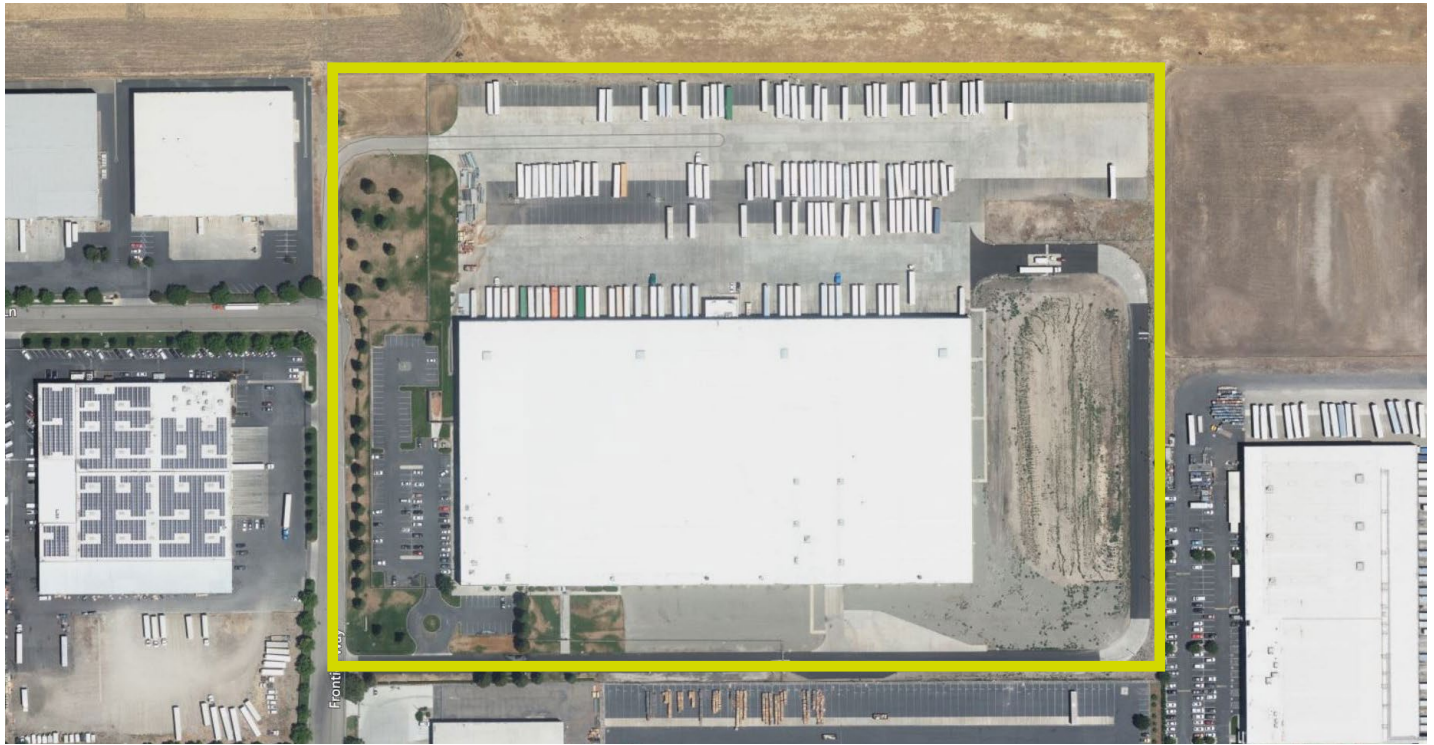


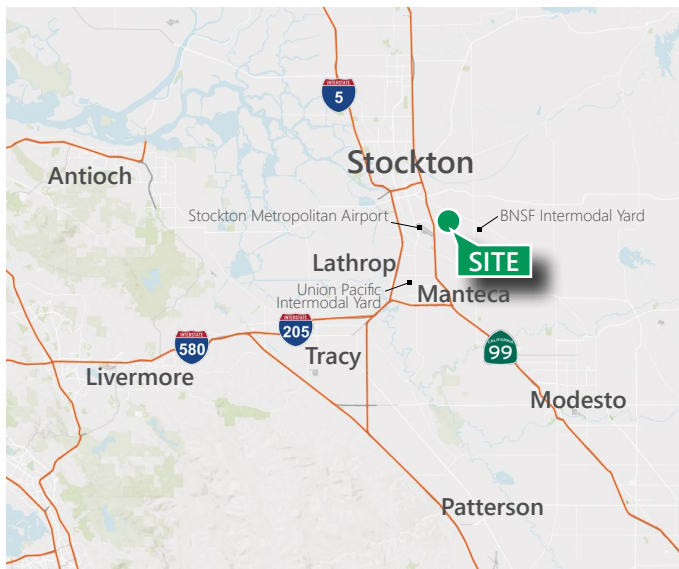
±351,788 SF

Industrial Space For Lease



Prologis Park Stockton 5

4512 Frontier Way
Stockton, CA 95215



LOCATION

- Centralized location with direct access to I-5 and Hwy 99
- Close proximity to UPRR and BNSF Intermodal terminals
- Port of Oakland: 71 miles; Port of Los Angeles: 362 miles

FACILITY

- ±351,788 SF available
 - Site: 30.0 acres
 - Office: ±15,000 SF
 - Warehouse: ±336,788 SF
 - Temperature Controlled Area: ±34,320 SF (64 degrees)
 - Future Expansion: ±100,347 SF (452,135 SF Total)
- 31' minimum ceiling clearance at first column
- ESFR fire sprinklers
- Column spacing: 55'x52' typ, Speed Bay 60'
- Electrical service: 2,000 Amps, 277/480V
- 58 dock doors with hydraulic levelers, locks, seals, lights, air
- 2 grade level doors 8'6"x14' and 8'x8'
- 225 trailer stalls (expandable)
- 137 auto parking spaces

ADVANTAGES AND AMENITIES

- Secure fenced site with guard house
