

4545

QANTAS LANE

STOCKTON, CA

±62,475 SF industrial warehouse space



LED lighting



Fenced yard



Yard area

FOR
LEASE

STOCKBRIDGE  JLL

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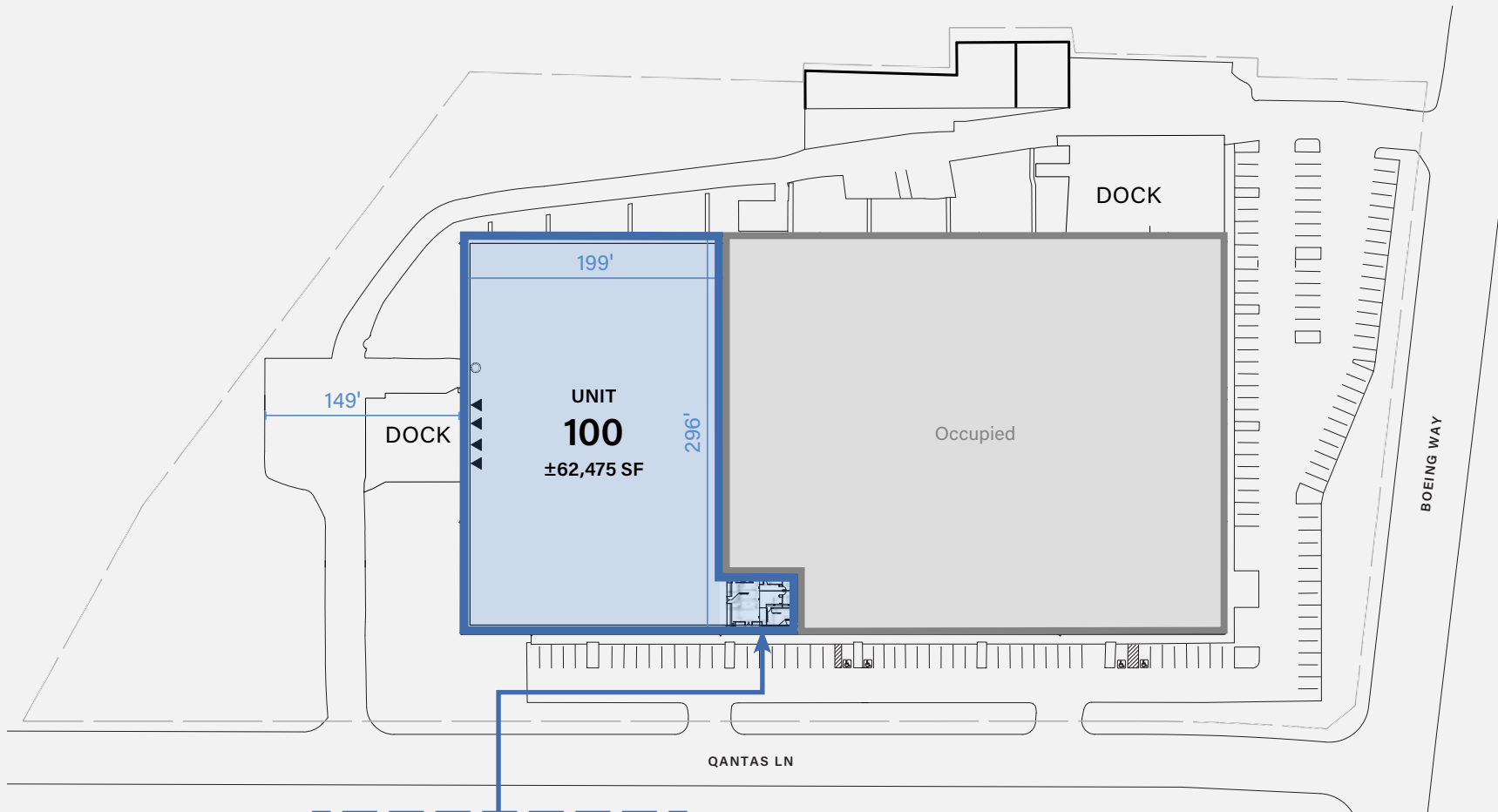
Building specs

Available	±62,475 SF (199' D x 296' W)
Office Size	±2,365 SF including seven (7) private offices, break room, reception area, conference room and two (2) restrooms
Dock Loading	Four (4) doors with mechanical levelers
Grade Level Loading	One (1)
Clear Height	21' 7" - 23' 4"
Column Spacing	60' x 33.5'
Truck Court	149'
Fire Suppression	0.33 GPM / 3,000 SF
Indicated Power	225 amps, 277/480v, 3-phase
Parking	23 striped stalls
Yard	Small yard, fenced & paved
Construction	Concrete tilt-up
Zoning	I-G, General Industrial (City of Stockton)
Lease Rate	Contract broker



