



Food Grade Distribution Facility **Available For Lease**

4647 Logistics Drive — Stockton, CA

±297,561 SF
Available
EXPANDABLE TO
±707,561 SF

Building Specifications

Building Size	±750,560 SF
Available	±297,561 SF (Expandable to total ±707,561 SF)
Parcel Size	±52.67 AC
Office	±19,845 SF — Two (2) stories with one (1) elevator – Includes reception area, private offices, open office area, conference room, training room, locker rooms, IT room, large break room, and restrooms
Temp Control Room	Possible ±89,760 SF (walls in place; refrigeration equipment required)
Dock Doors	64
Dock Equipment	32 pit levelers and 32 edge of docks with lights, dock seals and windows
Grade Level Doors	1
Clear Height	32'
Fire Suppression	ESFR
Lighting	T-8 on sensors
Column Spacing	50' x 57'
Speedbay	70'
Power	4,000 amps 277/480V 3 phase (to be confirmed) with backup generator
Trailer Parking	114
Truck Court	190'
Zoning	Light Industrial (I-L), per City of Stockton
Built	2009
Construction	Concrete Tilt-Up
Expansion	±14.3 AC of additional land; Existing building can be expanded ±410,000 SF or ±270,000 SF free-standing building or secured trailer parking
Lease Rate	Contact Broker



