

6700 CE DIXON STREET

Stockton, CA • Air Metro Business Park

Class "A" $\pm 20,000$ SF div to $\pm 10,000$ SF Industrial/Manufacturing Facility

SALE PRICE: \$1,900,000
LEASE RATE: \$.49/SF, NNN



AVAILABLE FOR SALE OR LEASE

INDUSTRIAL SERVICES TEAM:

WES WIDMER

Senior Vice President
(209) 475-5109 Direct
wes.widmer@colliers.com
CA License No. 01315686

MIKE GOLDSTEIN, SIOR

Executive Managing Director
(209) 475-5106 Direct
michael.goldstein@colliers.com
CA License No. 01319234



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Stockton, CA • Air Metro Business Park

Class "A" ±20,000 SF div to ±10,000 SF Industrial/Manufacturing Facility

Site & Building Features

- > Building Size: ±20,000 SF (±240' x ±85')
- > Acres: ±1.29 Acres
- > Office: ±500 SF with two (2) ADA restrooms
- > Grade Level Doors: Five (5) (12' x 14')
- > Clear Height: ±20'
- > Indicated Power: 2,000 Amps, 480 V, 3-Phase
- > Sprinklers: .20gpm/1,800 SF
- > Skylights: Yes
- > Fully Insulated: Yes
- > Column Spacing: ±25' x ±40'
- > Parking (auto): Forty-seven (47) stalls
- > Construction Type: Steel frame, metal
- > Concrete Slab: 8"
- > Year Built: 2002
- > Convenient access to Interstate 5 & Highway 99 via Arch-Sperry Road
- > Ground lease with San Joaquin County through 12/31/2029 with two (2), 10-yr options to extend



Unit A - (Available Now)

- > Unit Size: ±10,000 SF
- > Office: ±500 SF with two (2) ADA restrooms
- > Grade Level Doors: Three (3) (12' x 14') offering drive-thru access
- > Indicated Power: 1,200 Amps, 480 V, 3-Phase
- > Lease Rate: **\$.49 psf, NNN**

Unit B - (Leased Month to Month)

- > Unit Size: ±10,000 SF
- > Office: Shell condition
- > Grade Level Doors: Two (2) (12' x 14') offering drive-thru access
- > Indicated Power: 800 Amps, 480 V, 3-Phase



