

Cross Load Distribution • Trailer Storage

3537

±94,220 SF AVAILABLE FOR LEASE

METRO DRIVE

Stockton • California



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

PROPERTY FEATURES



Total Building Size	±187,644 SF
Available	±94,220 SF (Divisible to ±47,110 SF)
Lot Size	±12.85 SF
Office Size	±2,700 SF
Clear Height	32' (with insulated R-19 roof deck)
Column Spacing	57' x 57'
Docks	18 (with 40,000 lbs levelers, seals & brushes)
Grade Level Doors	2

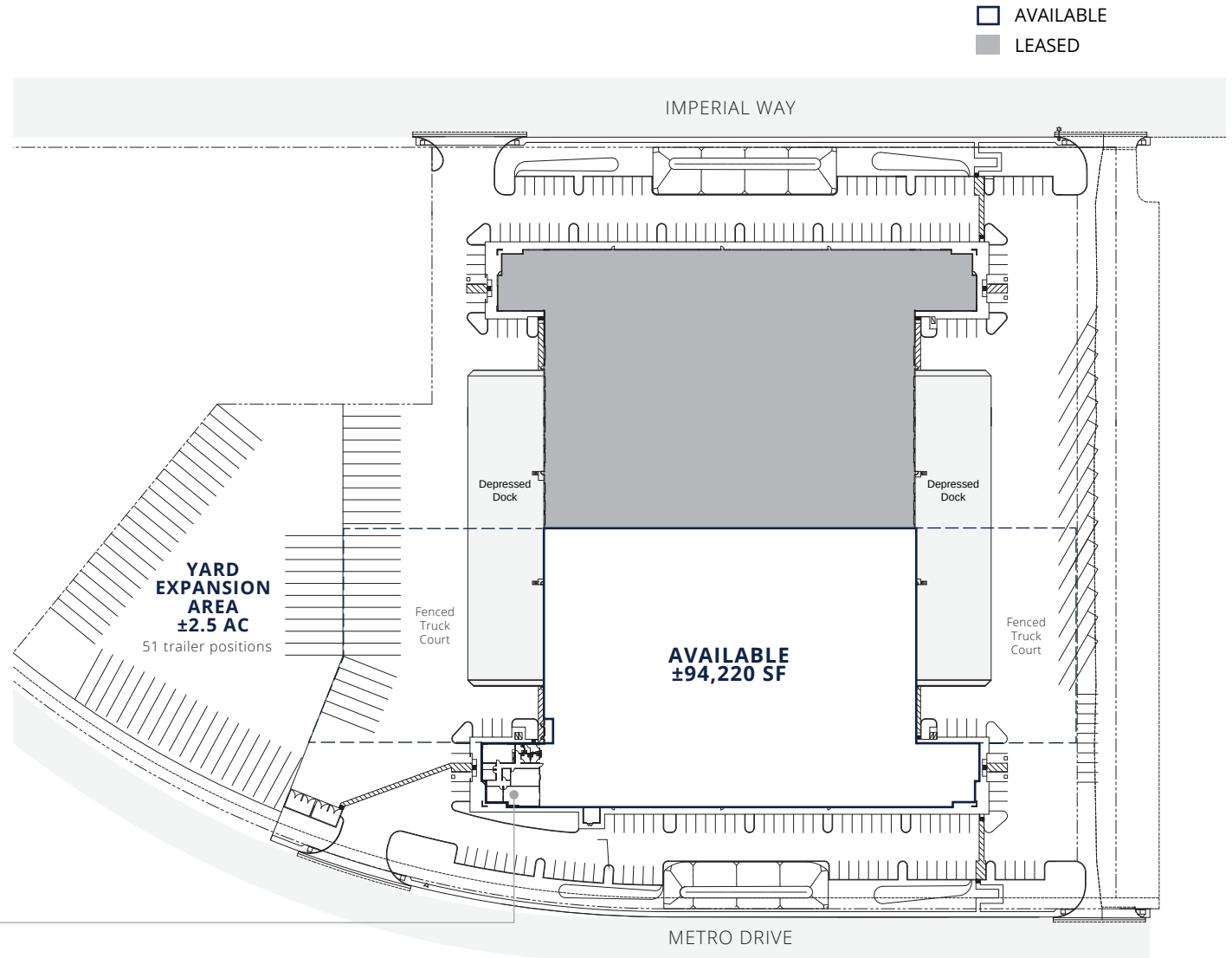
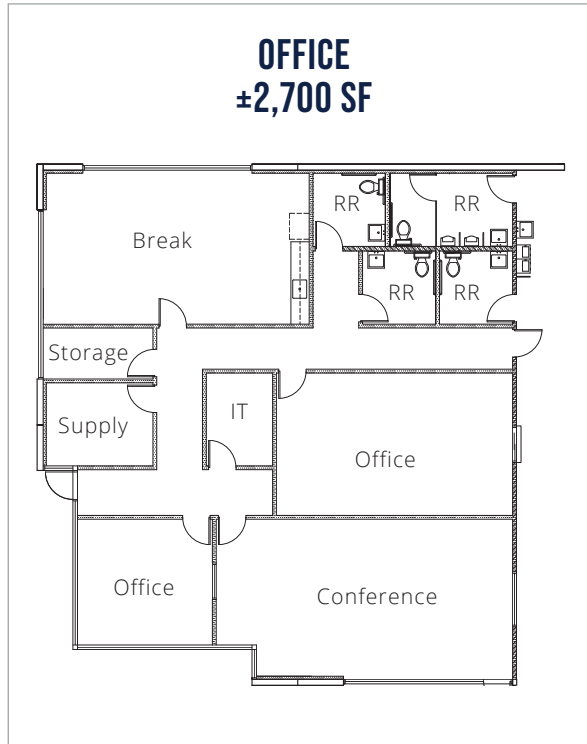
Power	400 amps, 277/480v
Auto Parking	96 spaces
Trailer Parking	15 positions (potential to add 51 positions)
Built	2018
Sprinklers	ESFR
Zoning	I-L (City of Stockton)
Additional Features	Potential for 2.5 AC of yard Cross-load distribution
Lease Rate	Contact Broker



