



DOCK DOOR



±3,185 - 13,066 SF for Lease

3727 METRO DRIVE, STOCKTON, CA



RECENTLY
COMPLETED
RENOVATIONS

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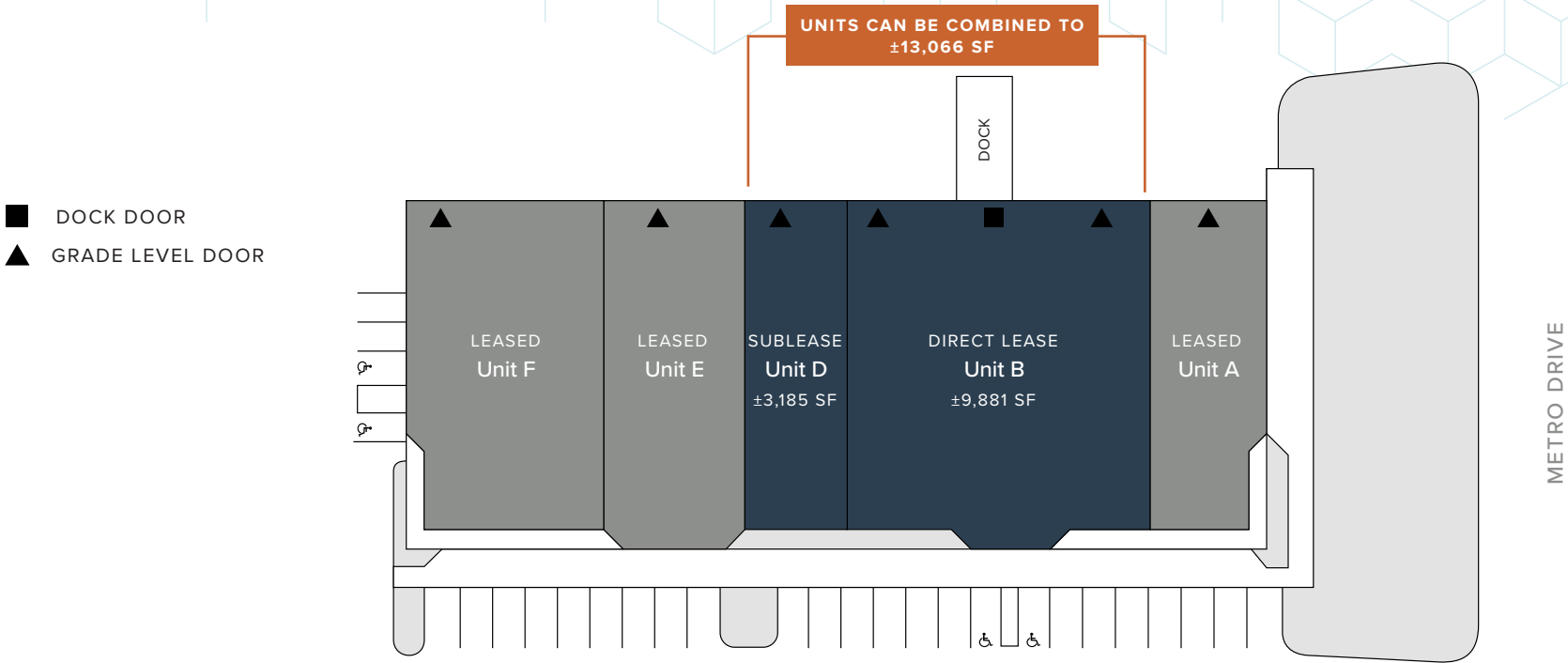
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DRA **RISING**
ADVISORS

