

For Lease or Sale

±21,000 SF Warehouse with ±1.19 AC Re-paved Yard

3251 N Ad Art Road | Stockton, CA

JLL SEE A BRIGHTER WAY

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

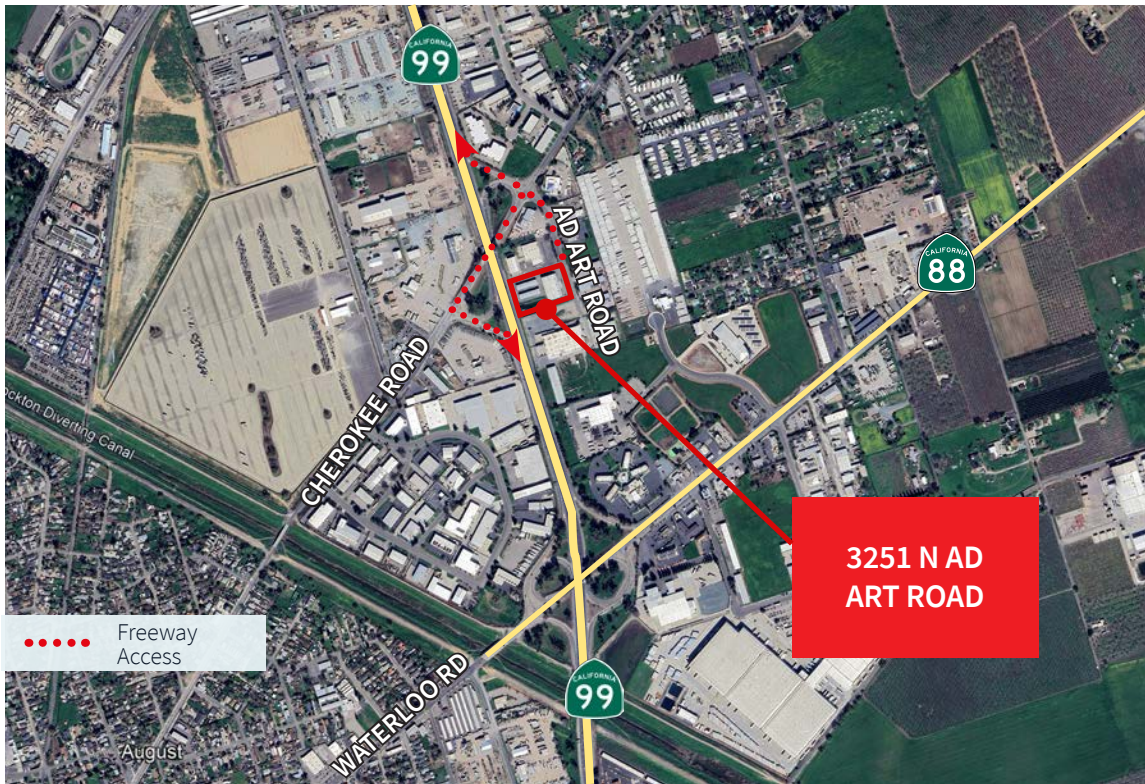
3251 N Ad Art Road, Stockton, CA / **For Lease or Sale**

