

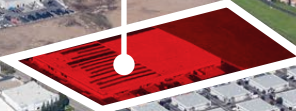


Jones Lang LaSalle Americas, Inc.,
California Real Estate License
#01223413

2615 BOEING WAY

STOCKTON, CA

2615 BOEING WAY



ARCH AIRPORT RD

BOEING WAY



278,460 SF INDUSTRIAL 3-5 YEAR SALE LEASEBACK IN CORE CENTRAL VALLEY MARKET

THE OFFERING

JLL is pleased to exclusively offer for sale a fully-occupied, single-tenant, mission-critical industrial facility located at 2615 Boeing Way in Stockton, CA (the "Property"). The Property is currently owned by Dorfman Milano (the "Tenant"), who will commit to a 3-5-year lease term with a triple-net structure at closing (Investors to confirm sale leaseback terms). Established in 1983, Dorfman Milano is a family-owned company specializing in handmade headware with techniques inspired by Italian craftsmanship that have been passed down over generations.

The Property is a 278,460 SF industrial warehouse built in 1988 (renovated in 2001), situated on 18.33 acres (35% FAR), 25' clear heights, 10 dock-high doors, 15 grade-level doors, wet sprinklers, and 80 parking spots. It is zoned Heavy Industrial (I-G).

This sale leaseback offering presents investors with an attractive opportunity to acquire an mission-critical industrial facility backed by strong local tenancy. The Property is located 4 miles from CA-99 & I-5, allowing for easy accessibility to Northern California.

PROPERTY SUMMARY

Address	2615 Boeing Way
Submarket	Stockton, CA
Market	Central Valley
Total Building RSF	278,460 SF
DH/GL Doors	10/15
Acres	18.33
Zoning	I-G: Heavy Industrial

Property Specifications are based on Light Box & CoStar data





INVESTMENT HIGHLIGHTS



3-5 YEAR SLB TO DORFMAN MILANO



PRIME I-5 AND HWY 99 CORRIDOR LOCATION



WELL MAINTAINED BUILDING WITH A ROOFTOP SOLAR SYSTEM AND ABUNDANT SKYLIGHTS THROUGHOUT



COMPELLING MARKET FUNDAMENTALS



OPERATIONAL COST SAVINGS MARKET



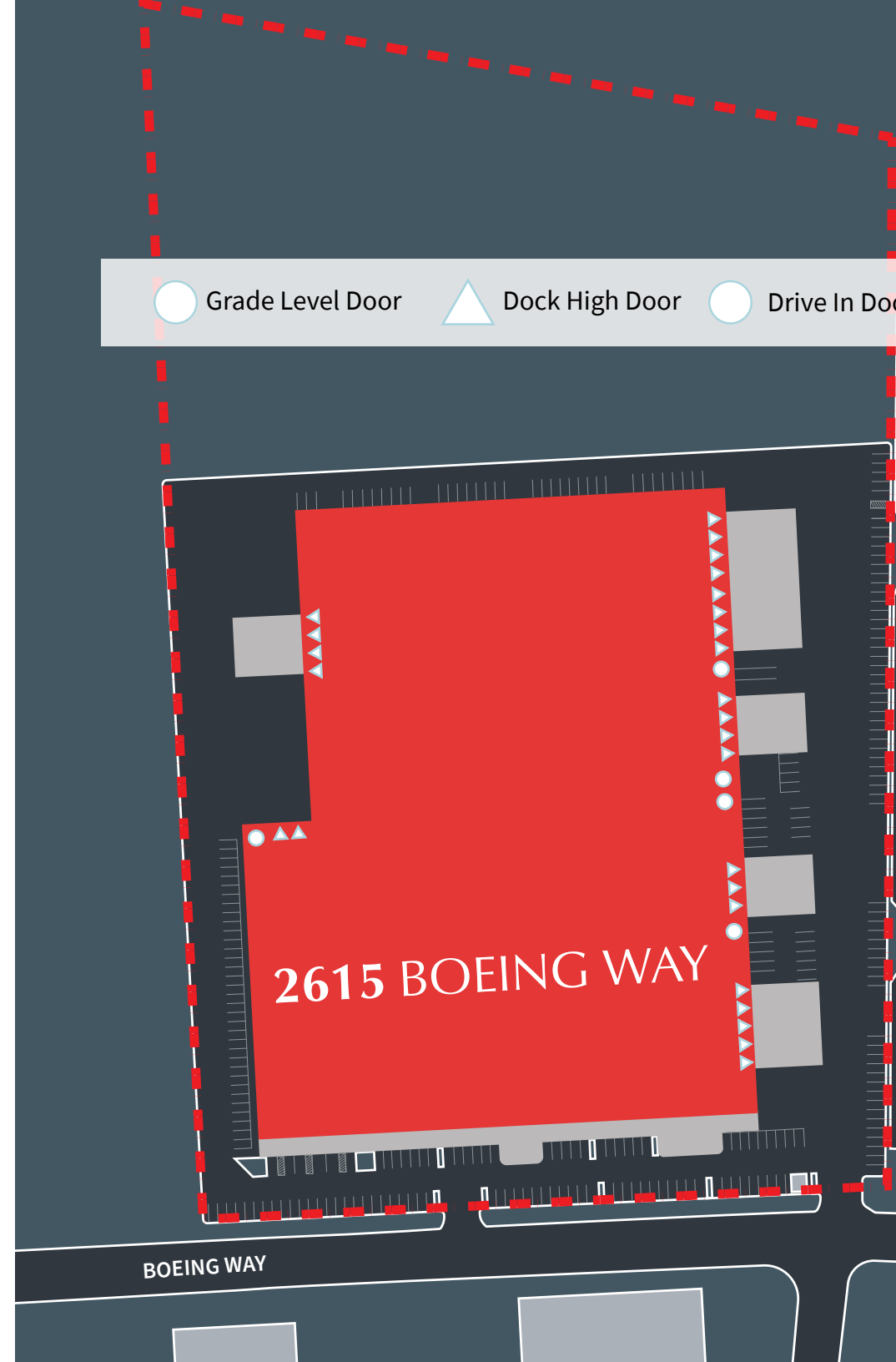
ADDITIONAL LAND FOR EXPANSION OR TRAILER STORAGE