Site plan

±62,475 SF total available



- Available
- Occupied
- Dock door
- Grade level door



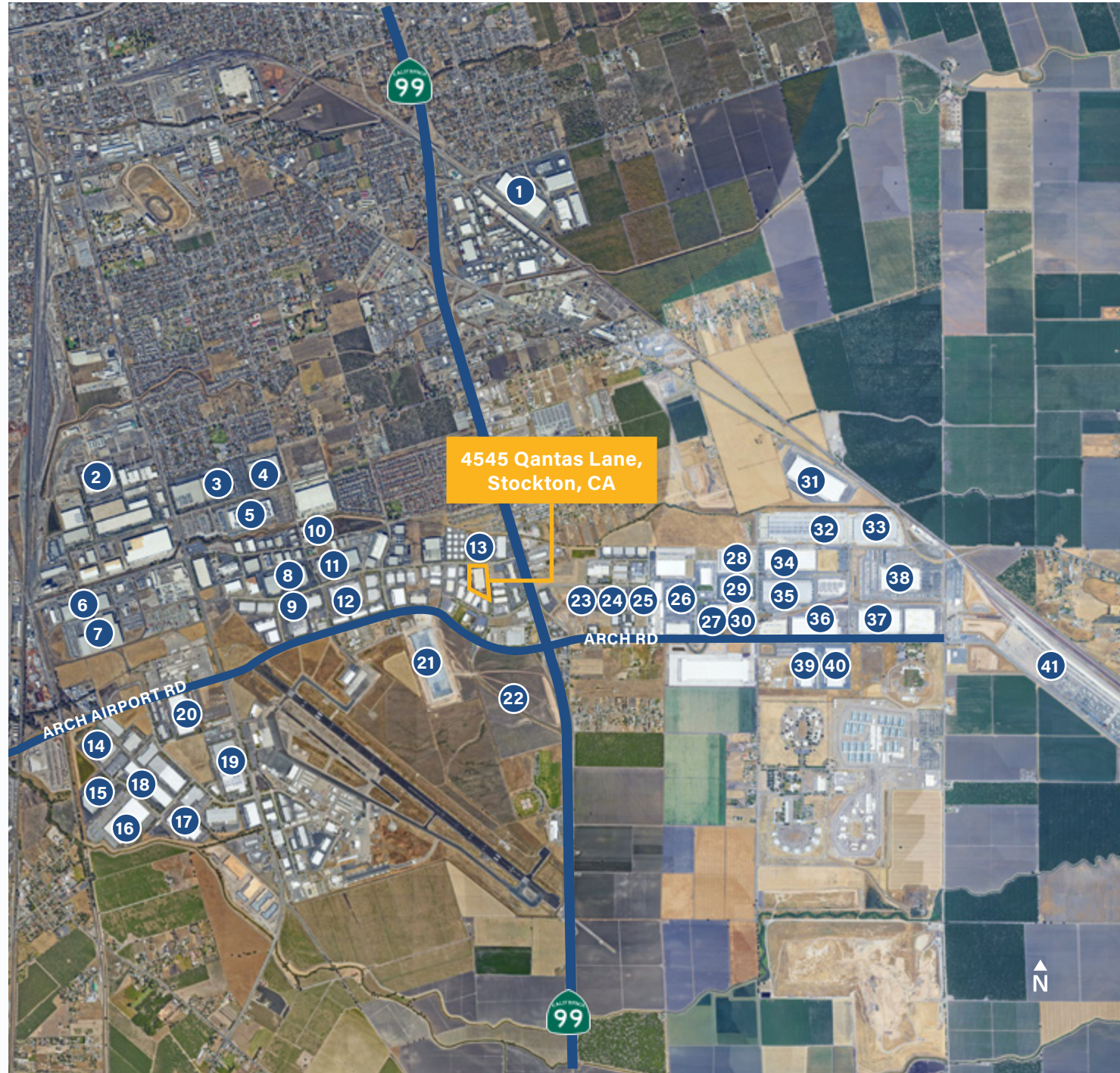
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Property photos



Corporate neighbors

- | | |
|---------------------------|-------------------------|
| 1. Costco | 23. Weber |
| 2. O'Reilly | 24. International Paper |
| 3. Cost Plus World Market | 25. Southwest Traders |
| 4. Cost Plus World Market | 26. Pace Supply |
| 5. Amazon | 27. Allen Distribution |
| 6. Allen Distribution | 28. Amazon |
| 7. C&S Wholesale Grocers | 29. Fox |
| 8. Raley's | 30. Pitney Bowes |
| 9. Staples | 31. PG&E |
| 10. Home Depot | 32. Amazon |
| 11. Trader Joe's | 33. Allen Distribution |
| 12. Whirlpool | 34. KeHe |
| 13. Lifestyle | 35. General Mills |
| 14. BMW | 36. Niagara |
| 15. Prism Logistics | 37. Niagara |
| 16. Dollar Tree | 38. Amazon |
| 17. Allen Distribution | 39. FedEx |
| 18. Pactiv | 40. Amera Care Royal |
| 19. Simpson StrongTie | 41. BNSF |
| 20. CPFD | |
| 21. Amazon | |
| 22. Target | |



Strong workforce attracts top-tier occupiers

Within 30-min drive time

893,494

Estimated population
(2025)

\$86,265

Median household income
(2025)

