





For Lease

±22,500 SF Cold Storage Facility 
2051 E Miner Ave, ,Stockton, CA

 **JLL** SEE A BRIGHTER WAY

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

2051 E Miner Ave, Stockton, CA / For Lease

Property Specs

Building Size	±22,500 SF
Total Available	±22,500 SF
Lot Size	±1.25 AC
Office Size	±1,732 SF
Yard	±9,000 SF
Dock Doors	5 (with levelers)
Grade Level Door	1
Clear Height	16'-18'
Power	800 amps, 277/480v, 3 phase (as indicated)
Column Spacing	60' x 40'
Warehouse Lighting	T-8
Sprinklers	Yes
Parking	14 spaces
Construction Type	Concrete tilt-up
Zoning	I-L (City of Stockton)
Highlights	<ul style="list-style-type: none">Fully fencedFloor drainsClose proximity to Hwy 99 & I-5
Lease Rate	Contact Broker

▼ DOCK DOOR
○ GRADE LEVEL DOOR



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Cold & Dry Storage Specs

FREEZER

Size	±3,000 SF (50' x 60')
Clear Height	19'
Temperature	-20° - 5°
Features	Existing racking

COOLER

Size	±5,874 SF
Clear Height	13'7"
Temperature	34° - 40°

COOLER UNITS

Size	±2,750 SF (4 separate units)
Clear Height	7'8" - 13'7"
Temperature	34° - 50°

COLD DOCK

Size	±4,083 SF
Clear Height	13'7"
Loading	5 docks (with levelers), 1 grade level door
Temperature	40° - 50°

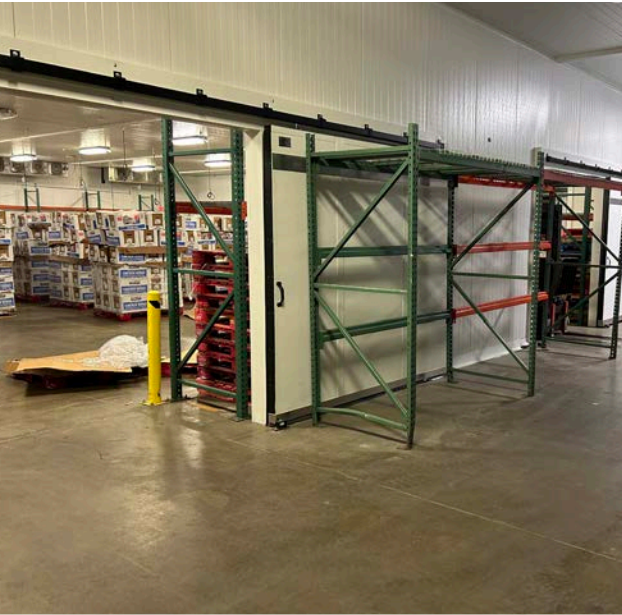
DRY STORAGE

Size	±5,061 SF
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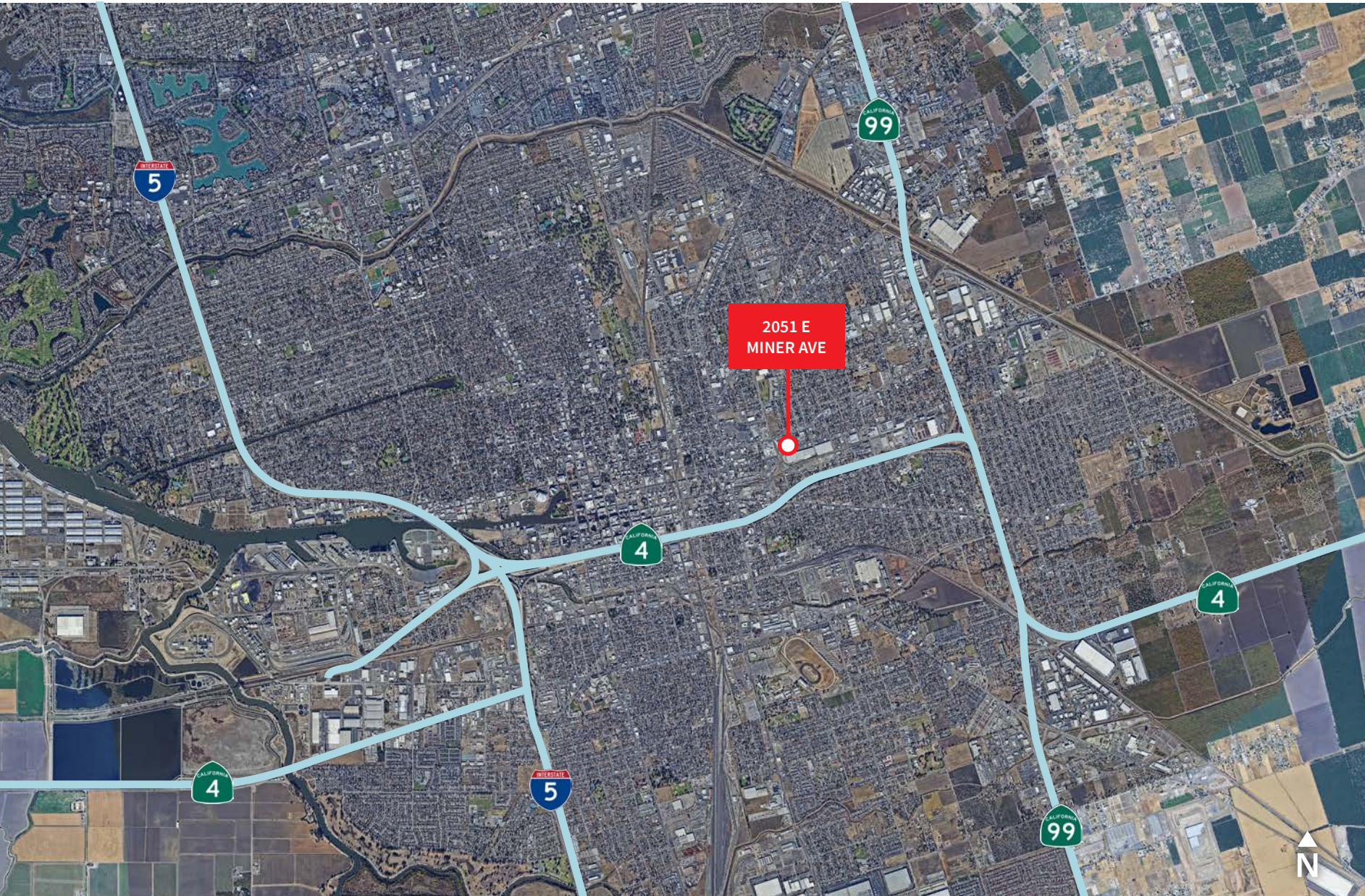


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Property Photos



Highway Access



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Location

- Easy access to Highways CA-99 and I-5
- Located 73 miles east of the Port of Oakland

Distance from Subject

Port of Stockton	4 miles
BNSF (Stockton)	8 miles
UP Intermodal (Lathrop)	10 miles
Modesto	30 miles
Sacramento	50 miles
Sacramento International Airport	59 miles
Oakland International Airport	67 miles
Merced	69 miles
Port of Oakland	73 miles
San Francisco	85 miles
San Francisco International Airport	85 miles



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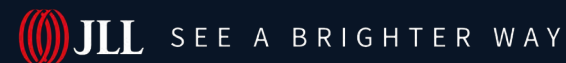
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