3727 METRO DRIVE, STOCKTON, CA



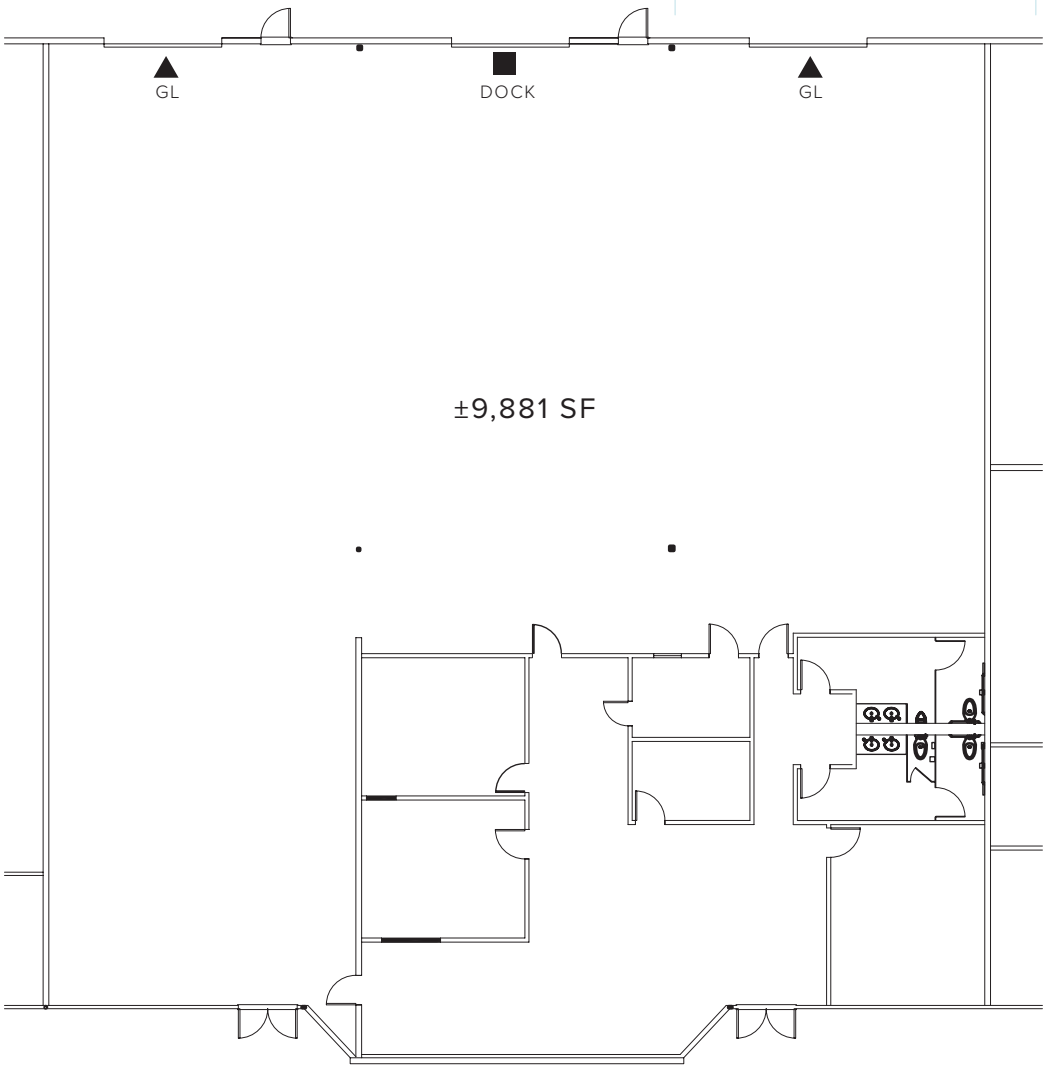
PROPERTY HIGHLIGHTS

BUILDING SIZE	±26,464 SF	CLEAR HEIGHT	14'
TOTAL AVAILABLE	±13,066 SF	LIGHTING	LED
UNIT B (DIRECT LEASE)	±9,881 SF available ±3,200 SF office 2 grade-level doors and 1 dock door Newly refurbished	POWER	110 / 208 volt
UNIT D (SUBLEASE)	±3,185 SF available ±301 SF office 1 grade-level door	FIRE SUPPRESSION	0.33 / 3,000
		ZONING	I-L, Limited Industrial (City of Stockton)
		YEAR BUILT	1990
		ASKING RATE	Contact Broker

3727 METRO DRIVE, STOCKTON, CA

UNIT B (DIRECT LEASE)