Property Specs

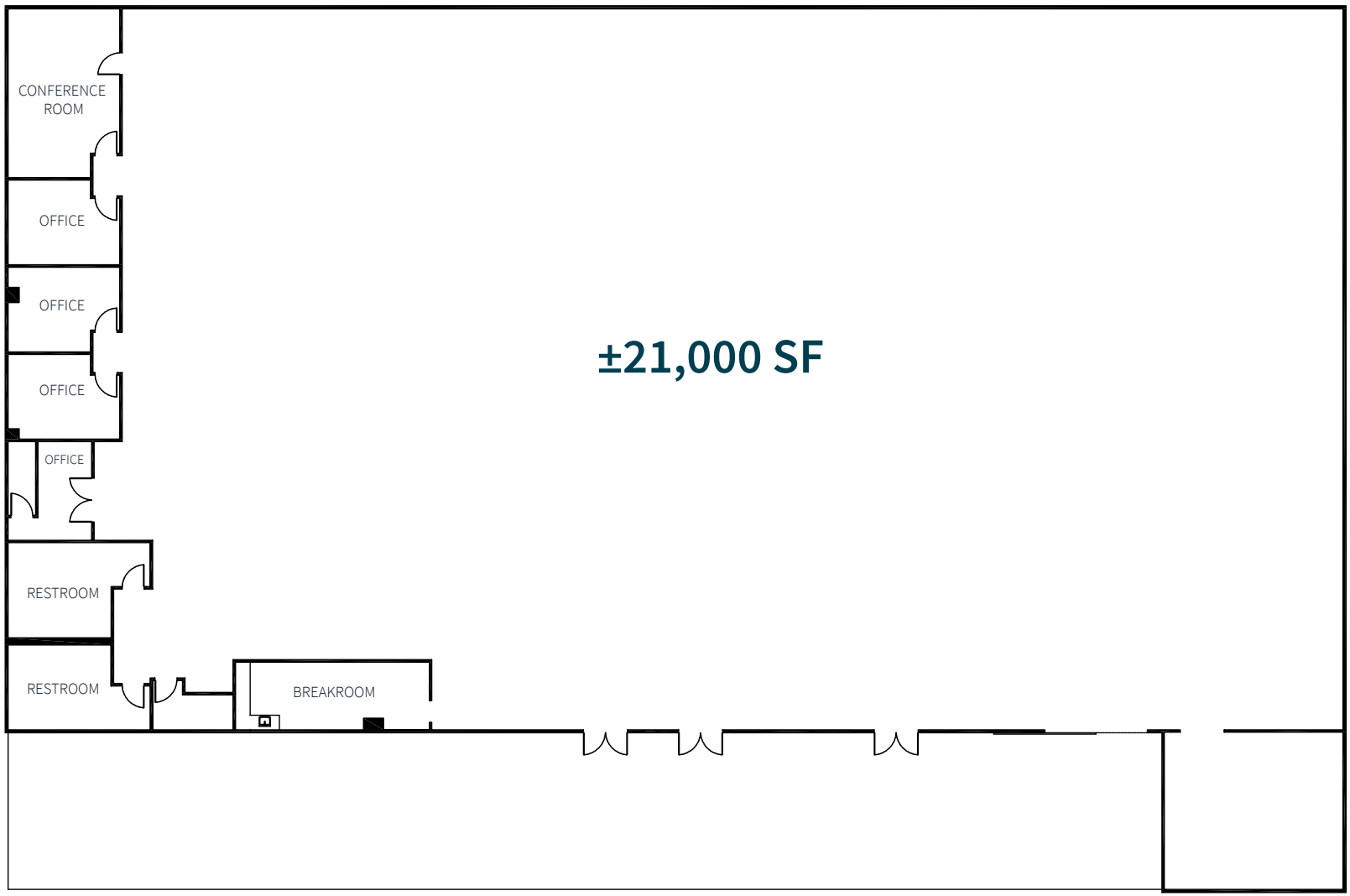
Building SF	±21,000 SF
Lot Size	±2.87 AC
APN(s)	087-100-390-000
Clear Height	20’ - 25’
Drive-In Doors	2 (12’ x 16’)
Power	200 amps, 480v 3p
Sprinklers	Wet
Construction Type	Metal
Office	±1,654 SF
Parking	35 striped stalls
Zoning	IL - Industrial Limited (San Joaquin County)
Features	• Freeway visibility to Hwy-99 • ±1.19 AC re-paved, fenced yard • Warehouse equipped with swamp coolers • Clear span warehouse • Large industrial warehouse fan • Ample parking
Rental Rate / Asking Price	Contact Broker

