

Arch Road Business Park

# 3663

## ARCH ROAD

Stockton • California

**±10,654 SF  
FOR LEASE**



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

# PROPERTY FEATURES



Available **Suite 150:** ±3,158 SF  
Unit is in shell condition and can be built out to meet tenant's space requirements;  
Can be combined with Suite 200

**Suite 200:** ±4,096 SF  
±226 SF office and one (1) grade-level door  
Combine with Suite 150 for ±7,254 SF warehouse with ±226 SF office

**Suite 600:** ±3,400 SF  
±400 SF private office, small lobby, and ±10,400 SF of fenced yard/parking.  
One (1) grade level door.

**Combined Total: ±10,654 SF**

Total Building Size ±32,640 SF

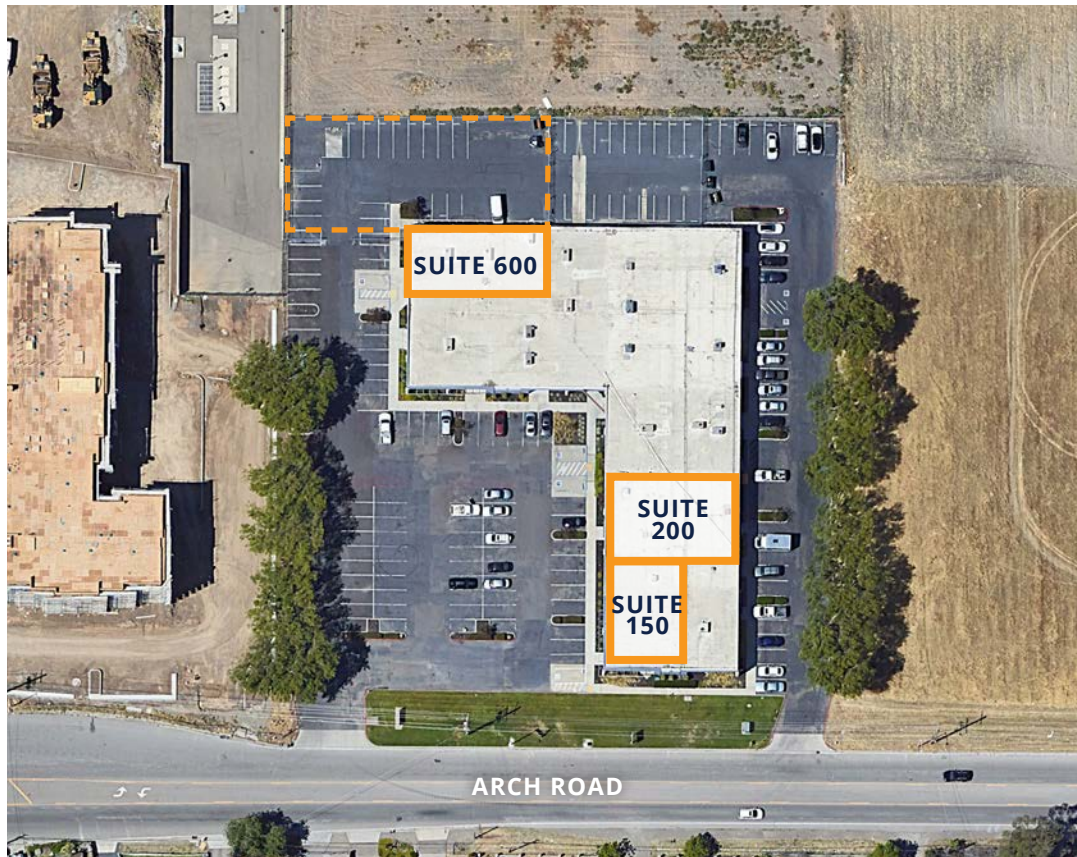
Parcel Size ±2.5 AC

Clear Height 16'

