

Under New Ownership



Available For Lease

Stockton Airport Submarket

1780 Industrial Drive | Stockton, CA

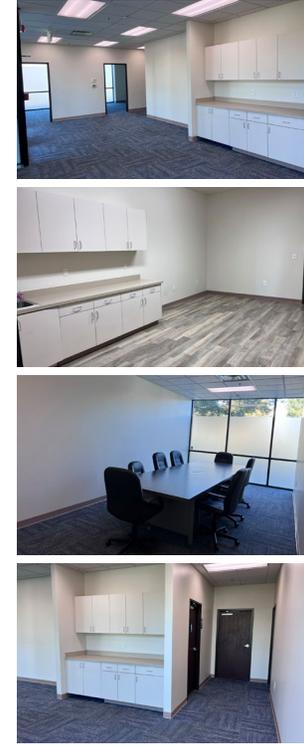
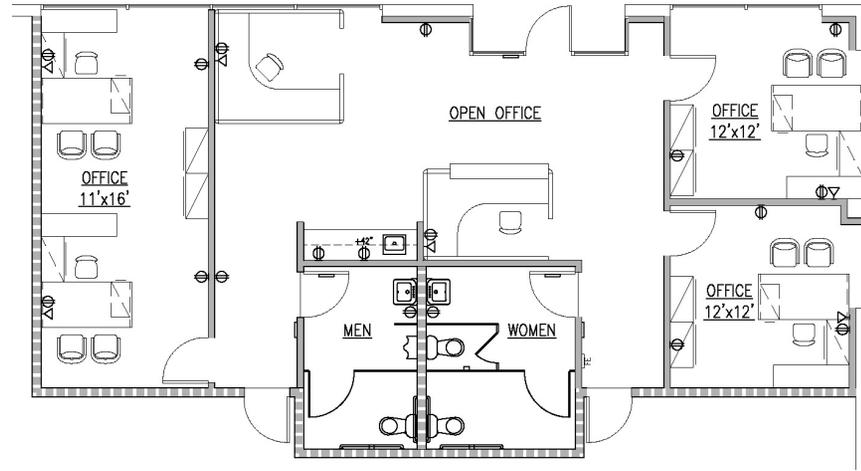
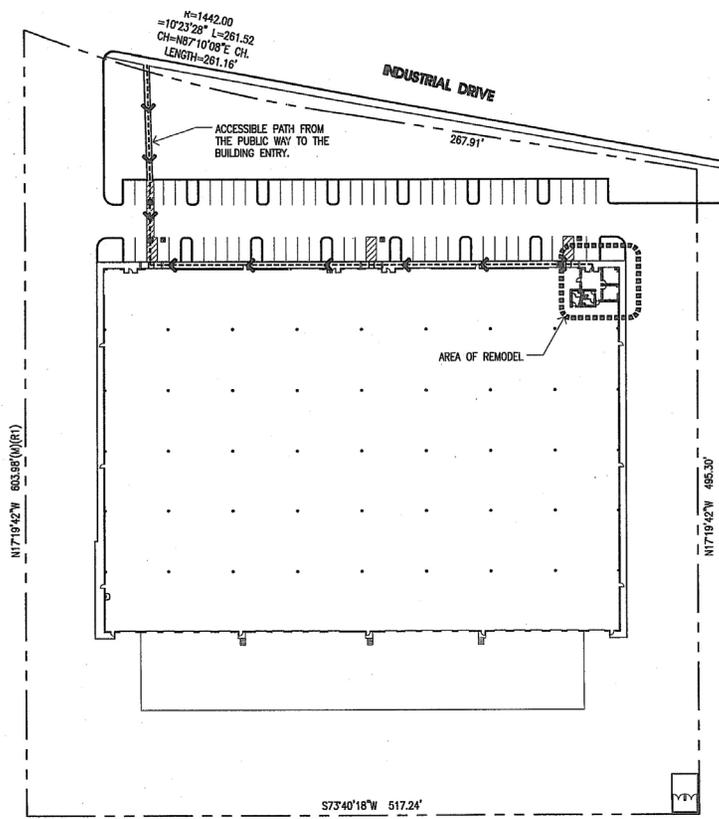
±111,160 SF Class “A” Warehouse / Distribution Center

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GREAT LOCATION

EASY ACCESS TO MAJOR ARTERIALS
I-5, I-205, HWY 99 & HWY 120



INTERMODAL FACILITIES

WITHIN CLOSE PROXIMITY TO
UP & BNSF INTERMODAL FACILITIES



FREIGHT

MULTIPLE PORTS LOCATED WITHIN
60 MILES OF THE LOCATION

BUILDING 1 SPECIFICATIONS

Building Size	±111,160 SF	Sprinklers	ESFR
Available Size	±111,160 SF	Column Spacing	46.8' x 49.7'
Building Dimensions	280' D x 397' W	Floor Slab	6"
Parcel Size/FAR	±6.43 acres / 39.7%	Year Built	2008
Administrative Office	±1,345 SF	Skylights	2%
Warehouse Office	±512 SF	Auto Parking	70 stalls
Dock High Doors	20 (9' x 10') (8 doors with EOD, 3 doors with pit levelers)	Yard	Fully fenced, lighted and secured
Grade Level Doors	3 (12' x 14')	Water	City of Stockton
Power	2,000 Amps, 277/480V, 3-Phase	Storm / Storm	City of Stockton
Lighting	T-5	Power & Electric	PG&E
Clear Height	±30' - 32'	Zoning	I-G, General Industrial (City of Stockton)