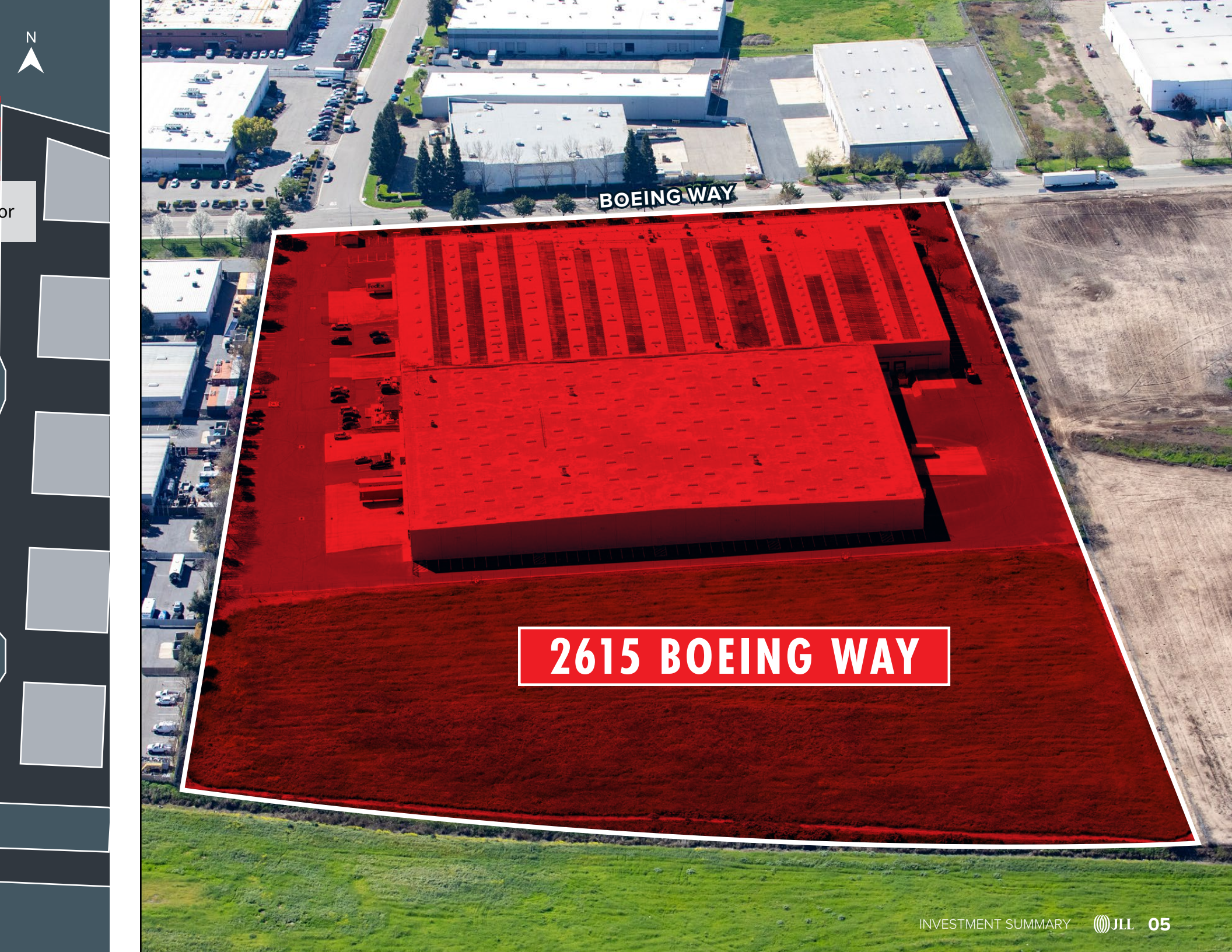


STRONG CENTRAL VALLEY SUBMARKET

PROPERTY DESCRIPTION

Address	2615 Boeing Way
RSF	278,460
Acres	18.33
Unimproved Land (Expansion/Trailer storage)	~ 6.37 Ac
Clear Height	25'
Dock Doors	27
Grade Level Doors	5
Zoning	I-G
Construction	Concrete Tilt Up
Columns	50' w x 57'd
Sprinklers	ESFR
Tenancy	Single
Power	277 - 480v 3p
Parking Spots	200





BOEING WAY

2615 BOEING WAY

CORPORATE NEIGHBORS

- 1 Costco Wholesale
- 2 Cost Plus World Market
- 3 Cost Plus World Market
- 4 Amazon
- 5 Home Depot
- 6 Allen Distribution
- 7 C&S Wholesale Grocers
- 8 Raley's
- 9 Trader Joe's
- 10 Staples
- 11 Whirlpool
- 12 Lifestyle
- 13 Weber
- 14 International Paper
- 15 Southwest Traders
- 16 Pace Supply
- 17 Allen Distribution
- 18 Pitney Bowes
- 19 Fox
- 20 Amazon
- 21 Amazon
- 22 General Mills
- 23 Niagara
- 24 Niagara
- 25 Amazon
- 26 BNSF
- 27 FedEx
- 28 Target
- 29 CFPD
- 30 BMW
- 31 Pactiv
- 32 Simpson StrongTie
- 33 Prism Logistics
- 34 Dollar Tree
- 35 Costco Wholesale
- 36 O'Reilly
- 37 Amazon





55 Mile

35 Mile

15 Mile

2615 BOEING WAY

TENANT OVERVIEW



Dorfman Milano is a premier designer, manufacturer, and distributor of high-quality headwear, supplying retailers across North America with an extensive range of hats for fashion, outdoor, and Western lifestyles. With over a century in business, the company has built a strong reputation for craftsmanship, innovative design, and a diversified brand portfolio.

Industry	Fashion & Apparel (Headwear Manufacturing & Distribution)
Website	dorfmanmilanohats.com
Headquarters	Stockton, CA
Founded	1921



PRODUCT & SERVICE OFFERINGS

- Wide selection of headwear, including fedoras, cowboy hats, outdoor hats, and caps
- Licensed and private-label manufacturing
- Distribution to major retailers and specialty stores
