

# Airport Gateway Center

834 PERFORMANCE DRIVE • STOCKTON, CA 95206

CLASS "A" WAREHOUSE DISTRIBUTION FACILITY

**Available**

**±165,474 Square Feet**

**±10.16 Acres**

**±2.3 Acres of expansion land**

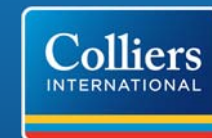


## EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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## PROPERTY SPECIFICATIONS:

- **Business Park:** Airport Gateway Center
- **Address:** 834 Performance Drive, Stockton, CA
- **APN:** 177-450-30
- **Submarket:** Stockton Airport
- **Land Acreage:** ±10.16 (±2.3 acres of expansion land)
- **Building Class & Use:** Class "A" Warehouse/Distribution Facility
- **Zoning:** I-G (Industrial General), City of Stockton
- **Sewer:** City of Stockton
- **Water:** City of Stockton
- **Storm:** City of Stockton
- **Gas & Electric:** Pacific Gas & Electric

## LOCATION:

- Located in a institutional quality business park
- Developed by Panattoni Development
- Excellent access to  and  via Arch Sperry Road connection
- Close proximity to  and  Intermodal facilities
- Located directly west of the Stockton Metropolitan Airport

## BUILDING SPECIFICATIONS:

- **Total Square Feet:** ±165,474 SF
- **Available Square Feet:** ±165,474 SF
- **Divisible:** ±29,794 SF - Three storefronts for ease of divisibility
- **Office:** ±800 SF (2 restrooms)
- **Year Constructed:** 2007
- **Construction Type:** Concrete tilt-up
- **Auto Parking:** 123 stalls - .79/1,000 SF
- **Truck Court:** 135'
- **Electrical:** 2,000 Amps, 277/480 Volts, 3 Phase
- **Warehouse Lighting:** LED with motion and back up sensors (T24)
- **Skylights:** 54
- **Fire Sprinklers:** ESFR
- **Clear Height:** ±30'
- **Column Spacing:** ±53' x ±50'
- **Dock Doors:** 34 (9' x 10')
- **Grade Doors:** 5 (12' x 14')
- **Truck Route:** STAA approved truck route 

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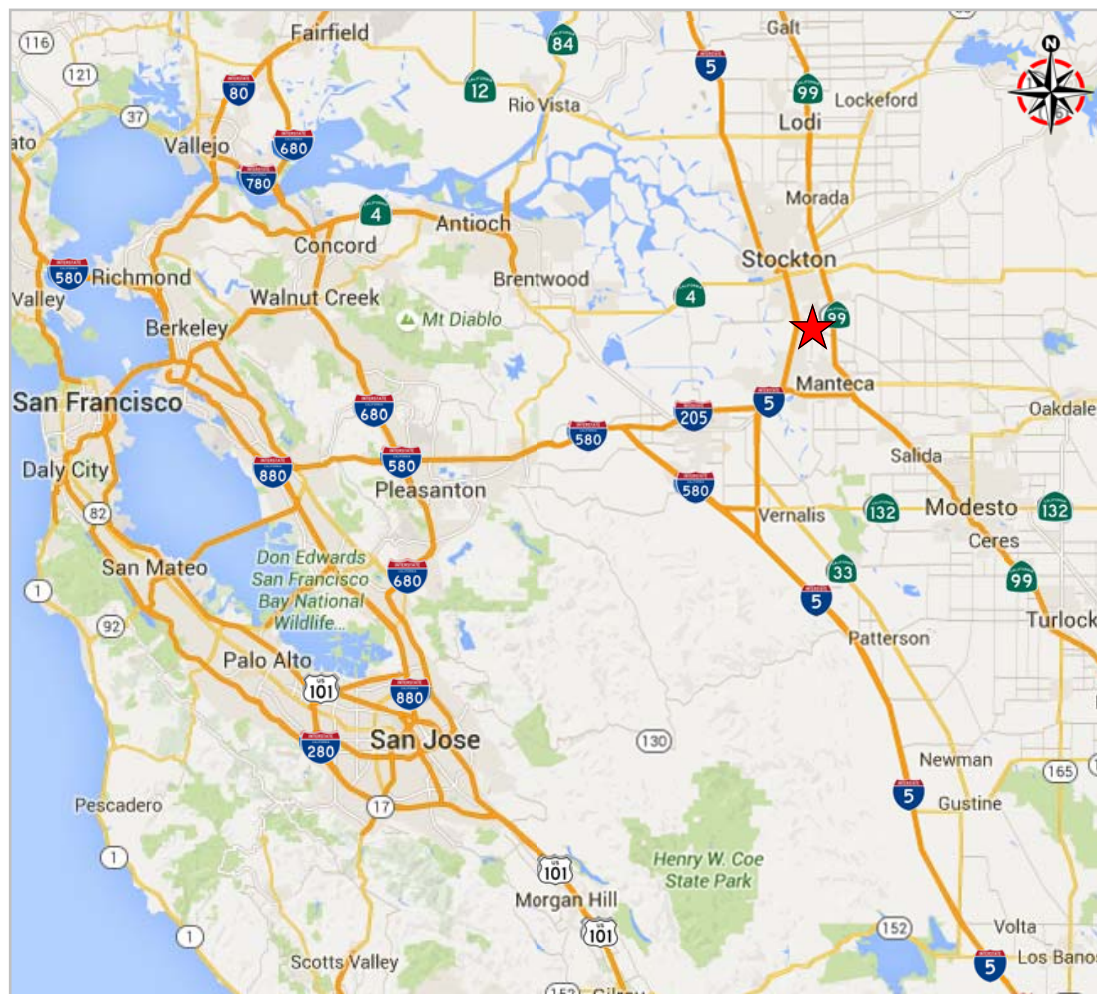
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# CLASS "A" WAREHOUSE DISTRIBUTION FACILITY

**±2.3 Acres of expansion land**

## Area Map



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