\$36,068

Per capita income
(2025)

27,466

Total businesses
(2025)

307,211

Total employees
(2025)

Average hourly earnings for industrial labor

\$21.83

Shipping, receiving & inventory clerks, laborers and freight, stock & material movers (hand), and stockers and order fillers

\$21.64

Packaging occupations including machine operators and tenders

\$32.48

First-line supervisors of transportation and material moving (except aircraft cargo handling)

\$27.11

Truck drivers: heavy and tractor-trailer, light truck, and tractor operations

The industrial workforce

77,091

Total number of Industrial jobs

66,127





Total number of resident workers across industrial classifications

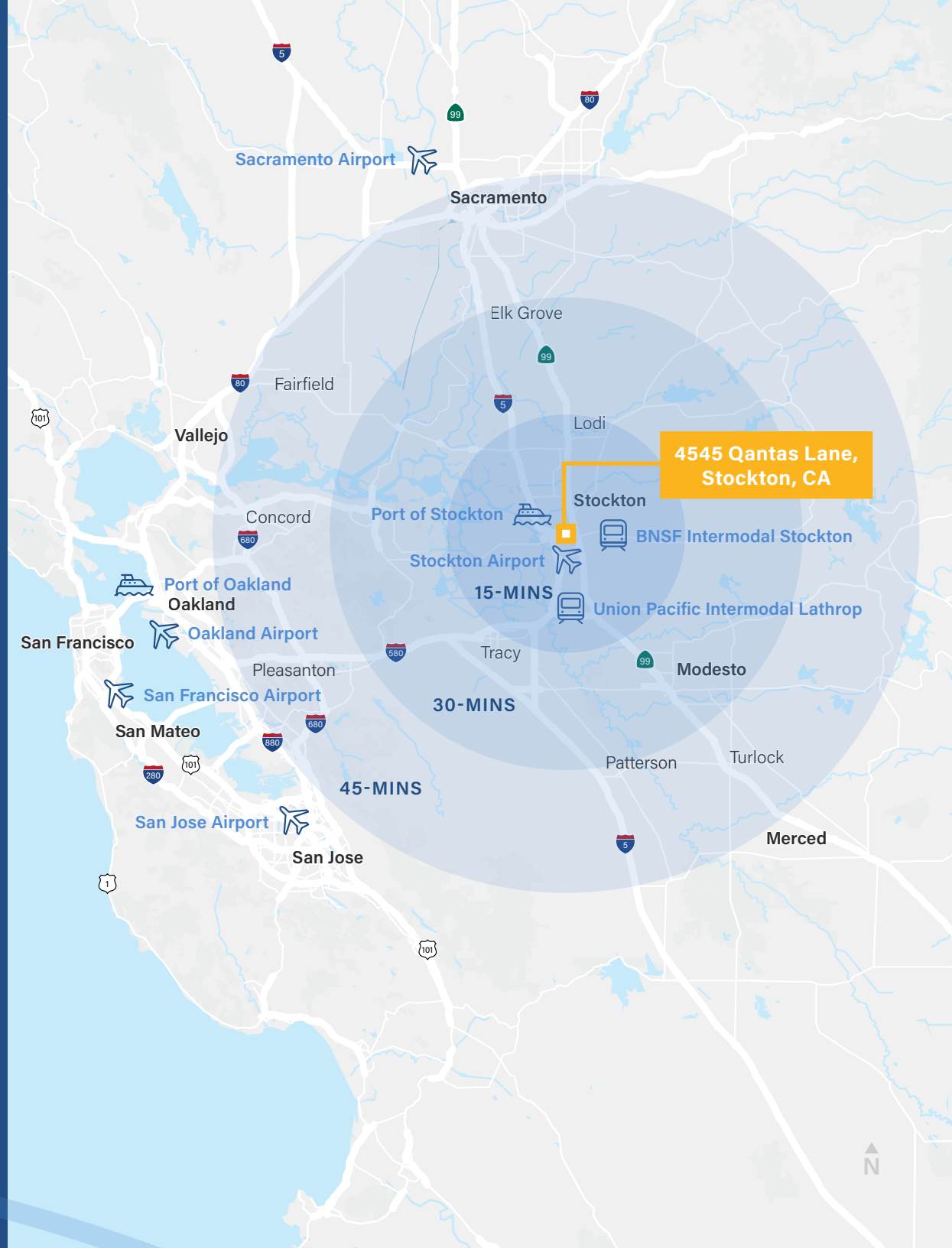
8,501

Total number of net commuters (inflow - outflow) across industrial classifications

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Proximity to the entire Bay Area

	Interstate 205 22 mi	Interstate 580 47 mi	Interstate 5 11 mi
	Union Pacific Intermodal (Lathrop) 6 mi	BNSF Intermodal (Stockton) 4 mi	
	Port of Stockton 10 mi	Port of Oakland 71 mi	
	Stockton Metropolitan Airport 3 mi	Sacramento International Airport 63 mi	Oakland International Airport 65 mi
	San Jose International Airport 71 mi	San Francisco International Airport 83 mi	



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