Building Highlights



Existing food grade improvements



Trailer parking with 10' concrete dolly pads



Skylights in warehouse



±14.3 AC yard/ expansion land



Guard shack



Fully fenced site



Distributed power



8" slab thickness



±3,720 SF forklift battery charging room



±89,760 SF warehouse room pre-designed for temp control



±3,410 SF mechanic shop



4,000 amps 277/480V 3 phase (to be confirmed) with backup generator



Large training room

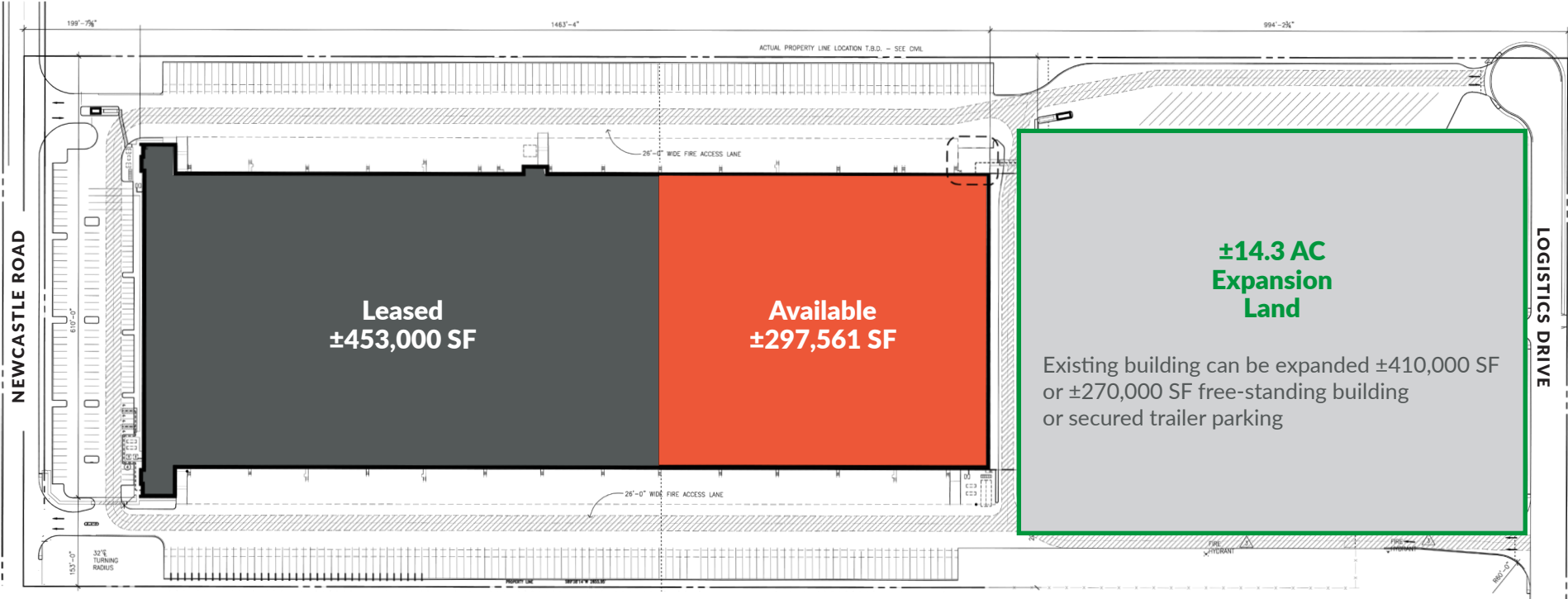


Large training room



Battery charging room

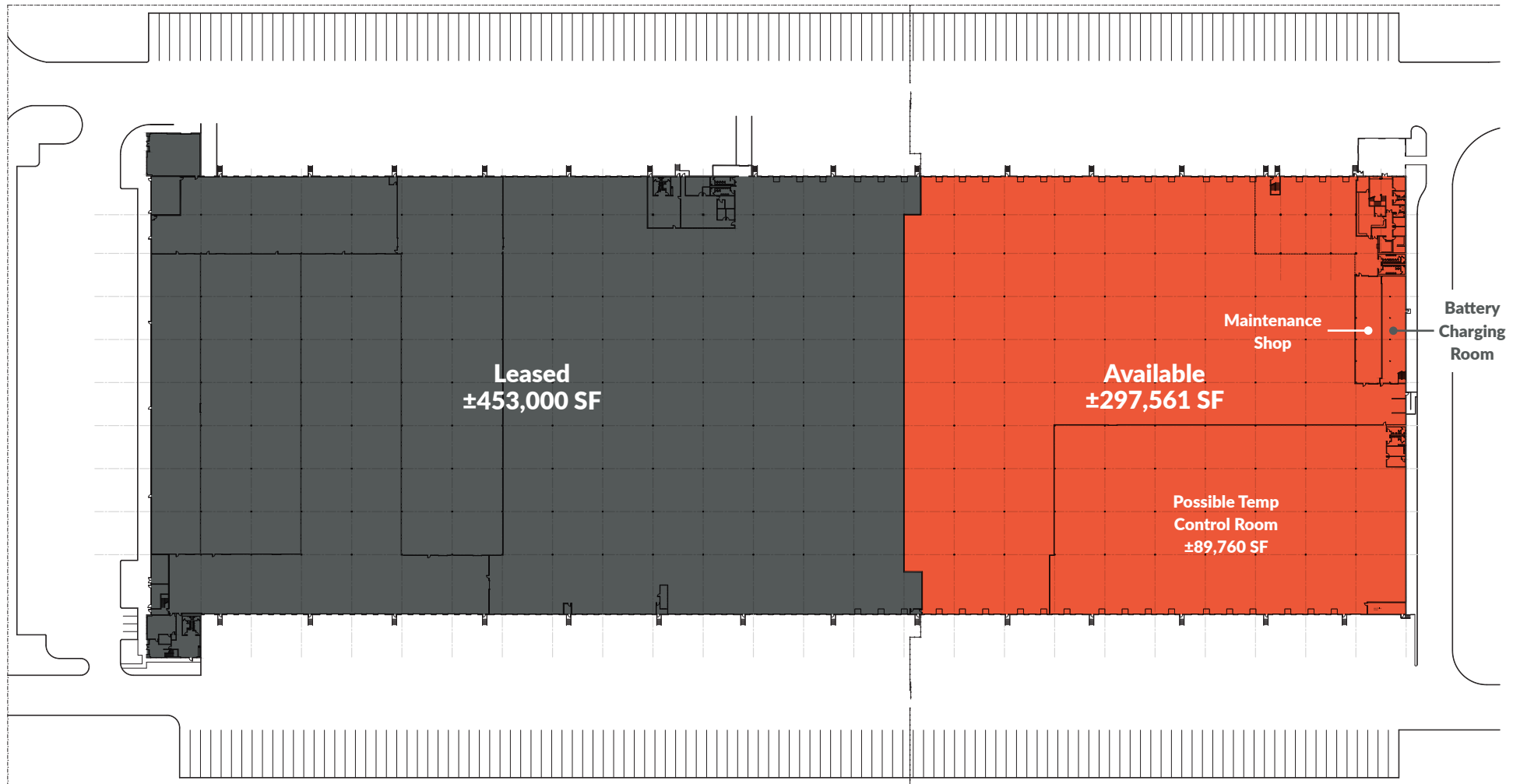
Site Plan



*Site plan not to scale



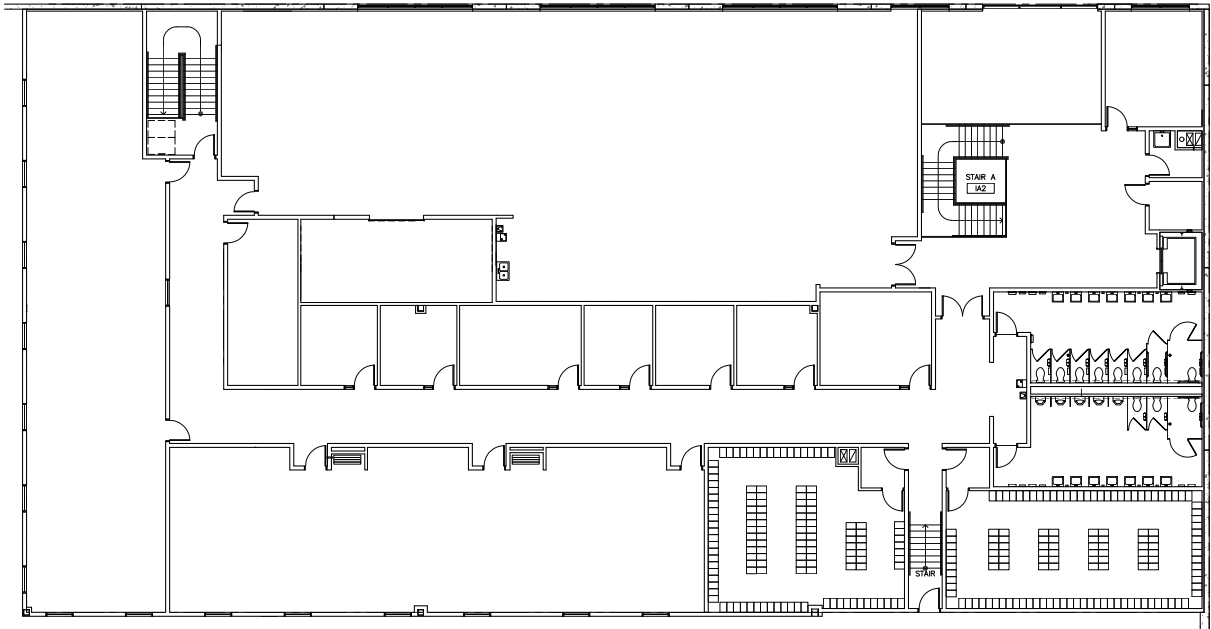
Floor Plan



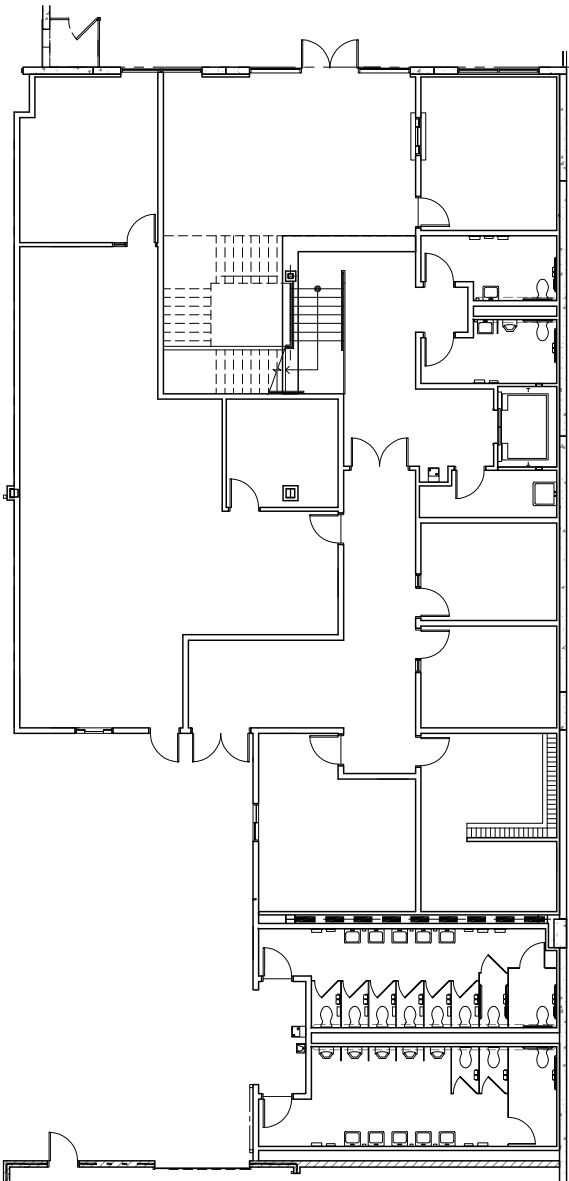
Office Floor Plans



