

Industrial Warehouse • Arch Road Business Park

3840

**±23,032 SF
FOR LEASE**

METRO DRIVE

Stockton • California



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

PROPERTY FEATURES



Building Size	±45,602 SF
Available	±23,032 SF
Lot size	2.69 AC
Warehouse lighting	LED
Dock Doors	2
Grade Level Doors	2
Office	±1,306 SF total
Power	400 Amps 277 / 480V
Clear Height	21' - 22'
Year Built	2007
Fire Suppression	0.33 GPM / 3,000 SF
Zoning	I-L (City of Stockton)
Lease Rate	Contact Broker



- GRADE LEVEL DOOR
- DOCK HIGH DOOR

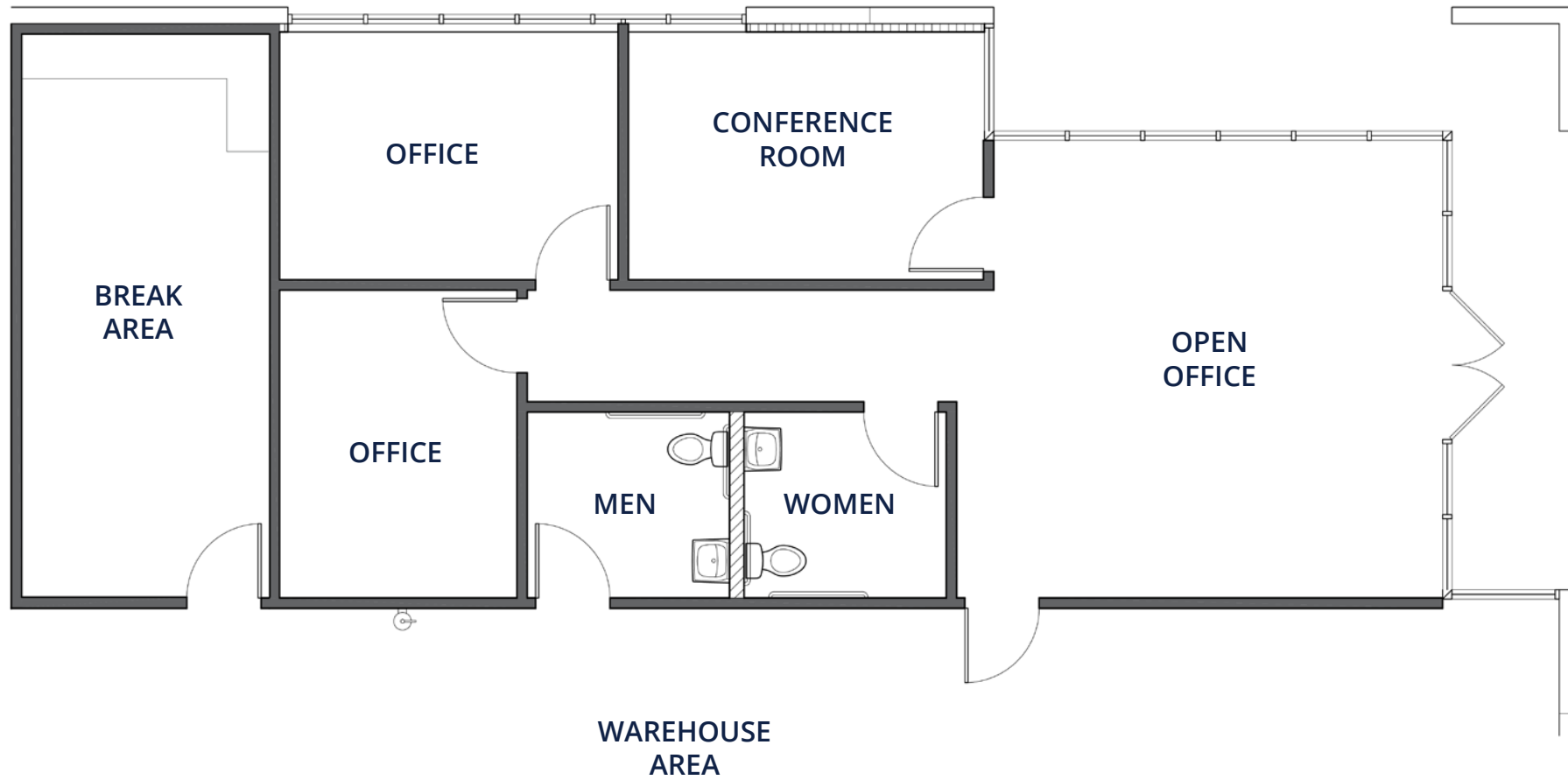
*NOT DRAWN TO SCALE



FLOOR PLAN



MAIN OFFICE AREA
±1,306 SF



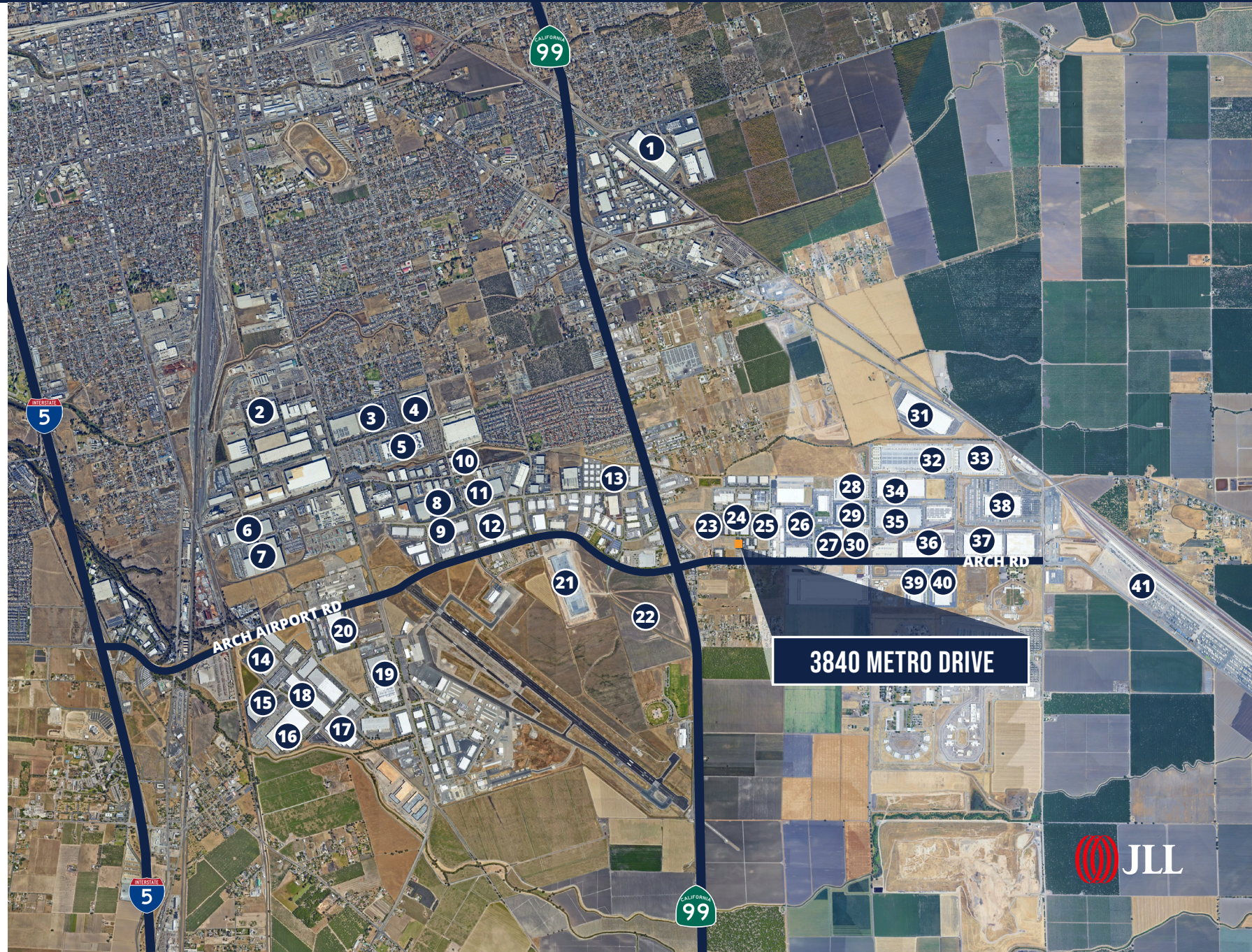
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CORPORATE NEIGHBORS



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





3840
METRO DRIVE

EXCLUSIVE BROKERS

TIM MUSTIN
JLL | Senior Managing Director
tim.mustin@jll.com
+1 209 390 1687
RE License #01857876

JOHN FONDALE, SIOR
JLL | Senior Managing Director
john.fondale@jll.com
+1 209 390 1694
RE License #01017415

JACK FONDALE, SIOR
JLL | Brokerage Associate
jack.fondale@jll.com
+1 209 616 6057
RE License #02250595

MICHAEL REED
Buzz Oates | Senior Asset Manager
michaelreed@buzzoates.com
+1 916 379 3859
RE License #01477117

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