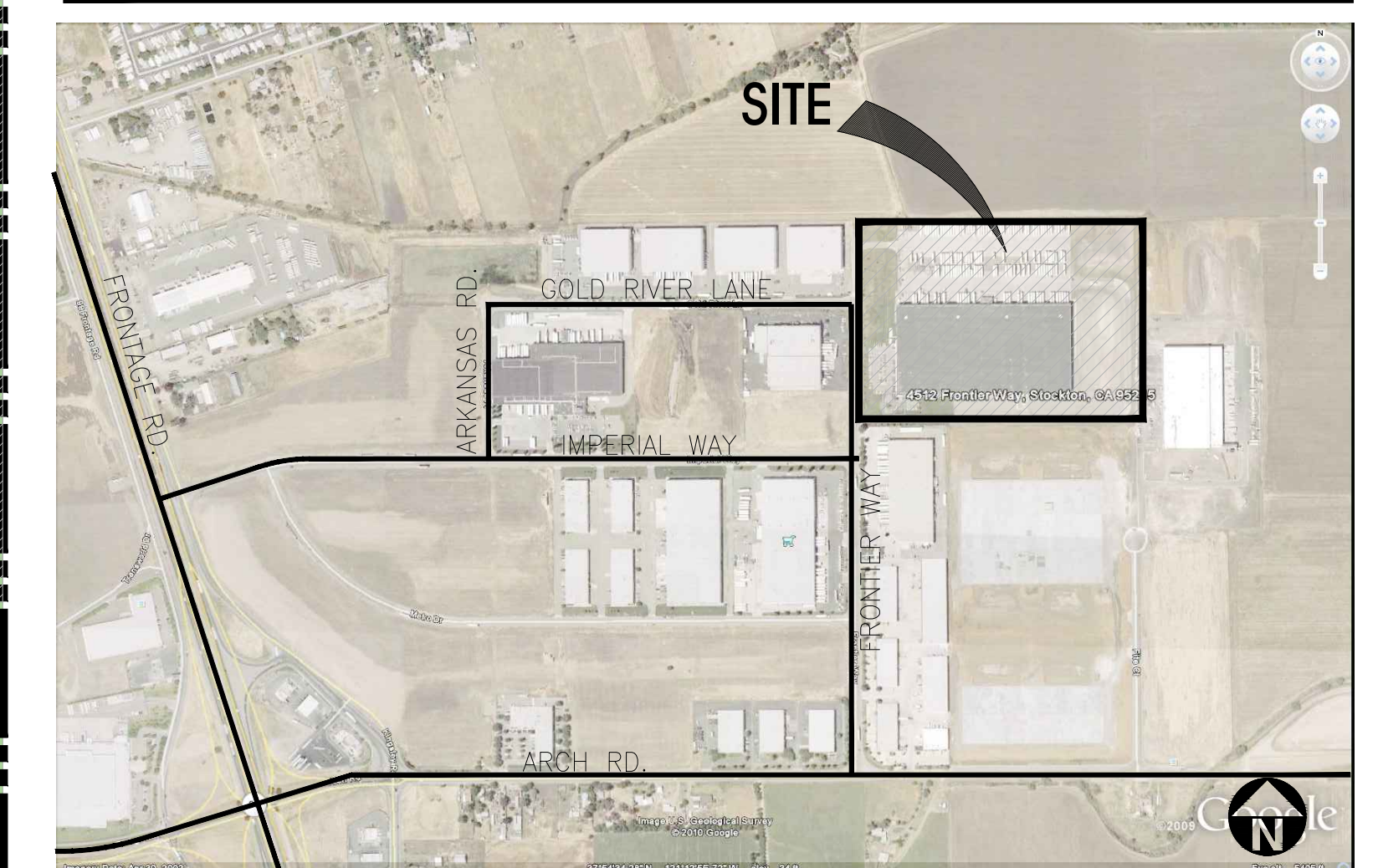


Aerial Map

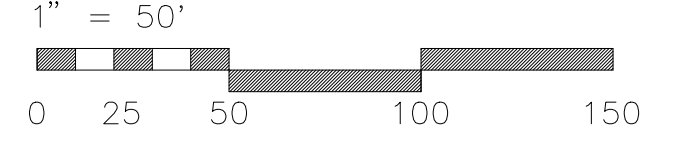
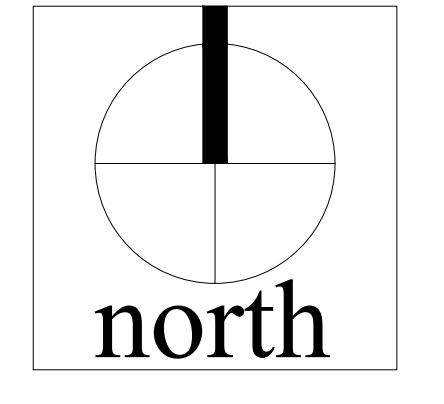


Tabulation

	AVAILABLE
SITE AREA	
in s.f.	1,009,066 sf
in acres	23.2 ac
BUILDING AREA	
office	15,000 sf
w/warehouse	336,788 sf
TOTAL	351,788 sf
future expansion	100,347 sf
COVERAGES	34.9%
PARKING REQUIRED	
office over 5,000 s.f. - 1/250 s.f.	60 stalls
w/warehouse 1st 500K @ 1/2,000 s.f.	168 stalls
over 500K @ 1/4,000 s.f.	0 stalls
TOTAL	228 stalls
AUTO PARKING PROVIDED	
auto parking (9'x19')	134 stalls
handicap parking (9'x19')	3 stalls
TOTAL	137 stalls
TRAILER PARKING PROVIDED	
trailer (12' x 60')	55 stalls
MAXIMUM FLOOR AREA RATIO	
F.A.R. - 0.60	
ZONING ORDINANCE FOR CITY	
Zoning Destination - Industrial, Limited (LL)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 60'	
SETBACK	
Front & Side (street)	10'
Side(s) & Rear	None required, except when adjacent to a residential zone, structures shall be set back a distance of 10 feet or as required by Division 3 for specific land uses. In the CA zone, structures shall be set back from a residential zone equal to their height.

Legend

- ▲ DOCK POSITION
- ◆ DRIVE-IN DOOR
- AVAILABLE
- LAND BACKGROUND
- PLANNED / FUTURE CONSTRUCTION



Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



Conceptual Site Plan 4512 Frontier Way

Stockton, CA



February 28, 2025 / Job #14141
Scheme 4D-R2

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