- Food Grade Building

Industrial Space For Lease



Main Office
±11,500 SF

AVAILABLE
351,788 S.F.

Temp Controlled
±34,320 SF
(64 degrees)

FUTURE EXPANSION
100,347 S.F.

GUARDHOUSE

GATE

GOLD RIVER LANE

Dimensions: 30', 46', 48', 46'6", 70', 30', 17'-7", 30'-5", 105', 157'-7", 425'-2", 826'-2", 55' TYP., 52' TYP., 175'-4", 105'-23'-4", 180', 34', 25', 190', 400'-8", 69', 70', 60'-16'-10", 3'-9", 48', 46', 70', 30', 236', 48', 30'.



Prologis
Claire Wilson
Leasing Associate
cwilson2@prologis.com
ph +1 925 813 8623
615 International Parkway
Tracy, CA 95377 USA
CA Lic #01982067

±351,788 SF

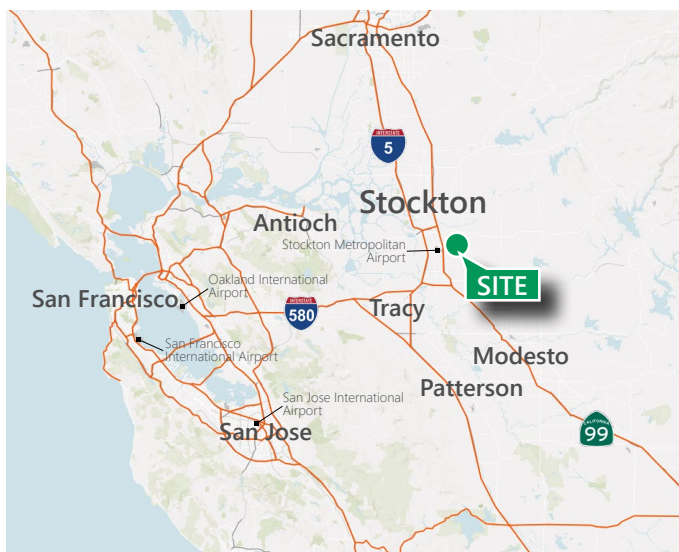
Industrial Space For Lease



TENANT MAP



AREA MAP



DRIVE TIMES

BNSF Intermodal	2.3 miles
UP Intermodal	7.1 miles
Port of Stockton	10 miles
Sacramento	52 miles
Port of Oakland	72 miles
Reno	132 miles
Fresno	169 miles
Port of LA/Long Beach	409 miles
Las Vegas	563 miles
Portland	579 miles
Salt Lake City	649 miles
Seattle	753 miles
Phoenix	756 miles