

June 2018

RE: FORMER DURAFLAME CORPORATE HEADQUARTERS – STOCKTON, CALIFORNIA

Colliers International is pleased to offer a unique industrial real estate opportunity in Stockton, California. This 36.83± acre industrial site is situated on the north shore of the Stockton deep water channel and located north of the Port of Stockton. The site is located in one of the fastest growing logistics and transportation markets on the west coast providing access to markets throughout the San Francisco Bay area, Northern California and the west coast. Additional features include the following:

1. Spacious industrial land site providing existing improvements including office space, industrial buildings and infrastructure.
2. Marine access via the existing dock slip in order to transport products through San Francisco Bay to west coast markets and abroad.
3. Industrial real estate accommodating heavy manufacturing, assembling, a large lay down yard and construction of additional improvements to suit any occupiers' requirement.
4. Direct access to Interstate 5, north and south from Canada to Mexico and arterials serving the Western U.S.
5. The Port of Stockton is located strategically south across the Stockton deep water channel.
6. Public services are available, providing sewer and water, gas and electric.
7. The historic Klamath Ferry was acquired by the seller, Duraflame, in 1992. The vessel was relocated to Stockton, reconditioned and until recently, has served as the corporate headquarters for the Stockton firm. Each deck of the Klamath provides approximately 20,000 square feet of office space totaling approximately 40,000± square feet along with ancillary improvements accommodating corporate meetings and events.
8. The property is gated for secure access and includes multiple access points in order to control ingress and egress for automobile and/or truck traffic.

Following your review of the attached property brochure and fact sheet, please feel free to contact us to arrange for an inspection, discuss pricing or to answer any questions regarding this unique industrial real estate opportunity. Thank you.

Sincerely,

COLLIERS INTERNATIONAL



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Mike Goldstein, SIOR
Executive Managing Director
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AVAILABLE

21,000± SF OF WAREHOUSE & 42,800± SF OF OFFICE LOCATED ON 36.83± ACRES

LOCATED ON THE STOCKTON DEEPWATER CHANNEL WITH DOCK SLIP



STOCKTON DEEP WATER CHANNEL

2894 MONTE DIABLO AVENUE

STOCKTON, CALIFORNIA

EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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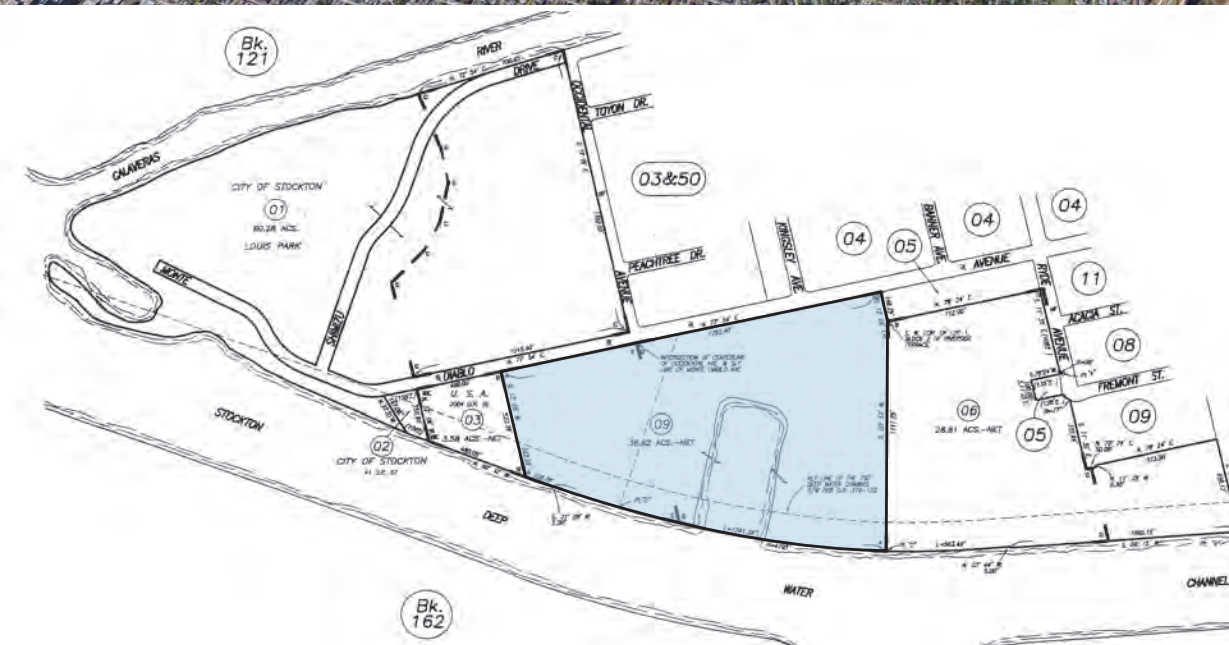