SITE PLAN



3537 METRO DR, STOCKTON, CA
±94,220 SF AVAILABLE



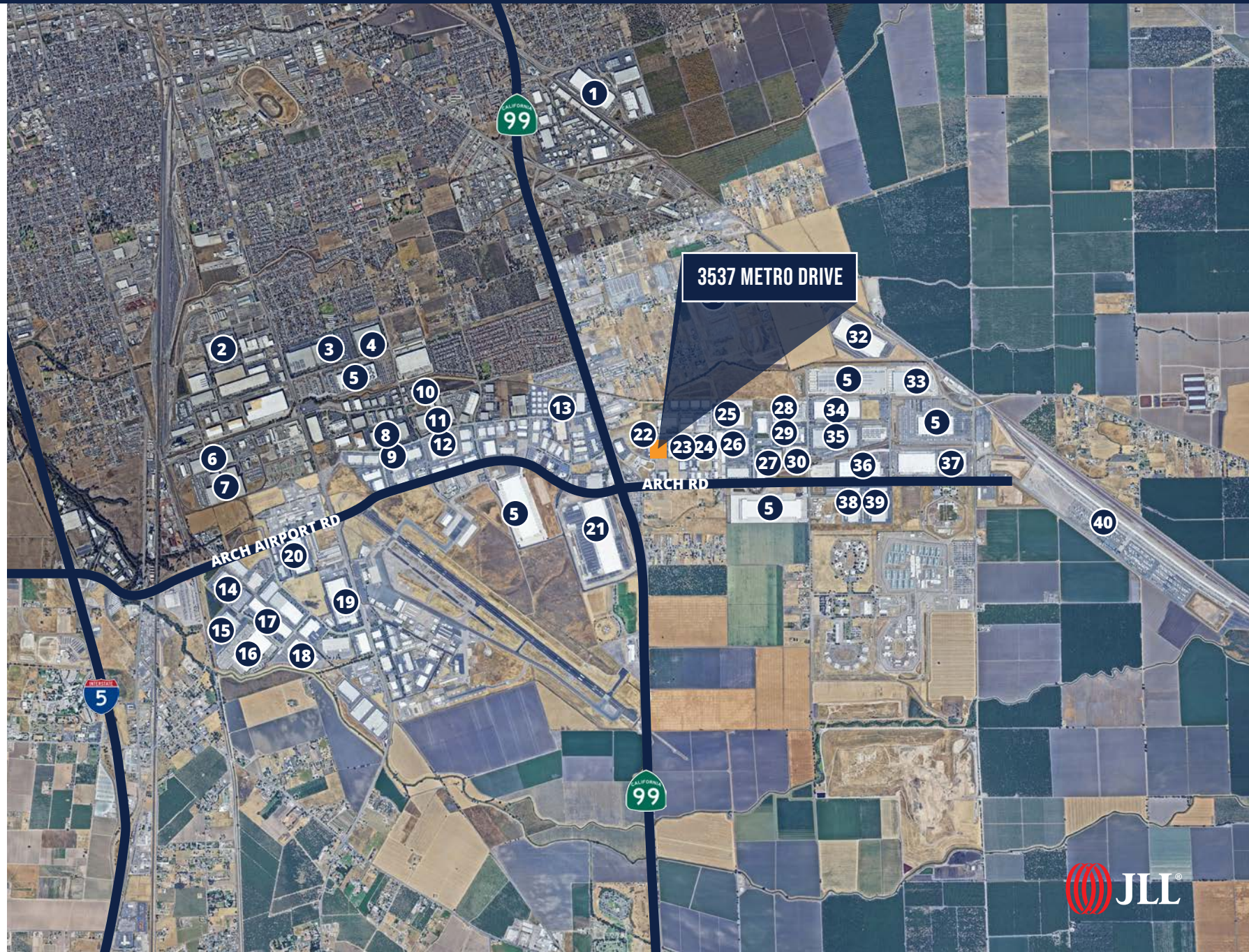
*SITE PLAN NOT DRAWN TO SCALE



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 Marske Solutions
- 13 Lifestyle
- 14 BMW
- 15 Prism Logistics
- 16 Dollar Tree
- 17 Allen Distribution
- 18 Pactiv
- 19 Simpson StrongTie
- 20 CPFD
- 21 Target
- 22 Weber
- 23 International Paper
- 24 Southwest Traders
- 25 Silicon Valley Medical
- 26 Pace Supply
- 27 Allen Distribution
- 28 Bunzel
- 29 Fox
- 30 Pitney Bowes
- 31 Walmart
- 32 PG&E
- 33 Medline
- 34 KeHe
- 35 General Mills
- 36 Niagara
- 37 Niagara
- 38 FedEx
- 39 Amera Care Royal
- 40 BNSF