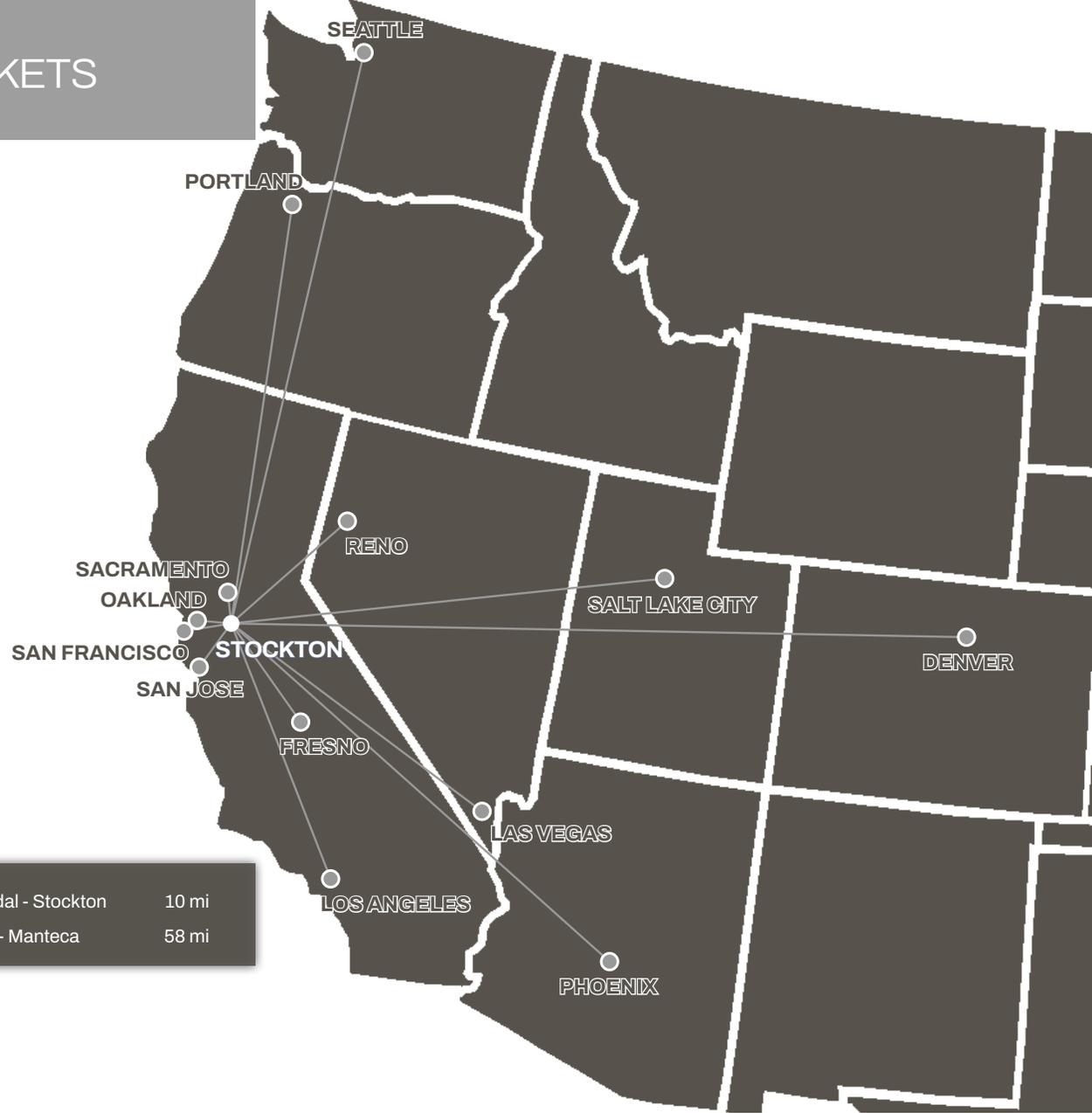
PROXIMITY TO WEST COAST MARKETS

City	Distance (mi)
Sacramento	53 mi
Oakland	72 mi
San Jose	76 mi
San Francisco	84 mi
Fresno	120 mi
Reno	181 mi
Los Angeles	337 mi
Las Vegas	513 mi
Portland	635 mi
Phoenix	698 mi
Salt Lake City	699 mi
Seattle	807 mi

Airport	Distance (mi)
Stockton Metro Airport	1 mi
Oakland Int'l Airport	67 mi
Sacramento Int'l Airport	63 mi
San Jose Int'l Airport	72 mi
San Francisco Int'l Airport	85 mi

Port	Distance (mi)
Port of Stockton	10 mi
Port of West Sacramento	58 mi
Port of Oakland	72 mi
Port of San Francisco	88 mi
Port of LA & Long Beach	361 mi
Port of Seattle	802 mi

Rail	Distance (mi)
BNSF Intermodal - Stockton	10 mi
UP Intermodal - Manteca	58 mi



The **Central Valley** is the premier location from which to serve Northern California & the Western United States.

