



For Sale

±88,714 SF Temperature Controlled Warehouse on 7.66 AC



±5,850 SF at 36° to 40°, ±5,850 SF at 50° to 60°
±66,600 SF ±70°

4547 Frontier Way, Stockton, CA

 **JLL** SEE A BRIGHTER WAY

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

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Property Specs

Building SF	±88,714 SF (Building Footprint)
Lot Size	±7.66 AC
APN	179-250-380
Main Office	±14,500 SF Two (2) story ±7,250 SF per floor with one (1) elevator – Includes reception area, private offices, open office area, conference room, training room, copy room, large break room and restrooms
Shipping Office	±400 SF Includes private office, break room and restrooms
Cold Storage	±5,850 SF at 36° to 40°, ±5,850 SF at 50° to 60°
Maintenance Shop	±3,500 SF including ±255 SF office
Conditioned Warehouse	±66,600 SF (±70° possible)
Covered Canopy	±16,000 SF
Dock Doors	Ten (10) with 10 (ten) pit levelers and seals
Grade Level Doors	Six (6)
Clear Height	28' in Warehouse; 23' in Cold Storage
Column Spacing	27' x 60'
Power	1,000 amps 480V 3 phase (indicated)
Insulated Roof Deck	Yes
Fire Suppression	Yes
Skylights	Yes
Solar	Roof top solar system
Auto Parking	82 striped auto stalls
Trailer Parking/Yard	±2.5 AC gravel
Zoning	Light Industrial (I-L), per City of Stockton
Construction	Concrete Tilt-Up
Purchase Price	Contact Broker



