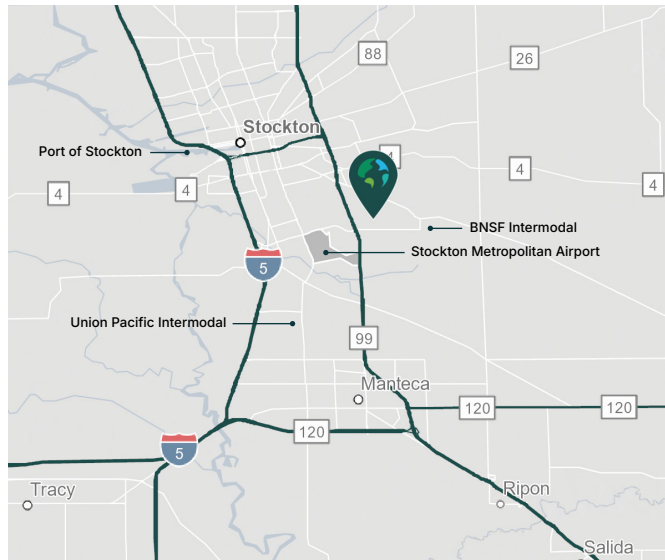


INDUSTRIAL SPACE FOR LEASE

±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 235 spaces (expandable)



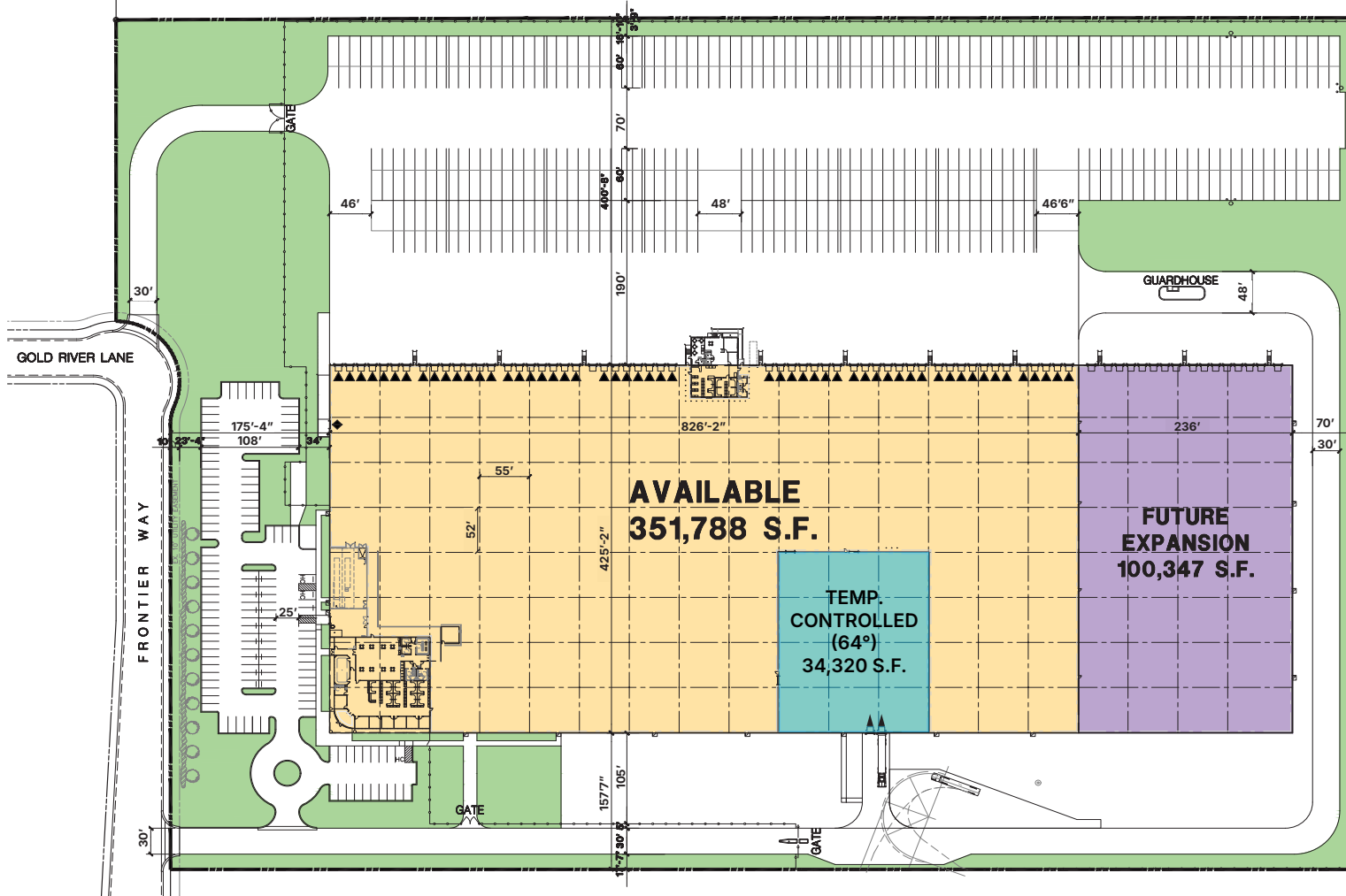
Property Features

Available Space	±351,788 SF	Dock Doors	57
Site Size	±30.0 AC	Dock Equipment	Hydraulic levelers, locks, seals, lights, air
Office SF	±16,155 SF	Drive-in Doors	1 (8'6"x14' and 8'x'8)
Warehouse	±336,788 SF	Trailer Parking Spaces	235 (expandable to 450)
Temperature Controlled	±34,320 SF (64°)	Car Parking Spaces	136 (expandable to 390)
Future Expansion	±100,347 SF (±452,135 SF total)	Electrical Service	2,000 amps, 277/480v
Clear Height	32' (min at first column)	Sprinkler	ESFR
Column Spacing	55' x 52'	Lease Rate	Contact Broker