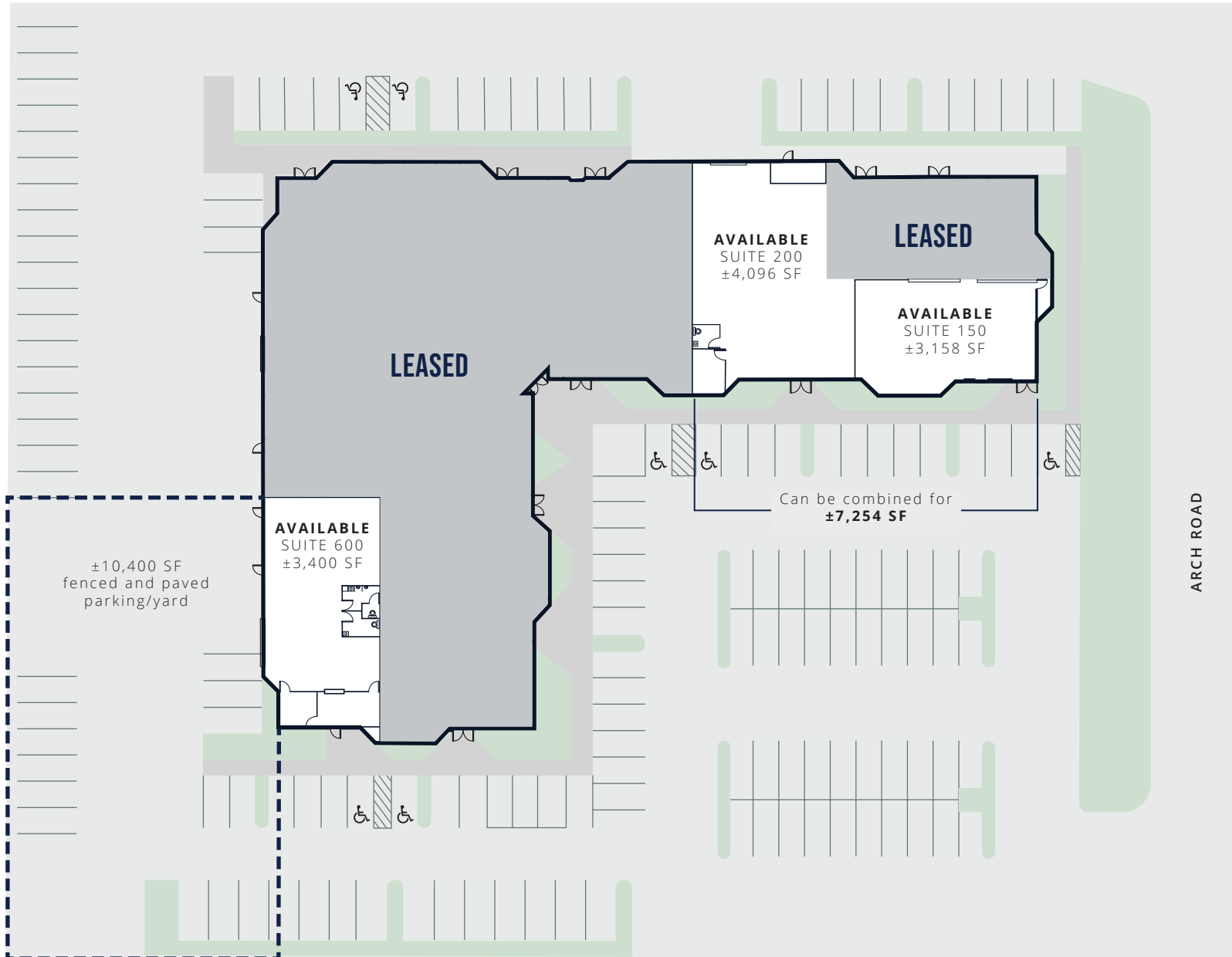
Frontage Arch Road

Access Immediate access to Hwy 99

Lease Rate Contact Broker



# FLOOR PLAN



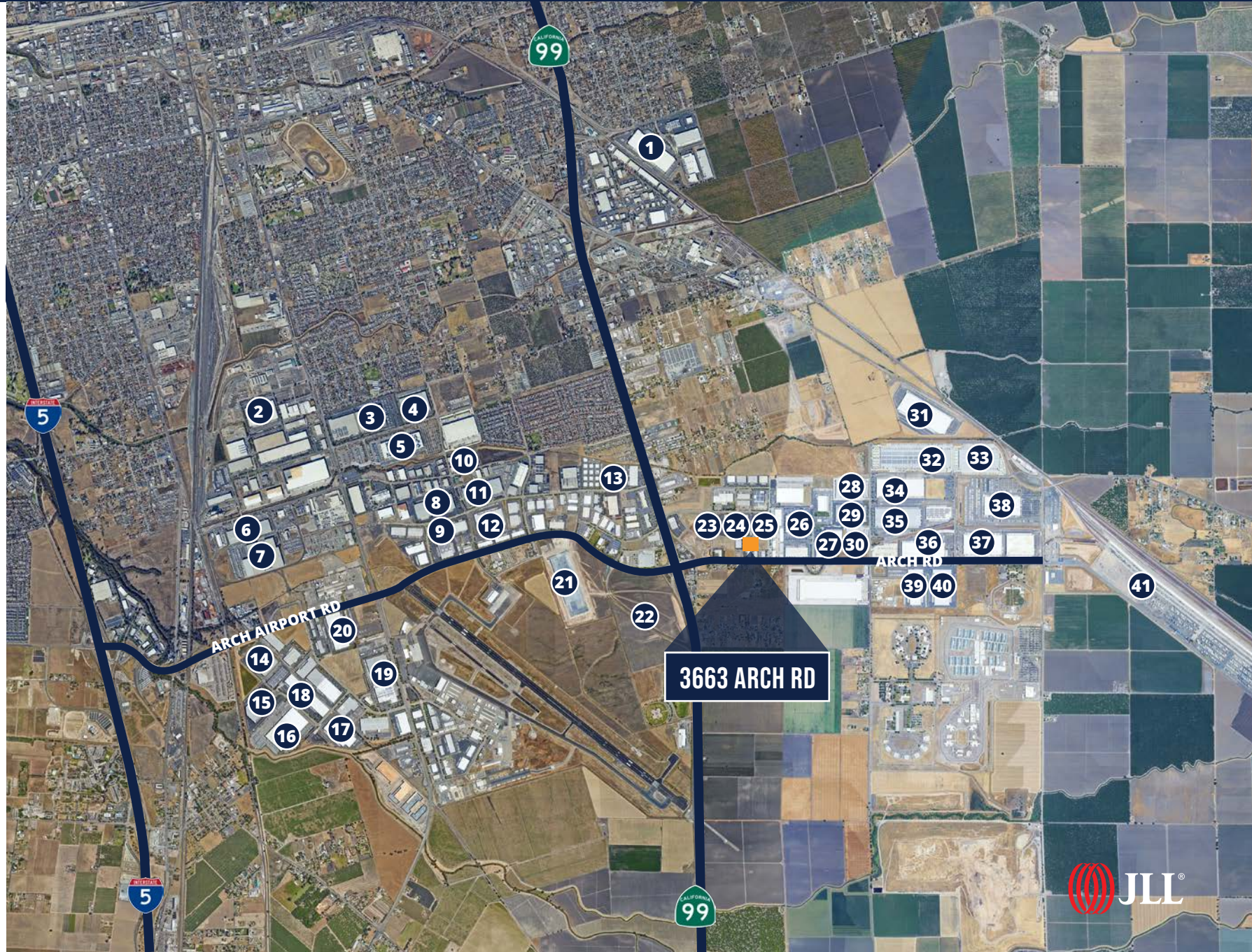
\*FLOOR PLANS NOT DRAWN TO SCALE



# 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 StrongTie
- 20 CPFD
- 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





**3663**  
ARCH ROAD

**EXCLUSIVE BROKERS**

**TIM MUSTIN**

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

**JOHN FONDALE, SIOR**

JLL | Sr. Managing Director  
john.fondale@jll.com  
+1 209 390 1694  
RE License #01017415

**MICHAEL MATTER**

JLL | Vice President  
michael.matter@jll.com  
+1 209 390 1702  
RE License #01435801

**MICHAEL REED**

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

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.

