FOR SALE OR LEASE LIGHT INDUSTRIAL / ASSEMBLY / MANUFACTURING FACILITY Triangle Industrial Park

3745 PETERSEN ROAD, STOCKTON, CA

±78,000 sq. ft.

±23,400 sq. ft.

±68,117 sq. ft.

±9,800 sq. ft.

±260' x 300' ±45' x 20'

.33/3,000 GPM

Four (4)

Four (4)

±4.33

±24'



3745 PETERSEN RD

99

99

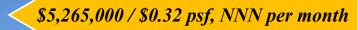
STOCKIC

99

LATHROPMANTECA

120

LODI





Highlights

> Building/Available:

- > Divisible:
- > Acres:
- > Warehouse/Mfg Area:
- > Office:
- > Minimum Clear Height:
- > Building Dimensions:
- > Column Spacing:
- > Dock Doors:
- > Grade Doors:
- > Power:
- > Zoning:
- > Fire Suppression:
- SACRAMENTO 80 FAIRFIELD BRENTWOOD RICHMOND CONCORD WALNUT CREEK OAKLAND 1,200 Amps, 277/480 Volts 205 580 M-1, City of Stockton 580 SAN LEANDRO DUBLIN LIVERMORE HAYWARD UNION CITY FREMONT 101 280 237

SAN JOSE

Location

Excellent light industrial / assembly / manufacturing facility located in the Triangle Industrial Park, Stockton, CA. The property offers direct access to State Hwy 99, Hwy 4 & I-5.

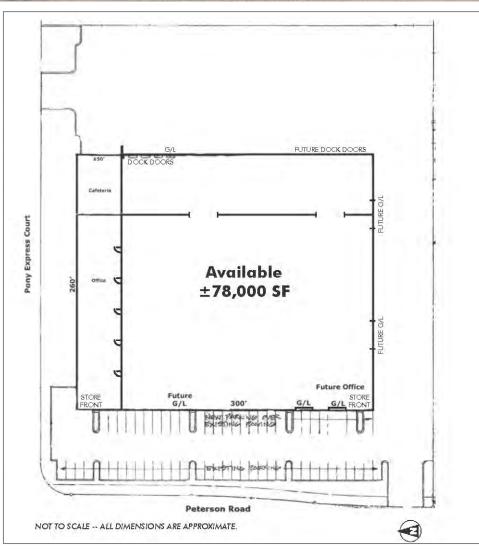
EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM: MIKE GOLDSTEIN, SIOR NICK OUSMAN VICE PRESIDENT EXECUTIVE MANAGING DIRECTOR 209 475 5106 510 433 5820 michael.goldstein@colliers.com nick.ousman@colliers.com CA License No. 01319234 CA License No. 01908981

COLLIERS INTERNATIONAL 3439 Brookside Road, Suite 108 Stockton, CA USA 95219 www.colliers.com

TRIANGLE INDUSTRIAL PARK • 3745 PETERSEN ROAD, STOCKTON, CA

Site Plan





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Aerial



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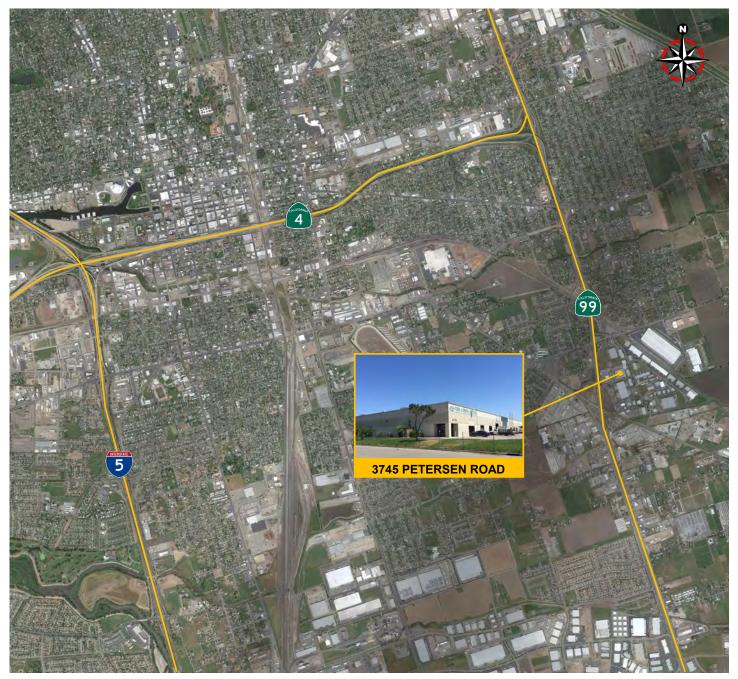
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Aerial



Corporate Neighbors Include:

• Sears

- WB Warehousing
- Grainger
- ECS Refining
- KMM Telecommunications
- Nakashima Golf

- Ardex
- Blue Line

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