AVAILABLE	±9,881 SF
COMBINE WITH UNIT D	±13,066 SF
OFFICE	±3,200 SF
DOCK DOORS	1
GRADE LEVEL DOORS	2

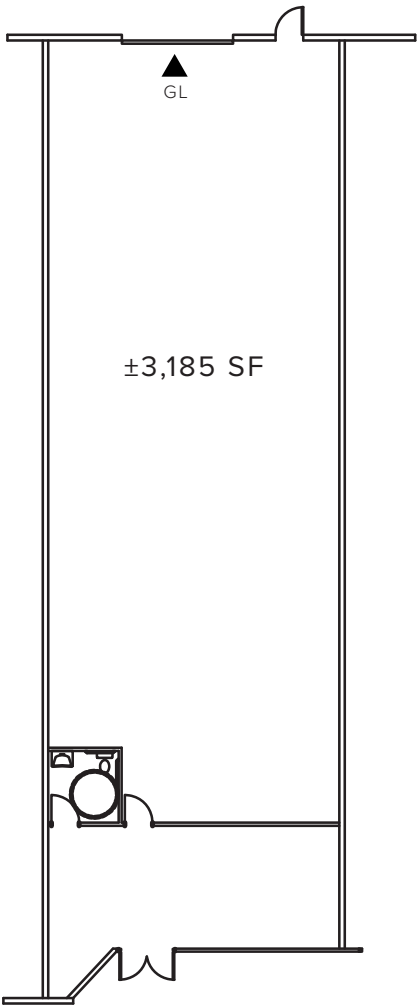


FLOOR PLAN NOT DRAWN TO SCALE

3727 METRO DRIVE, STOCKTON, CA

UNIT D (SUBLEASE)