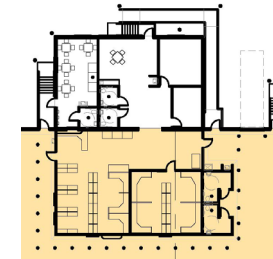


Unlock the full potential of your warehouse with one strategic, single-source partner.

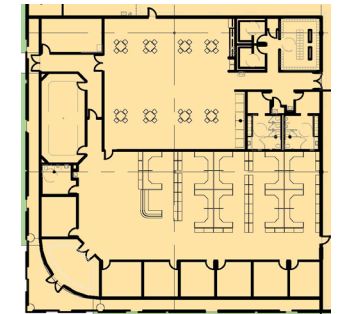
Prologis Park Stockton 5 4512 Frontier Way, Stockton, CA 95215



Shipping Receiving Office
±3,855SF



Main Office
±12,300 SF



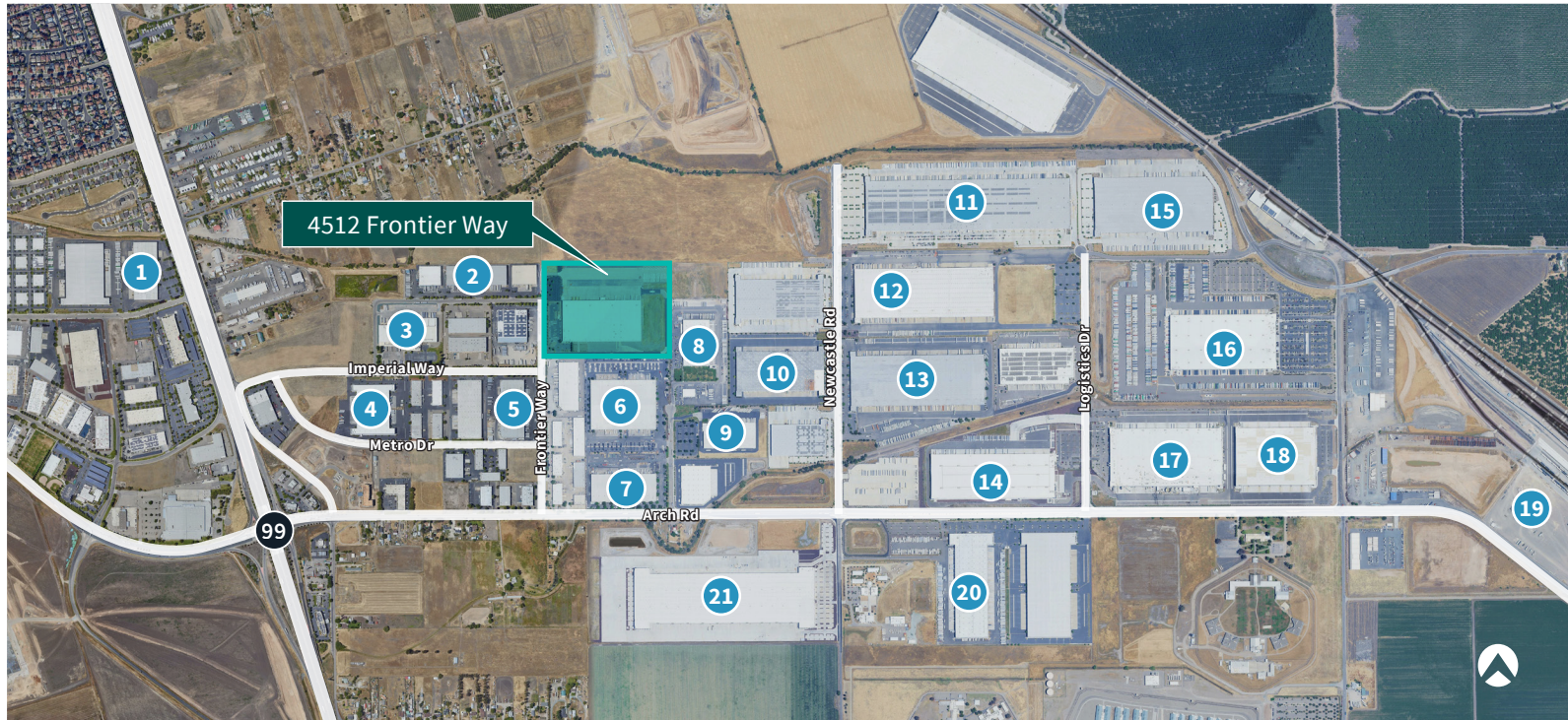
Legend

- ▲ DOCK POSITION
- ◆ DRIVE-IN DOOR
- AVAILABLE
- LAND BACKGROUND
- PLANNED / FUTURE CONSTRUCTION
- TEMPERATURE CONTROLLED





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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