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LINDBERGH STREET



CE DIXON STREET

5TH STREET

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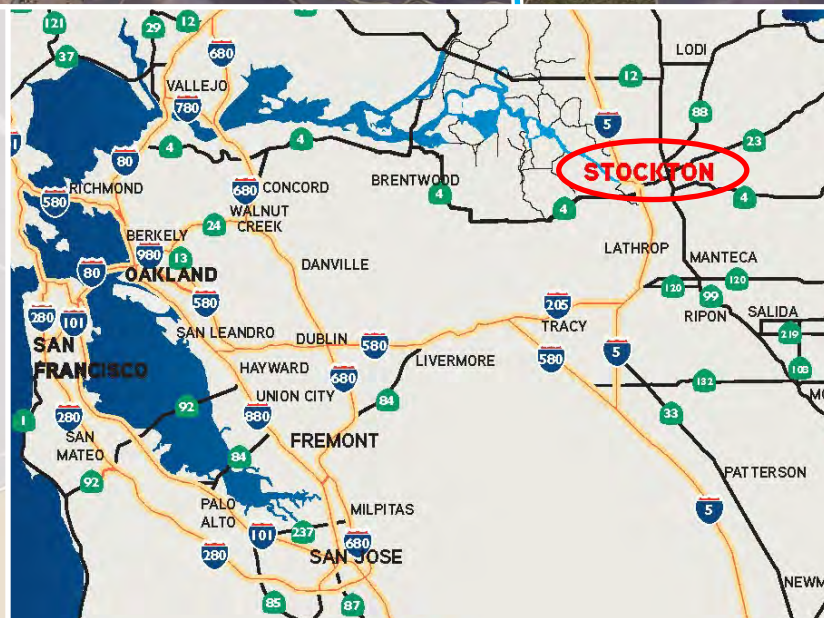
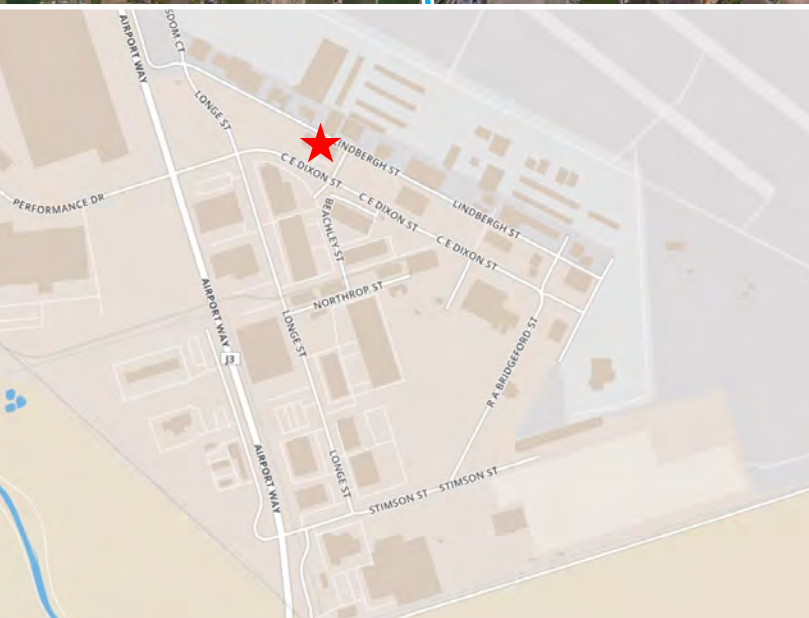
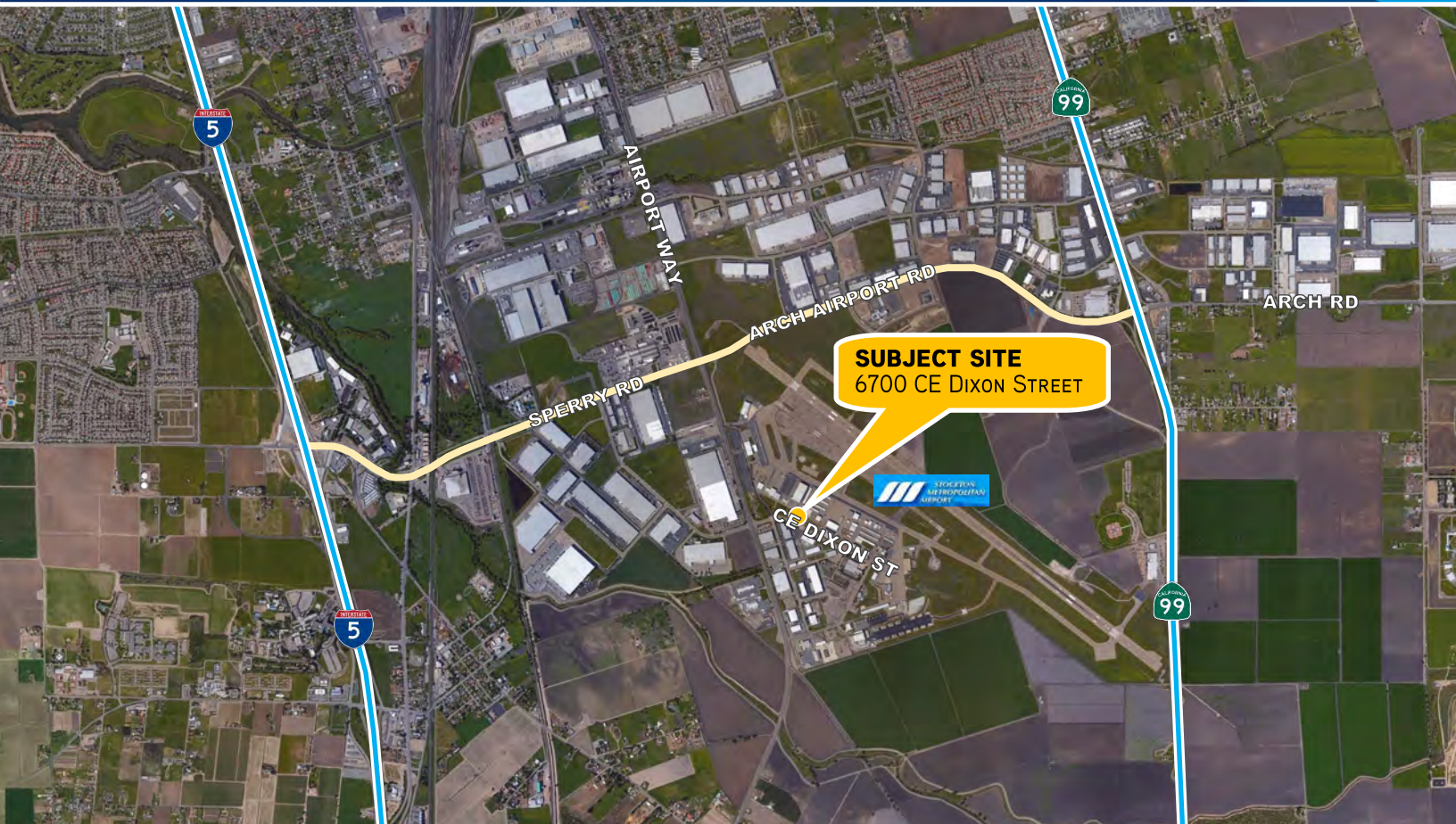
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