WEST COAST ACCESS

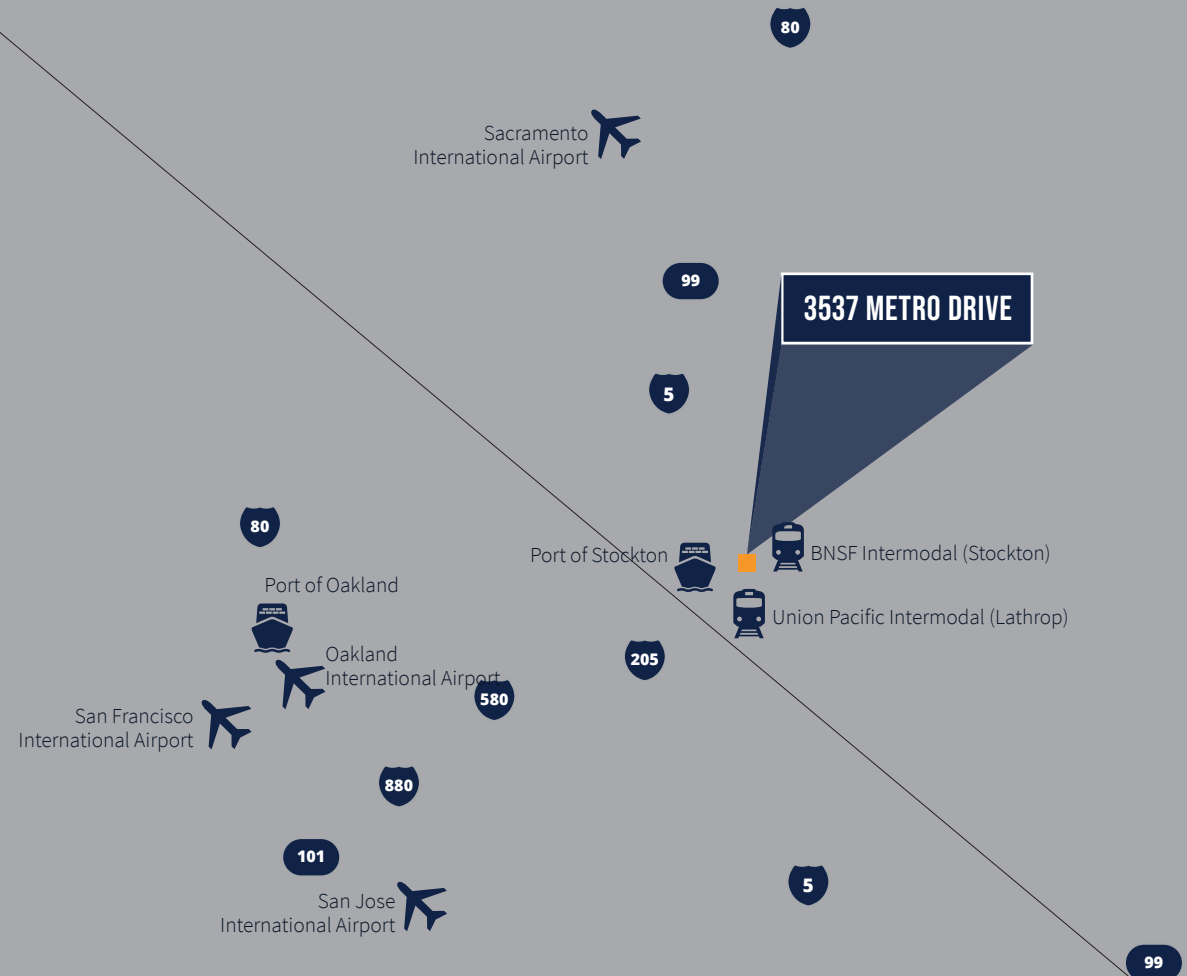


LOCATION HIGHLIGHTS

- Easy access to CA-99 and I-5
- Located only 76 miles east of the Port of Oakland

DISTANCE FROM 3537 METRO DRIVE

Destination	Miles
BNSF (Stockton)	7
Port of Stockton	9
UP Intermodal (Lathrop)	14
Tracy	24
Modesto	31
Sacramento	48
Sacramento International Airport	57
Merced	67
Oakland International Airport	73
Port of Oakland	76
Vallejo	71
San Jose International Airport	79
San Francisco	83
San Francisco International Airport	87
Santa Rosa	117





3537

METRO DRIVE

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