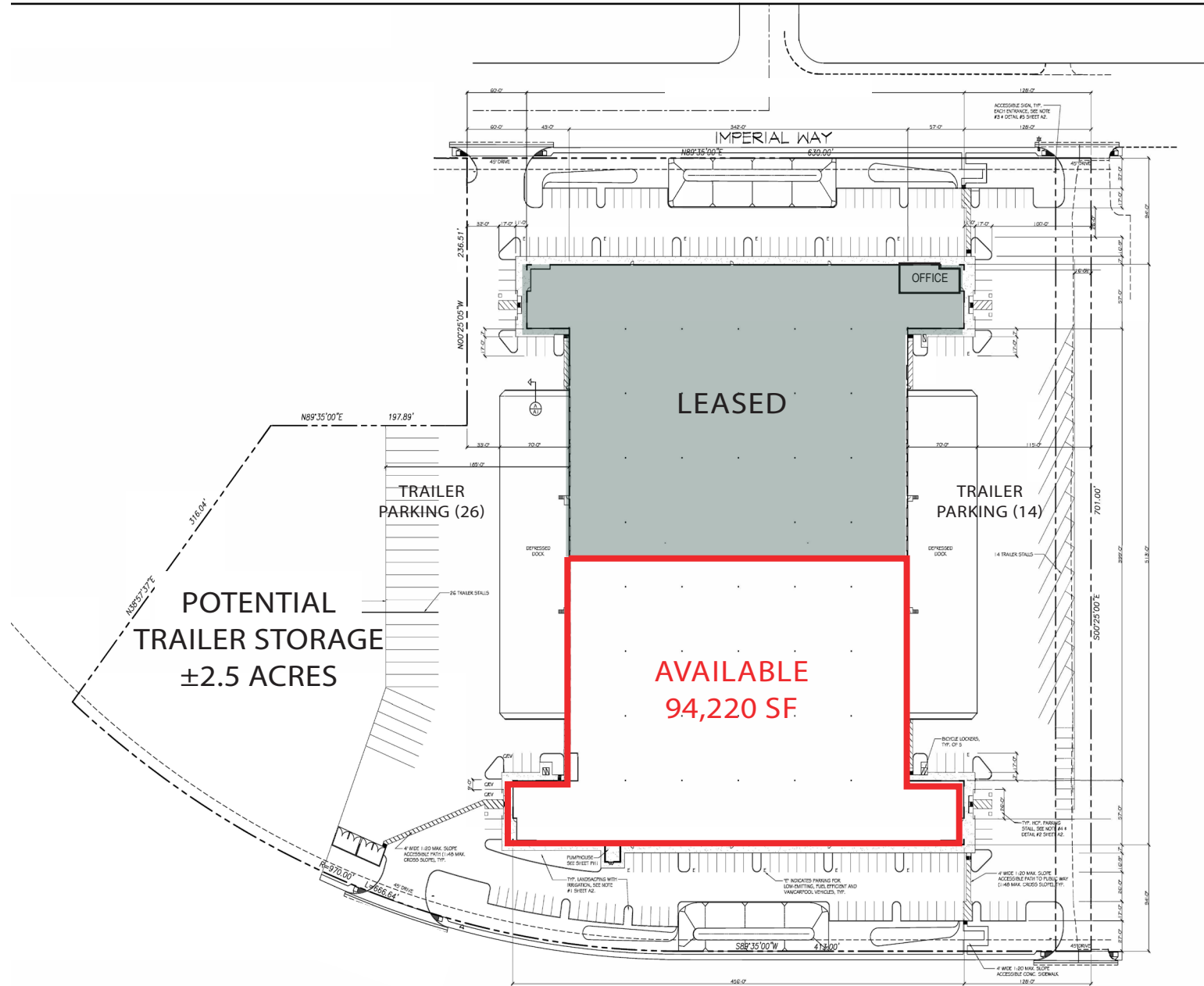
2800 W. March Lane #310
Stockton, CA 95219

Tim Mustin
Vice President
tim.mustin@am.jll.com
+1 209 390 1687
RE License #01857876

John Fondale
Senior Vice President
john.fondale@am.jll.com
+1 209 390 1694
RE License #01017415



IMPERIAL WAY



METRO DRIVE

PROPERTY FEATURES

AVAILABLE:	±94,220 SF
TOTAL BUILDING SIZE:	±187,644 SF
DIVISIBILITY:	±47,110 SF
PARCEL SIZE:	±12.84 acres (33.5% FAR)
BUILDING DIMENSIONS:	±513'w x 342'd
OFFICE:	TBD
CLEAR HEIGHT:	±32'
ROOF:	Build-up wood
DOCK DOORS:	18 (9' x 10')
GRADE LEVEL DOORS:	2 (12' x 14')
CONCRETE APRON:	±70'
COLUMN SPACING:	±57' x 57'
WAREHOUSE LIGHTING:	Per tenant request
SKYLIGHTS:	58 (4' X 8')
FIRE SUPPRESSION:	ESFR
ELECTRICAL:	2,500 amps, 277/480v (entire building)
CONSTRUCTION:	Concrete tilt-up
ZONING:	I-L (City of Stockton)
AUTO PARKING:	100 (entire building)
TRAILER PARKING	20 positions
CONSTRUCTED:	2018
ADDITIONAL FEATURES:	Potential for ±2.5 acres Secured fencing Cross-load distribution 6" reinforced slab BNSF Intermodal: ±2 miles UP Intermodal: ±7 miles
LEASE RATE:	Contact Broker





3537 METRO DRIVE • STOCKTON • CA



2800 W. March Lane #310
Stockton, CA 95219

Tim Mustin
Vice President
tim.mustin@am.jll.com
+1 209 390 1687
RE License #01857876

John Fondale
Senior Vice President
john.fondale@am.jll.com
+1 209 390 1694
RE License #01017415