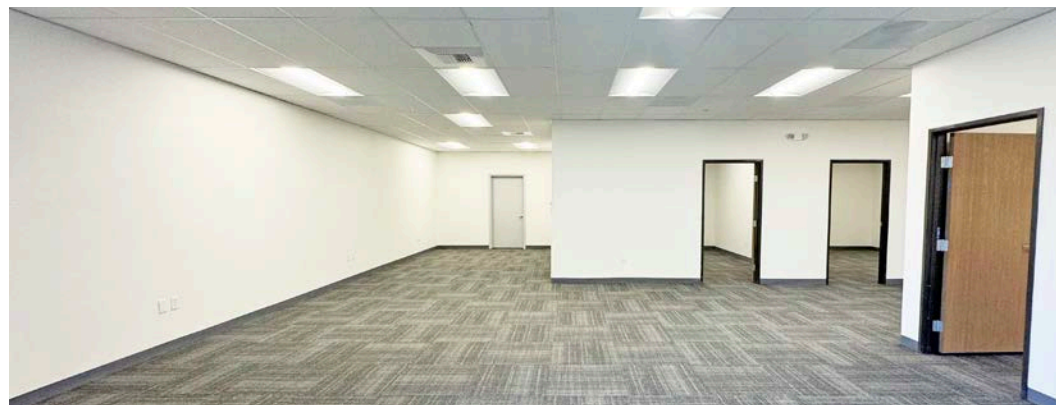
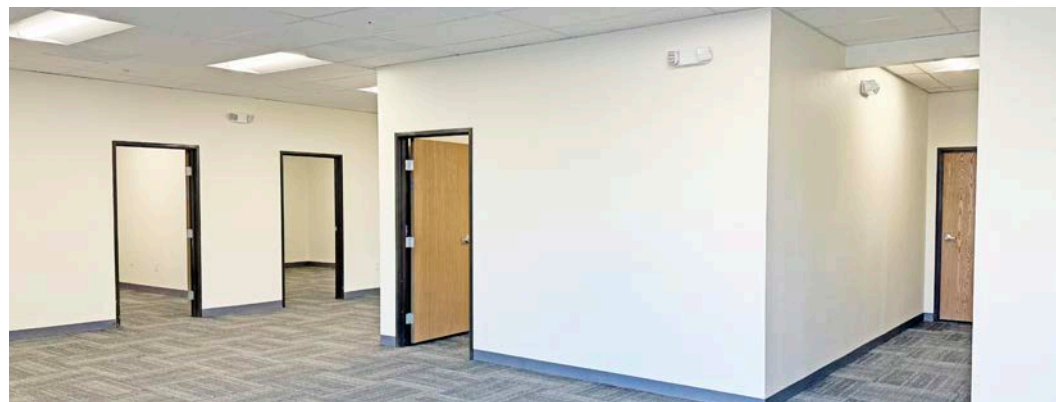
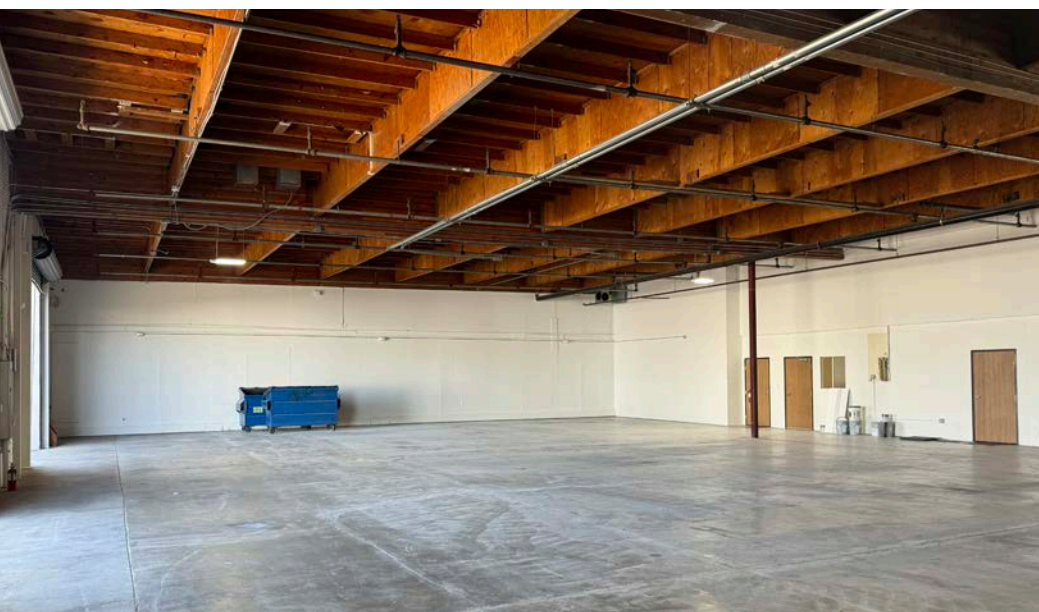
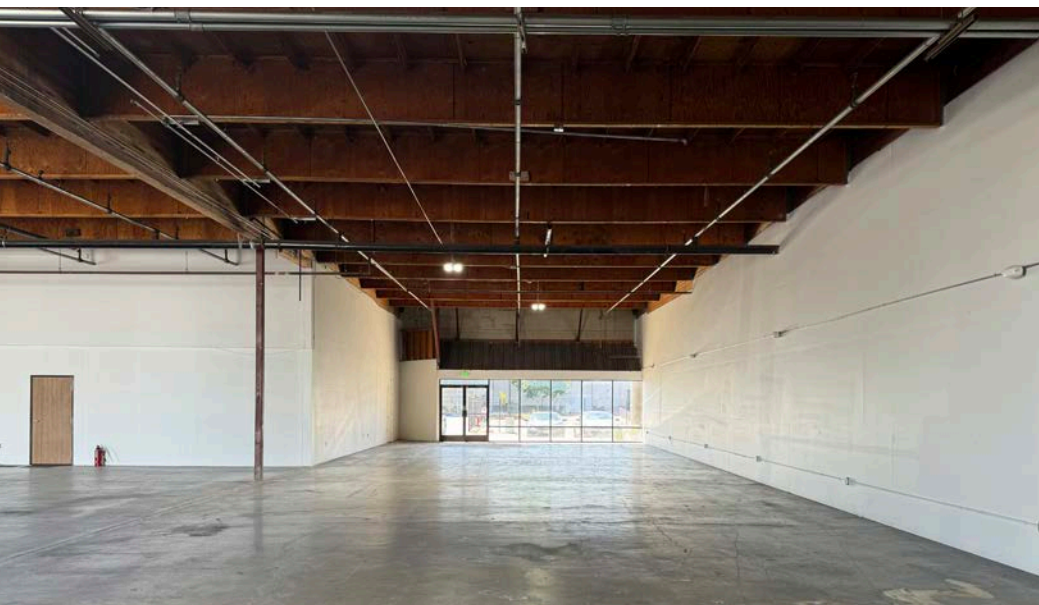
AVAILABLE	±3,185 SF
COMBINE WITH UNIT B	±13,066 SF
OFFICE	±301 SF
GRADE LEVEL DOORS	1



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PHOTOS (UNIT B)





DISTANCE FROM SUBJECT PROPERTY

INTERMODALS & PORTS

BNSF Intermodal (Stockton)	3 miles
Union Pacific Intermodal (Lathrop)	10 miles
Port of Stockton	11 miles
Port of Oakland	75 miles

AIRPORTS

Stockton Metropolitan Airport	3 miles
Sacramento International Airport	65 miles

CITIES

Manteca	8 miles
Lathrop	10 miles
Tracy	20 miles
Modesto	25 miles
Sacramento	56 miles
Merced	64 miles
San Jose	80 miles
San Francisco	83 miles



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