©2026. Jones Lang LaSalle IP, Inc. All rights reserved



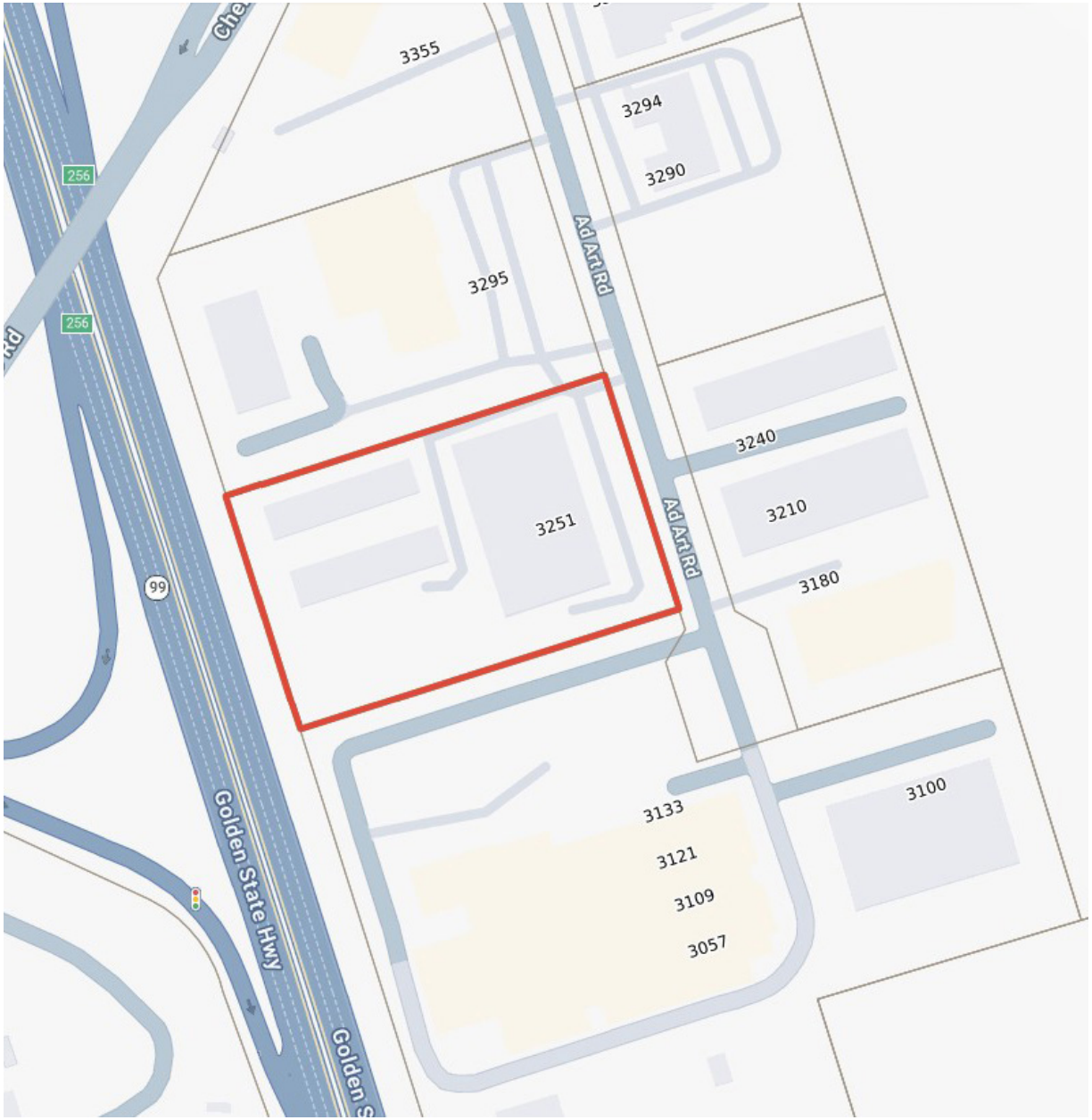


Floor Plan



©2026. Jones Lang LaSalle IP, Inc. All rights reserved

Zoning



Zoning Legend

I-L : Industrial Limited (San Joaquin County)
The Limited Industrial (I-L) Zone is intended to provide for light impact manufacturing, warehousing, wholesaling, construction contracting, and distribution uses. Activities within this zone have external physical effects that are generally restricted to the immediate area, are compatible with surrounding uses, are conducted entirely within enclosed buildings, and have outdoor storage areas that are screened. Business and professional offices may also be appropriate within this zone. This zone is intended to implement the Limited Industrial land use category of the General Plan.

Tenant to verify premitted uses.

