

Airpark 599 Office Properties

An Office Park with a Sense of Place

Airpark 599 is a 550-acre, master-planned development situated at the very core of a thriving business corridor in California's Central Valley. Catellus and San Joaquin County have formed a public/private partnership to develop Airpark 599 as the most unique business park in the area. As the region's largest mixed-use development, Airpark 599 will offer single-tenant, mid-rise office facilities suitable for large corporations, as well as low-rise, multi-tenant office buildings for small businesses.

Visible from State Highway 99, the park has been entitled for more than 1.5 million square feet of office and corporate headquarter space. The site will be heavily landscaped providing a business park atmosphere. Opportunities for office space include land sales, build-to-suit construction and leasing.

Within a Full-Service Business Park

Airpark 599 is a full-service business park with many land uses. Office development will neighbor manufacturing/warehousing, flex industrial, research and development and airport-related facilities. The site is adjacent to the Stockton Metropolitan Airport, with regional service, air cargo capabilities and private jet facilities.

Amenity-based retail, including restaurants and a multi-story hotel, will service the on-site needs of employees and guests, as well as the surrounding community.

A summary of planned land use follows:

Land Use	Space Planned
Office and corporate headquarter facilities	1.5 million square feet
Air cargo and airport-related uses	1.3 million square feet
Industrial and light manufacturing facilities	1.2 million square feet
Flex industrial and research and development facilities	1 million square feet
Retail and hospitality (hotel)	206,000 square feet

Enterprise Zone Incentives

Airpark 599 is located within the San Joaquin Enterprise Zone. Companies within the business park may apply for a number of tax advantages, including:

- More than \$37,000 in tax credits per eligible new hire over a five-year period.
- Annual sales and use tax credits for business equipment purchases.
- County and state programs available to recruit, screen and train qualified candidates.
- Federal, state and county financing opportunities.



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Visit the following websites for additional information about Enterprise Zone incentives:

- City of Stockton: www.stocktongov.com
- San Joaquin Partnership: www.sjpnet.org

Accessible to Points Near and Far

Airpark 599 is located in the middle of Central California's transportation corridor, providing employees and customers easy access to the business park.

- Interstate 5 and State Highway 99 directly connect Airpark 599 to the surrounding Bay Area.
- Domestic and international air travel to Airpark 599 is provided by four major airports within a short commute via car service or shuttle van.
- Stockton Metropolitan Airport has the capability to handle just about every type of commercial and private aircraft.
- Daily commuter rail and bus service connects Airpark 599 to the Bay Area's extensive labor pool.

An Exceptional Environment for Business

- Class A low and mid-rise office buildings will be built according to goals for sustainability, including the U.S. Green Building Council's LEED® certification program.
- Design guidelines for architecture and signage will facilitate way finding and ensure a consistent appearance throughout the business park.
- Professionally landscaped areas will include acres dedicated as open space at the park's center.
- Drought tolerant landscaping will be used, and more than 8,000 trees planted.
- Outdoor lighting will be installed to minimize glare and preserve the night sky.
- Walking trails and bike lanes encourage recreation and alternate forms of transportation.
- At completion, Airpark 599 will employ more than 10,000 people.
- San Joaquin County labor pool consists of 300,000 skilled and semi-skilled workers with education levels of 73% high school diploma and 17% bachelor's degree or higher.

Infrastructure and Improvements

- Basic utilities including water, wastewater, sewer and electricity.
- Advanced telecommunications and data networks.
- Four miles of paved streets.
- Abundant surface parking.

Living in San Joaquin County

- The cost of living is approximately two-thirds less than the Bay Area.
- The average home price is in the low \$200,000s.
- Executive-style and waterfront homes are available.
- The nearby University of the Pacific is renowned for its pharmacy, bioscience and engineering specialties.
- Residents enjoy multiple cultural venues and events, including a symphony, museums and local festivals.
- Residents and visitors enjoy one thousand miles of delta waterways for boating, skiing and fishing.



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