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COLLIERS INTERNATIONAL
3439 Brookside Rd, Suite 108
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PROPERTY SPECIFICATIONS

OWNERSHIP:	Duraflame
SUBJECT PROPERTY:	Duraflame Headquarters 2894 Monte Diablo Avenue Stockton, California 95203
APN:	133-060-09
ZONING:	I-G (General Industrial) City of Stockton
PARCEL SIZE:	36.83± Acres (29.43± Upland, 7.4± Submerged)
DOCK SLIP:	7.5± Acres (under water)
IMPROVEMENTS:	40,000± SF Klamath Ferry (Office) 2,800± SF metal office building 16,000± SF metal warehouse 5,000± SF metal warehouse Additional improvements include secure entry way, guard house, improved surface and related parking, concrete dock and access to deep water channel via 7.4± acre slip.
SEWER:	City of Stockton
WATER:	California Water Service
STORM DRAINAGE:	City of Stockton
GAS & ELECTRIC:	PG&E
FREEWAY ACCESS:	Interstate 5



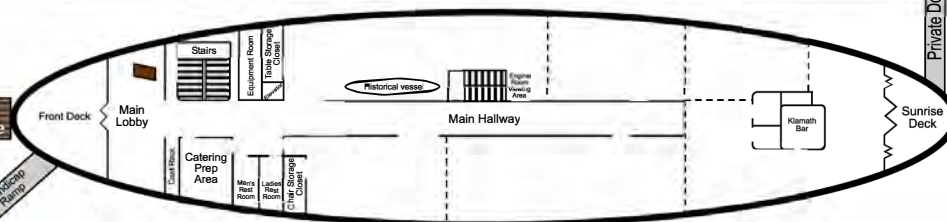
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UNIQUE WATERFRONT OFFICE SPACE



Passenger Deck

Second Floor



Auto Deck

First Floor

*EACH DECK TOTALS APPROXIMATELY 20,000± SF, FOR A TOTAL OF 40,000± SF OF OFFICE SPACE



KLAMATH FERRY BOAT HISTORY

The Klamath was built by the Bethlehem Shipbuilding Corporation in 1924 to service the Southern Pacific autoroutes between the San Francisco Ferry Building and Oakland/Alameda of the East Bay. She was named for Klamath County, Oregon, and carried as many as 1,000 people and 78 cars. The Klamath was powered by 1,400 horsepower triple-expansion steam engine that drove two cast iron propellers, 10 feet in diameter, one on each end.

In 1929 the Klamath joined the fleet of Southern Pacific Golden Gate Ferries, Ltd., which was the largest ferry line in the world, and serviced the San Francisco Hyde Pier - Sausalito route for nine years.

The completion of the Golden Gate Bridge and Oakland Bay Bridges initiated the eventual demise of ferryboats on the bay, and in 1938 the Klamath was sold to the Richmond-San Rafael Ferry Company. For the next 18 years she operated between Point Molate (Richmond) and San Quentin. She made her last ferry run on September 21, 1956, the day before the Richmond-San Rafael Bridge opened.