©2026. Jones Lang LaSalle IP, Inc. All rights reserved

Property Photos

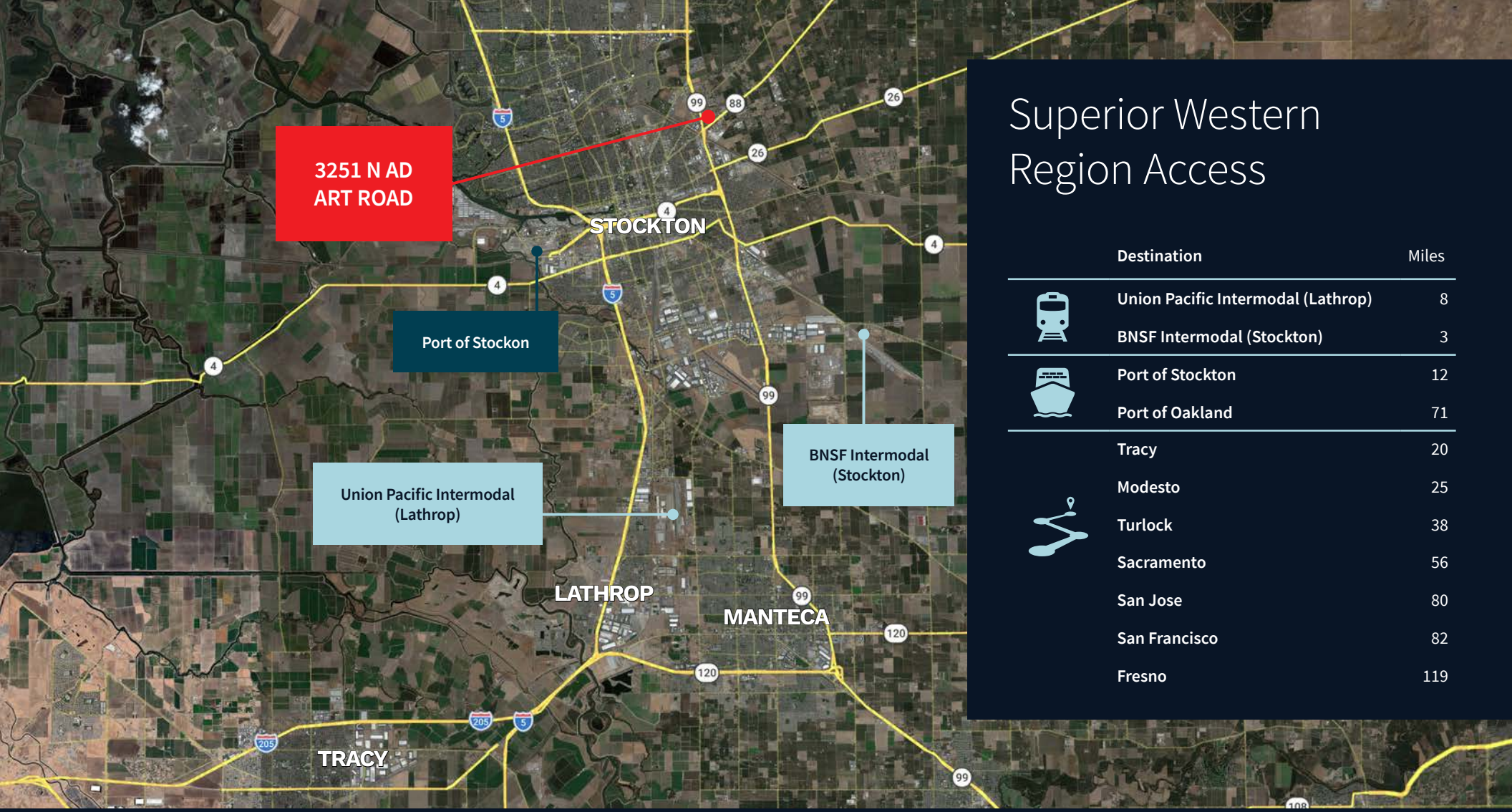








©2026. Jones Lang LaSalle IP, Inc. All rights reserved



Superior Western Region Access

	Destination	Miles
	Union Pacific Intermodal (Lathrop)	8
	BNSF Intermodal (Stockton)	3
	Port of Stockton	12
	Port of Oakland	71
	Tracy	20
	Modesto	25
	Turlock	38
	Sacramento	56
	San Jose	80
	San Francisco	82
	Fresno	119

For more information, please contact:

Jack Fondale
Associate
+1 209 616 6057
jack.fondale@jll.com
Lic # 02250595

Tim Mustin
Senior Managing Director
+1 209 390 1687
tim.mustin@jll.com
Lic #01857876

John Fondale, SIOR
Senior Managing Director
+1 209 390 1694
john.fondale@jll.com
Lic. #01017415

JLL SEE A BRIGHTER WAY

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