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Property Features



±88,714 SF building
on ±7.66 acres



±2.5 AC yard



±16,000 SF
covered canopy



Rooftop solar
system



±3,500 SF maintenance
shop with heaters



±14,500 SF
two-story office



±66,600 SF temperature
controlled warehouse at 70°



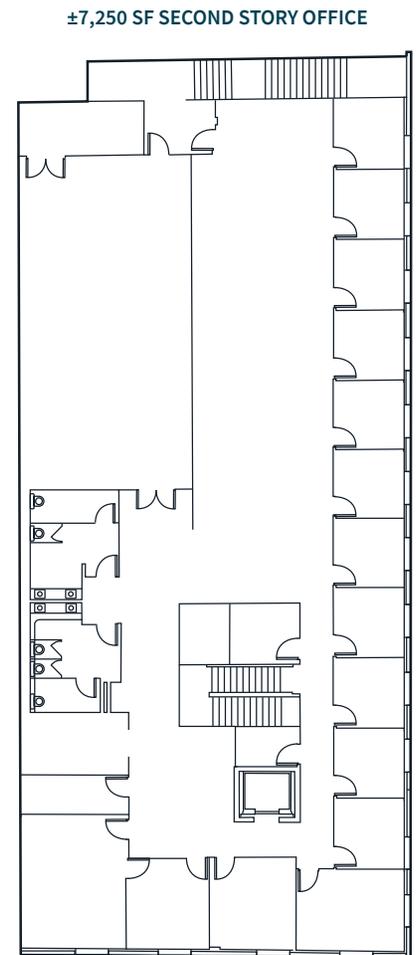
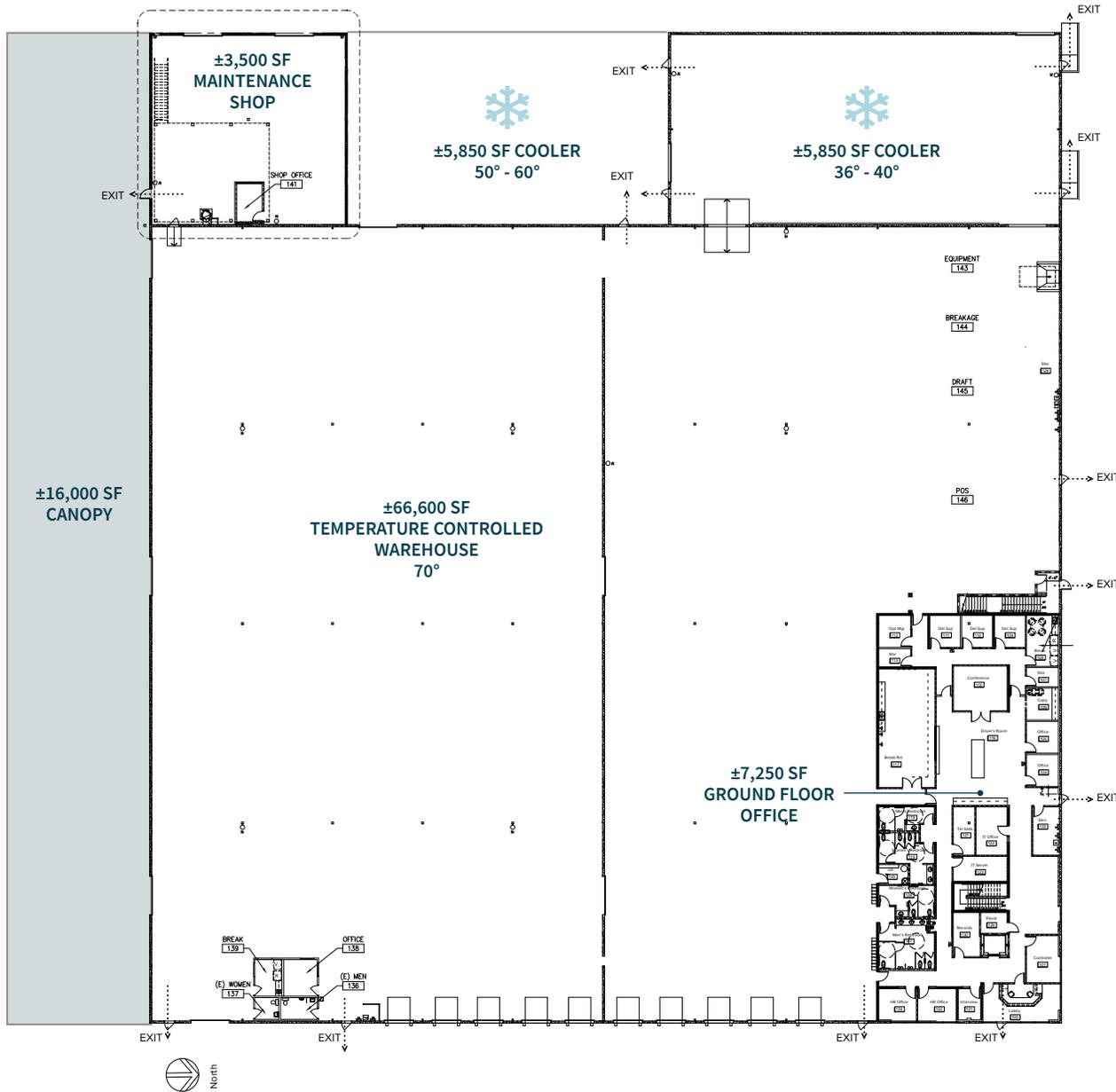
Cold Storage
±5,850 SF at 36° to 40°
±5,850 SF at 50° to 60°