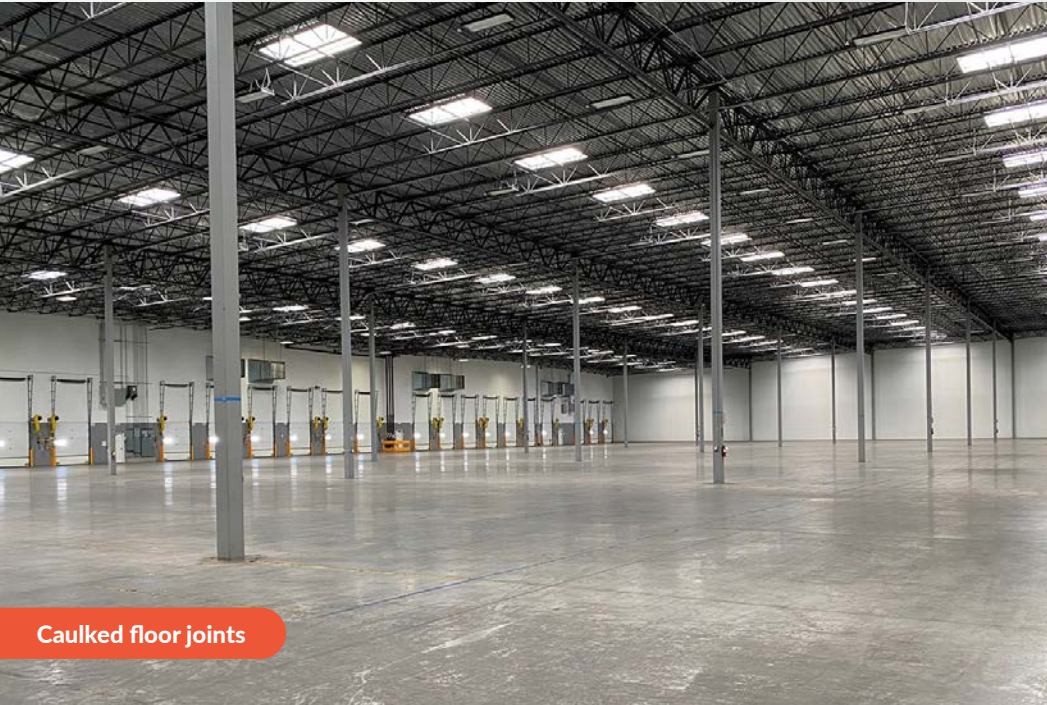
Second Story



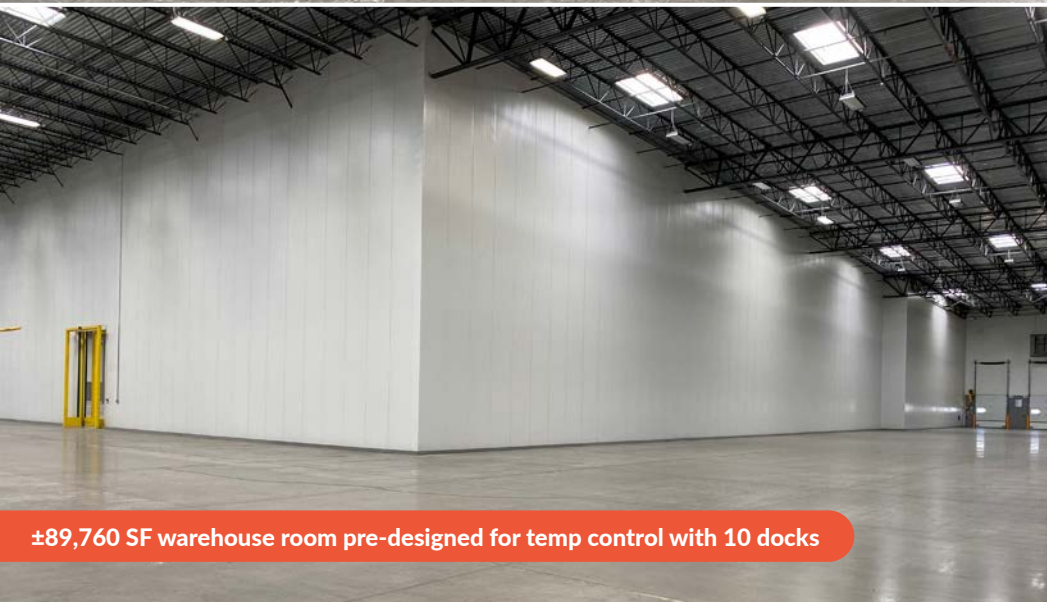
Ground Floor



Building Photos



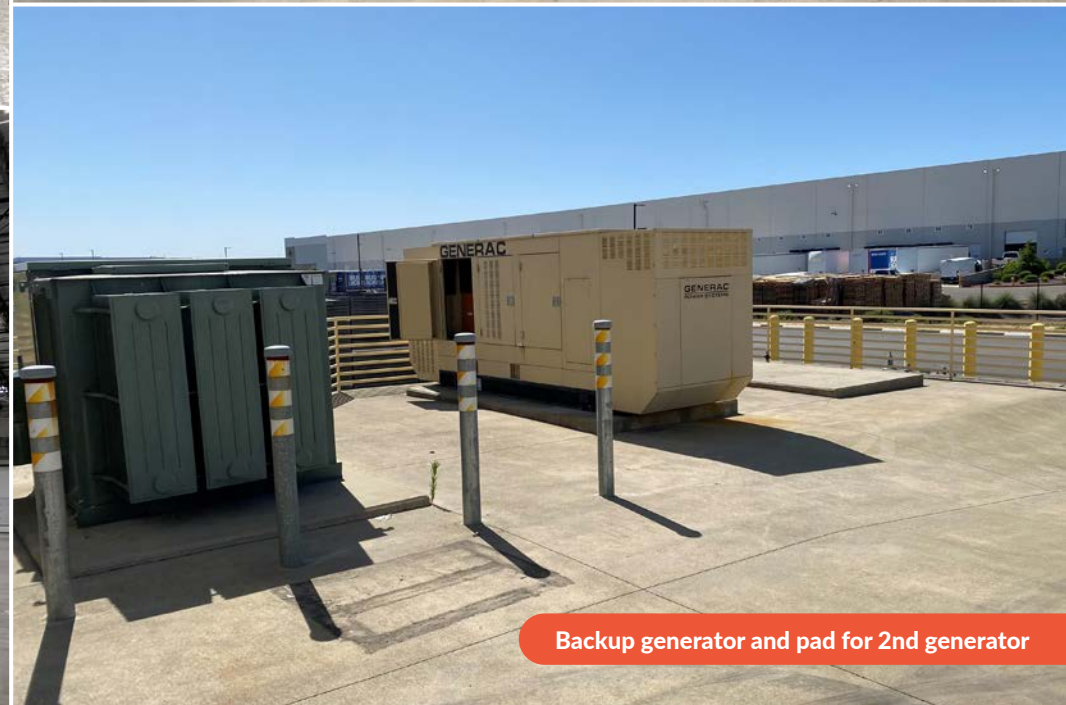
Caulked floor joints



±89,760 SF warehouse room pre-designed for temp control with 10 docks

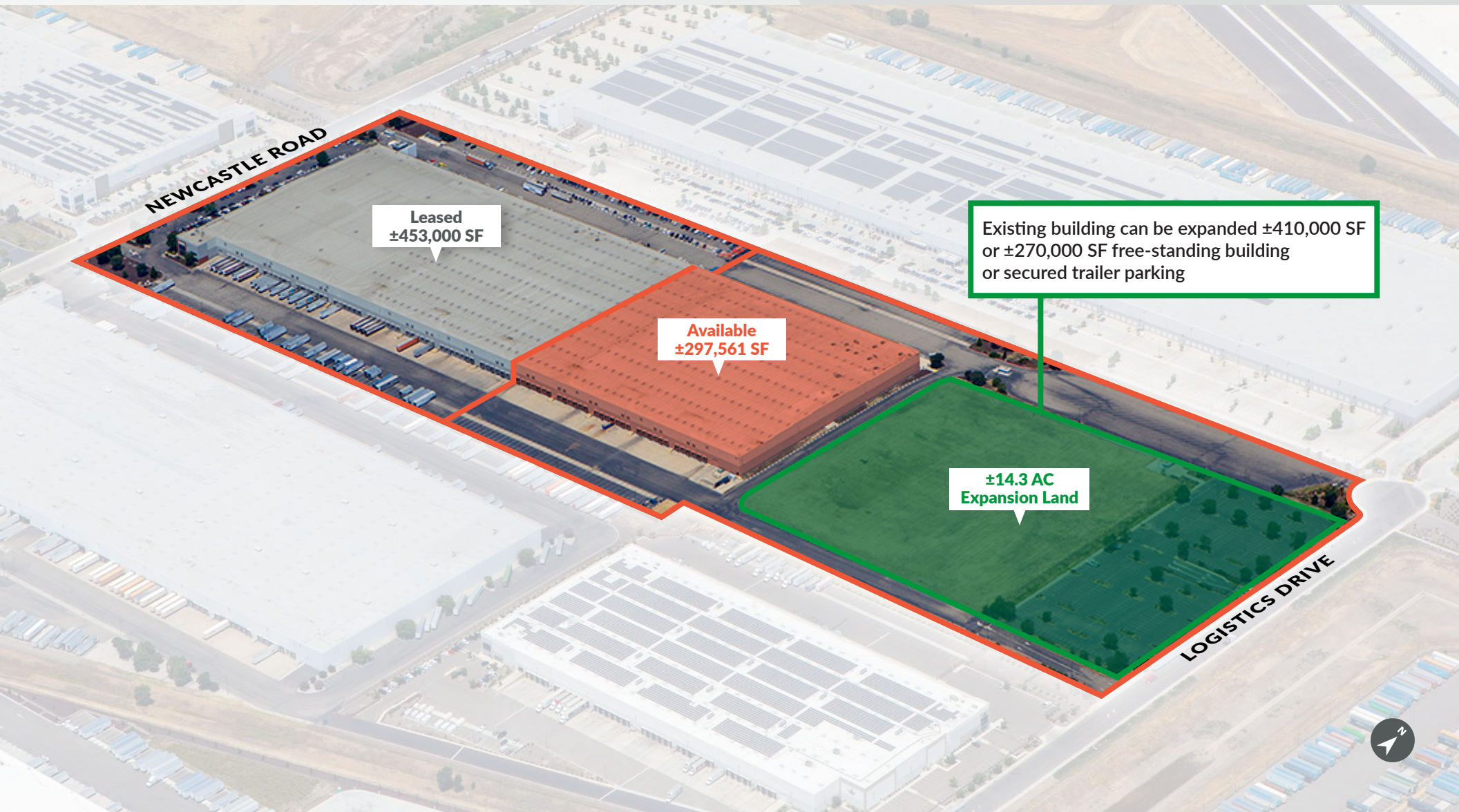


64 dock doors with lights, seals and levelers



Backup generator and pad for 2nd generator

Site Aerial



Proximity to the Entire Bay Area



Highway 99
2 mi

Interstate 5
5.4 mi

Interstate 205
15 mi



**BNSF
Intermodal
(Stockton)**
.95 mi

**Union Pacific
Intermodal
(Lathrop)**
12 mi



Port of Stockton
11 mi

Port of Oakland
73 mi



**Stockton
Metropolitan
Airport**
5 mi

**Sacramento
International
Airport**
66 mi

**Oakland
International
Airport**
66 mi

**San Jose
International
Airport**
79 mi

**San Francisco
International
Airport**
85 mi



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 CPFD
- 30 BMW
- 31 Pactiv
- 32 Simpson StrongTie
- 33 Prism Logistics
- 34 Dollar Tree
- 35 Costco Wholesale
- 36 O'Reilly
- 37 Amazon
- 38 Amazon





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