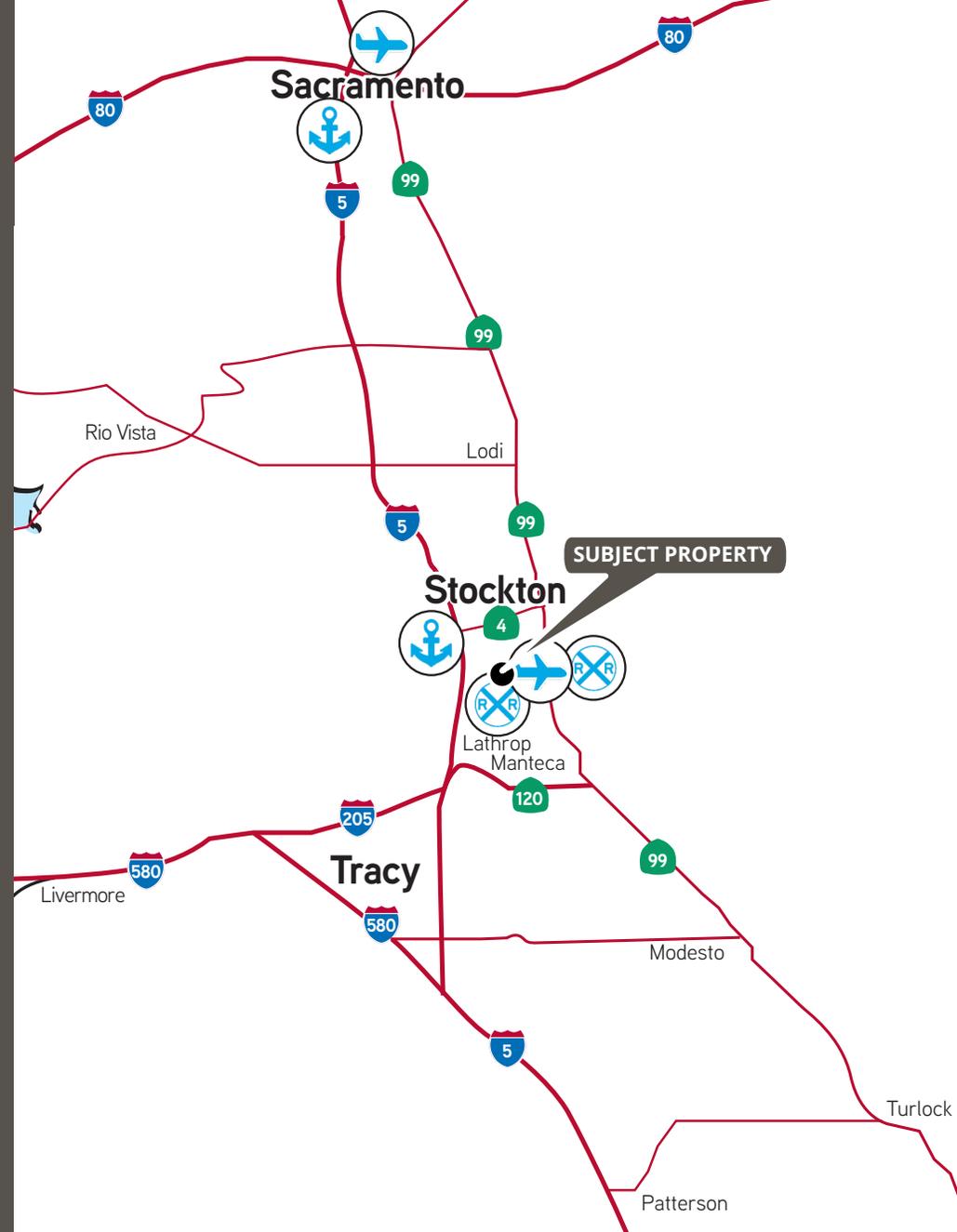
About the Ownership



WHO WE ARE

GO Industrial is an industrial development firm that delivers forward thinking development and workplace strategies for industrial users. With services that include development management, asset management, and project management, the GO Industrial team brings a wholistic approach to the industrial sector from acquisition through disposition. GO Industrial has vast experience with projects that have significant hurdles to overcome in order to achieve success, including environmental, entitlement and infrastructure challenges. These skills have made the GO Industrial team known for their ability to execute on ground-up developments and value-add projects that require significant vision. Put simply, there is no project too challenging for the GO Industrial team. With a focused approach on every project, GO Industrial simplifies the development process for our partners and aim to exemplify the company slogan: INDUSTRIAL UNBOXED.

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