Ten (10) dock doors and
six (6) grade level doors



Floorplan



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Site Aerial



IMPERIAL WAY

GOLD RIVER LN

FRONTIER WAY

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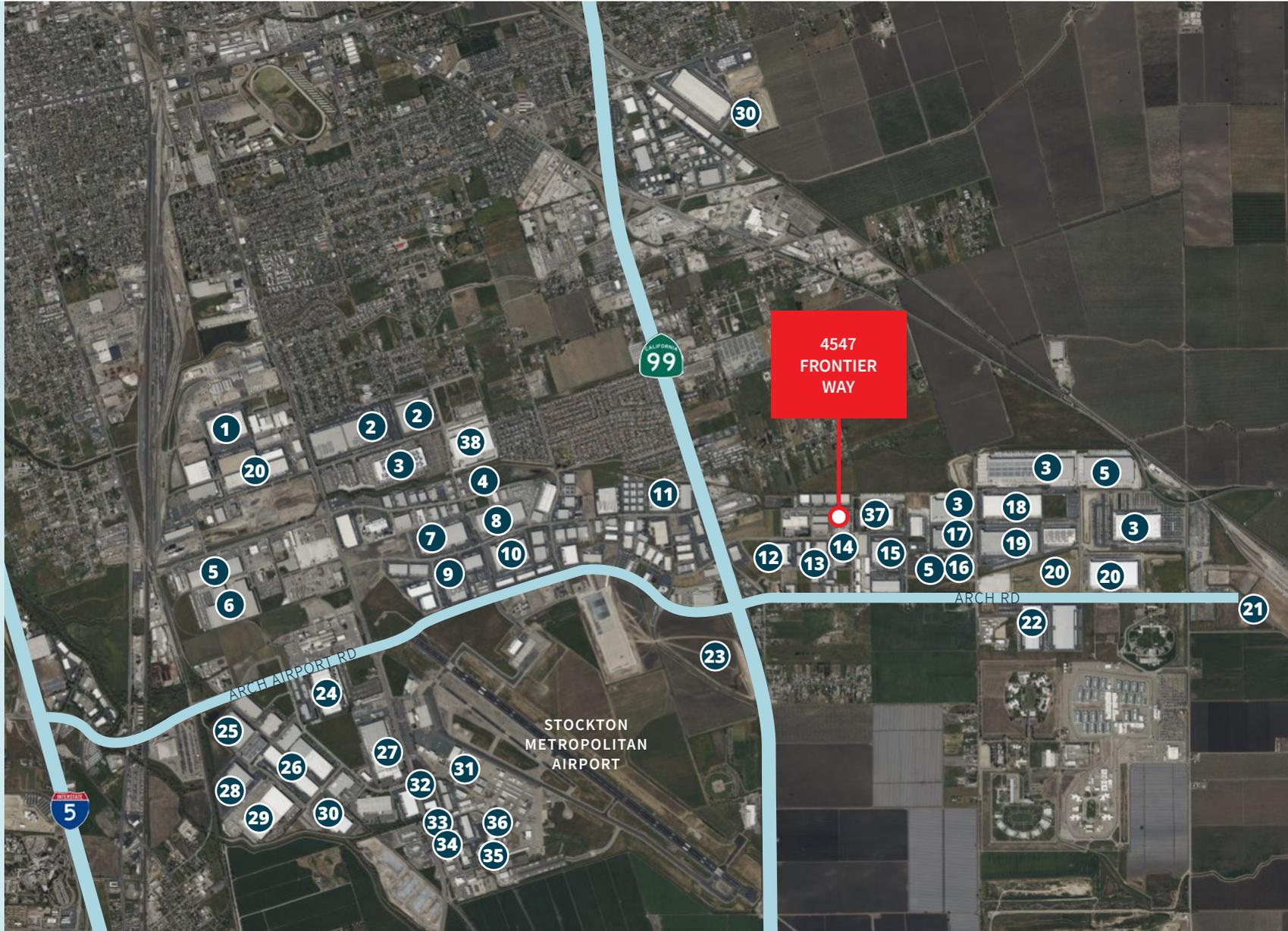


Superior Western Region Access

	Destination	Miles
	Union Pacific Intermodal (Lathrop)	8
	BNSF Intermodal (Stockton)	3
	Port of Stockton	12
	Port of Oakland	71
	Tracy	20
	Modesto	25
	Turlock	38
	Sacramento	56
	San Jose	80
	San Francisco	82
	Fresno	119

Corporate Neighbors

- 1 O'Reilly
- 2 Cost Plus World Market
- 3 Amazon
- 4 Home Depot
- 5 Allen Distribution
- 6 C&S Wholesale Grocers
- 7 Raley's
- 8 Trader Joe's
- 9 Staples
- 10 Whirlpool
- 11 Lifestyle
- 12 Weber
- 13 International Paper
- 14 Southwest Traders
- 15 Pace Supply
- 16 Pitney Bowes
- 17 Fox
- 18 KeHe
- 19 General Mills
- 20 Niagara
- 21 BNSF
- 22 FedEx
- 23 Target
- 24 CPFD (Costal Pacific)
- 25 BMW
- 26 Pactiv
- 27 Simpson StrongTie
- 28 Prism Logistics
- 29 Dollar Tree
- 30 Costco Wholesale
- 31 Aero Turbine
- 32 Vander-Bend
- 33 Aramark
- 34 Premier Finishing
- 35 Keurig Dr Pepper
- 36 Stericycle
- 37 DHL
- 38 Pratt Industries





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