The Klamath left her mark on naval history on July 22, 1944 when it collided with a U.S. Navy submarine. Rear Admiral Roy Davenport, who was piloting the submarine, wrote in his book that the investigation into the collision revealed that following the last run of the day, the Klamath's pilot left his post to change, which led to Rear Admiral Davenport's collision with what he called a "pilotless ferry."

In 1964 Landor Associates purchased the Klamath after finding it abandoned at the Port of Redwood City. He renovated the ferry and it served as the headquarters for his design firm at Pier 5 on the Embarcadero in San Francisco until 1988.

In 1992, Duraflame, Inc. acquired her for its corporate headquarters. The historic ferry crossed San Pablo Bay for the last time on November 9, 1992, bound for her new permanent mooring site on Stockton's Deep Water Channel.

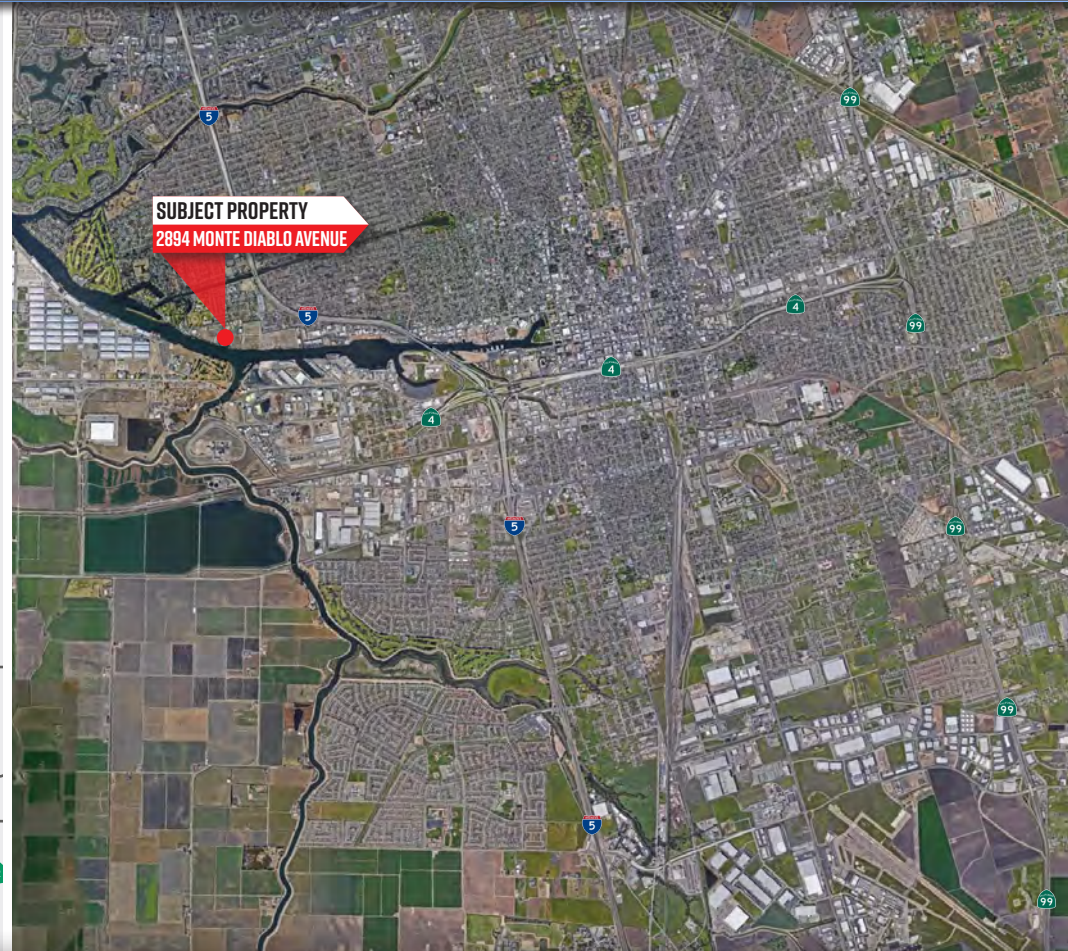
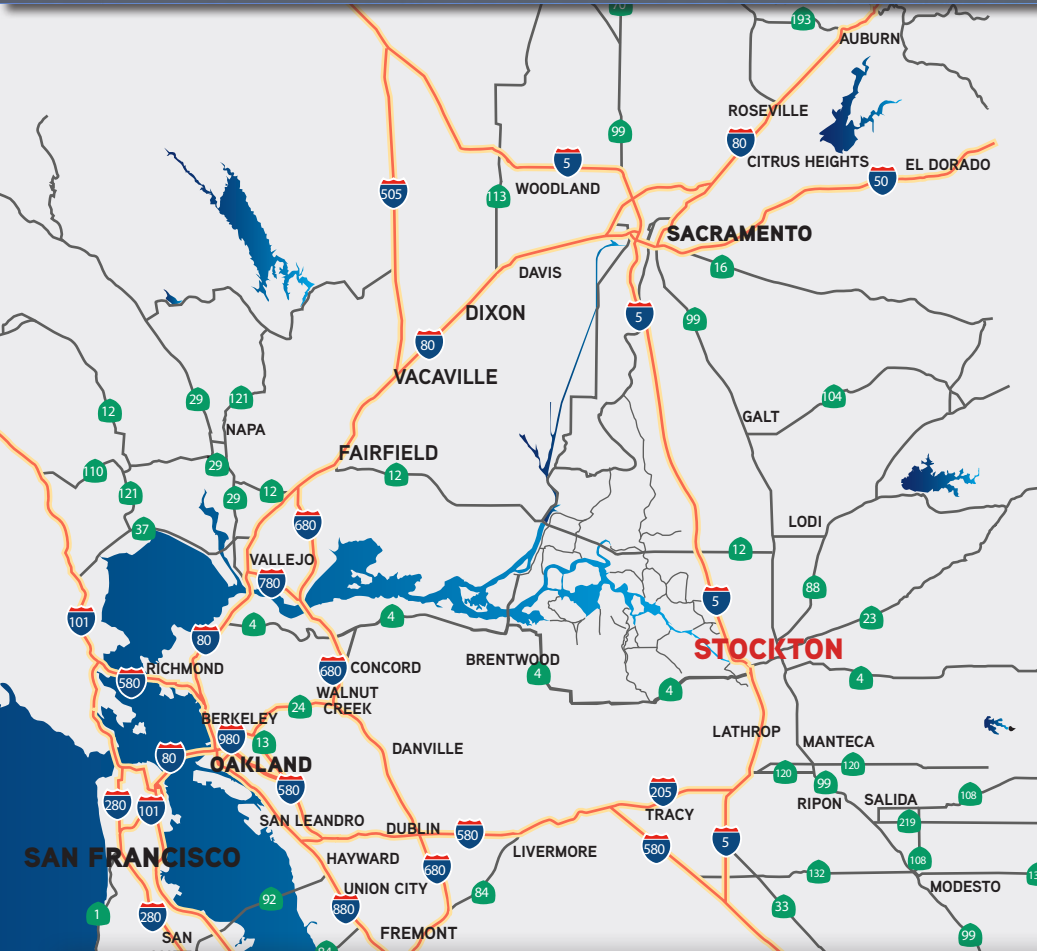
After a year of renovations, Duraflame moved onto the ferry. It has been used as Duraflame's headquarters for a number of years.

The historic Klamath is included in the offering for 2894 Monte Diablo Avenue in Stockton.

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