

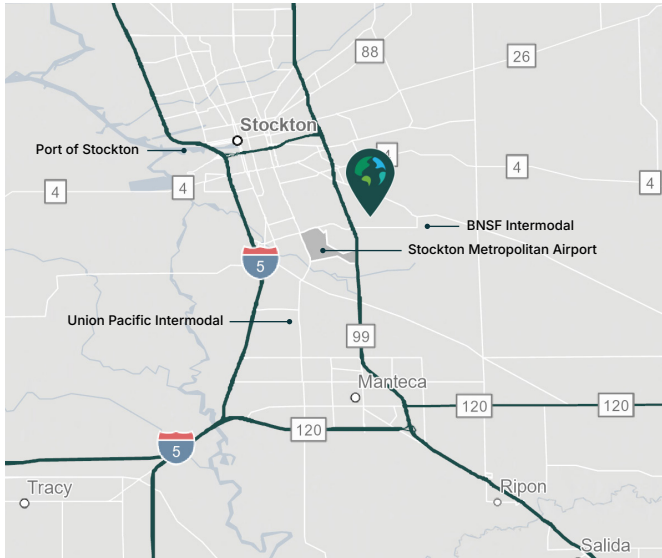


INDUSTRIAL SPACE FOR LEASE

±351,788 SF

Prologis Park Stockton 5

4512 Frontier Way
Stockton, CA 95215



- Centralized location with direct access to I-5 and Hwy 99
- Close proximity to UPRR & BNSF Intermodals
- Secure fenced site with guard house
- Food Grade building
- Large trailer yard with 231 spaces (expandable)



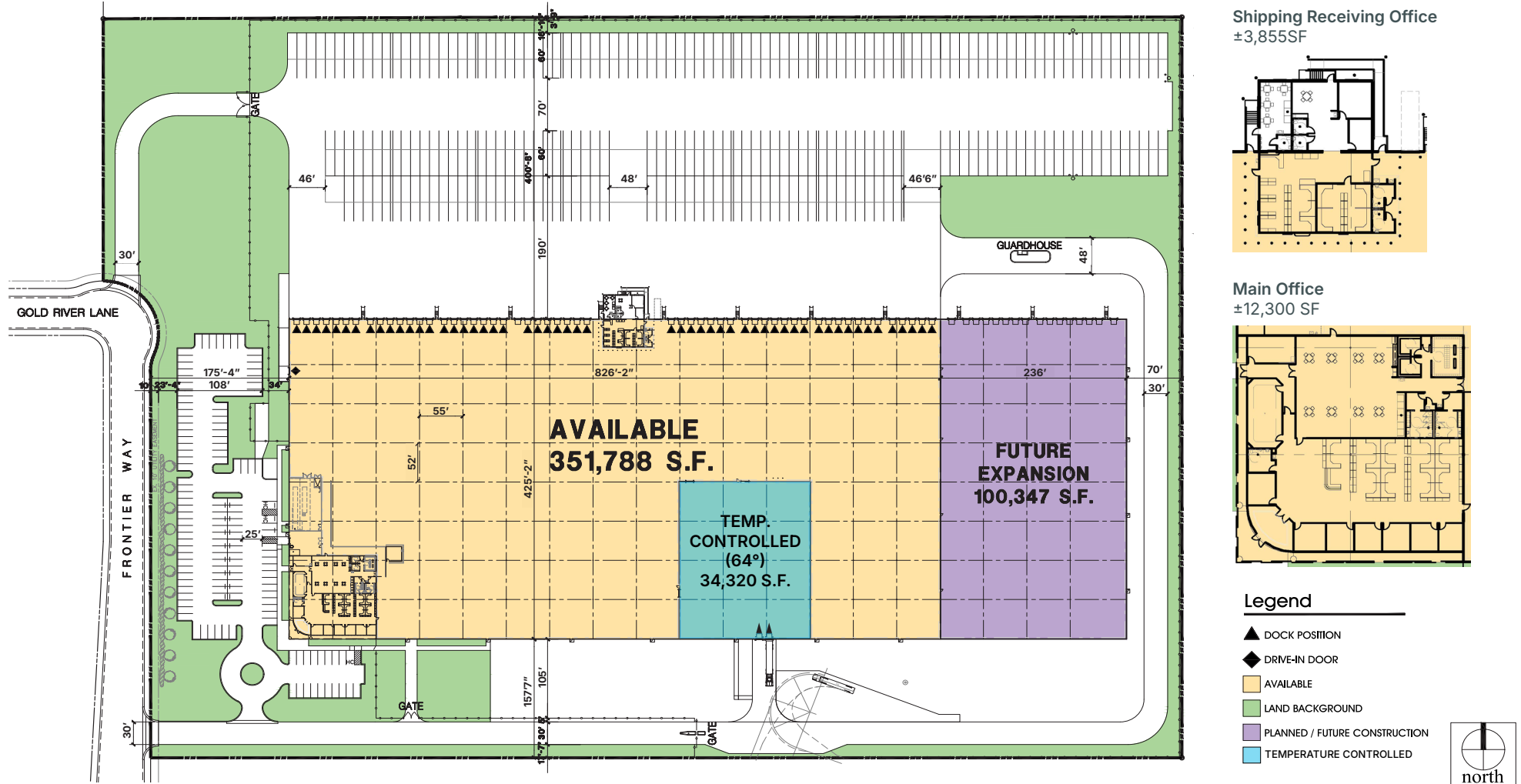
Property Features

Available Space	±351,788 SF
Site Size	±30.0 AC
Office SF	±16,155 SF
Warehouse	±336,788 SF
Temperature Controlled	±34,320 SF (64°)
Future Expansion	±100,347 SF (±452,135 SF total)
Clear Height	32' (min at first column)
Column Spacing	55' x 52'

Dock Doors	57
Dock Equipment	Hydraulic levelers, locks, seals, lights, air
Drive-in Doors	1 (8'6"x14' and 8'x'8)
Trailer Parking Spaces	231 (expandable)
Car Parking Spaces	136
Electrical Service	2,000 amps, 277/480v
Sprinkler	ESFR
Lease Rate	Contact Broker



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Unlock the full potential of your warehouse with one strategic, single-source partner.



Corporate Neighbors

1	Hardwoods
2	Sysco
3	Cal Chefs
4	Imperial Dade
5	Southwest Traders
6	PACE Supply
7	PACE Supply
8	Martin GBrower
9	Allen Distribution
10	Fox
11	Amazon
12	KeHe
13	General Mills
14	Niagara
15	Pitney Bowes
16	Amazon
17	Niagara
18	TBD
19	BNSF
20	FedEx
21	Amazon

Distance from Property



Railroads

BNSF Intermodal	2.3 miles
UP Intermodal	7.1 miles



Ports

Port of Stockton	10 miles
Port of Oakland	72 miles



Airports

Stockton Metro.	3.5 miles
Sacramento Intl.	65 miles
Oakland Intl.	69 miles
San Francisco Intl.	87 miles



Notable Cities

Tracy	24 miles
Modesto	25 miles
Fresno	119 miles
Reno	181 miles



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