- Custom headwear solutions for brands and businesses



MAJOR BRANDS UNDER DORFMAN MILANO

- **Dorfman Pacific** – Outdoor lifestyle hats
- **Milano Hat Company** – Western and cowboy hats
- **Stetson (Licensed)** – American hat brand
- **Tommy Bahama (Licensed)** – Resort and leisure hats
- **Scala** – Fashion-forward hats



BRANDS DORFMAN MILANO

Classic and
hats

any – Premium
boy hats

) – Iconic
d

(Licensed) –
-inspired hats

forward styles



MANUFACTURING & OPERATIONS

- **Corporate Headquarters: Stockton, CA** – Main administrative and executive office
- **Garland, TX Manufacturing Facility:** Since 1983, this facility has been the core production hub for high-end headwear, specializing in handcrafted Western hats, fedoras, and premium felt hats. The factory is known for its detailed craftsmanship, utilizing custom hat blocks, premium materials like fur felt and merino wool, and intricate finishing techniques. Notably, the facility produces the official hats for the **Royal Canadian Mounted Police**.



FINANCIAL STRENGTH & GROWTH

With a long-established industry presence, Dorfman Milano benefits from brand loyalty, multi-channel revenue streams, and a commitment to quality manufacturing. The company continues to expand its influence through licensing agreements, direct-to-consumer sales, and strategic retail partnerships.



MARKET POSITION & REAL ESTATE FOOTPRINT

Dorfman Milano operates a robust supply chain, with distribution centers across the U.S. to ensure efficient logistics and timely product delivery. The company supplies both mass-market retailers and high-end boutiques, leveraging its strong brand recognition and diverse product lines.

2615 BOEING WAY

STOCKTON, CA

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