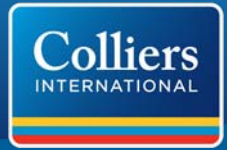



FOR SALE > ±30,000 SF LOCATED ON ±8.34 ACRES HIGH CUBE FREEZER FACILITY

2001 E. FREMONT STREET • STOCKTON, CALIFORNIA

Asking Price: \$2,775,000



Building Features:

- Concrete Construction
- Phase I Construction - 10,080± sq. ft. (1989)
- Phase II Construction - 14,560± sq. ft. (1993)
- Freon System: R-404, R-507, R-22
- 4,200± sq. ft. freezer staging area -25 degrees.
- Temperature control constructed to deliver -10 degrees.
- 1,100± sq. ft. office space
- 25'± Minimum Clearance (Phase I)
- 32'± Minimum Clearance (Phase II)
- 2000 Amps, 277/480V Power
- 11 Dock High positions
- 1 Grade Level positions
- .25 gpm/2,600 SF dry system
- 4" sewer service, City of Stockton
- 1" water Service, California Water Service
- 8" fire service
- Storm Drainage, City of Stockton
- Gas & Electric, PG&E
- 6.7± acres of surplus land for expansion
- Facility was previously occupied by Tony's Fine Foods and Dreyer's Ice Cream.
- Preliminary approval of the STAA Terminal Access Route on Fremont Street between State Route (SR) 99 and 2001 E. Fremont Street. 
- Zoned I-G & I-L, City of Stockton

EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

GREGORY O'LEARY, SIOR
Executive Vice President
(209) 475-5108 Direct
g.oleary@colliers.com
CA License No. 00924479

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



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

FOR SALE > ±30,000 SF LOCATED ON ±8.34 ACRES HIGH CUBE FREEZER FACILITY

2001 E. FREMONT STREET • STOCKTON, CALIFORNIA



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

GREGORY O'LEARY, SIOR
Executive Vice President
(209) 475-5108 Direct
g.oleary@colliers.com
CA License No. 00924479

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



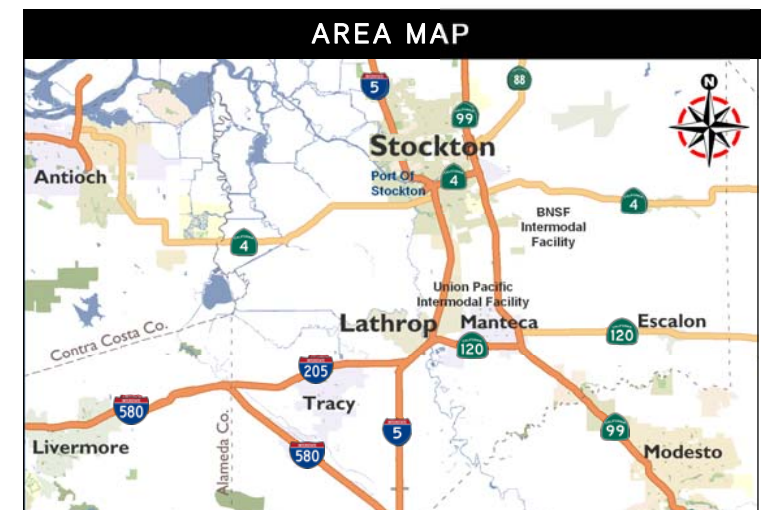
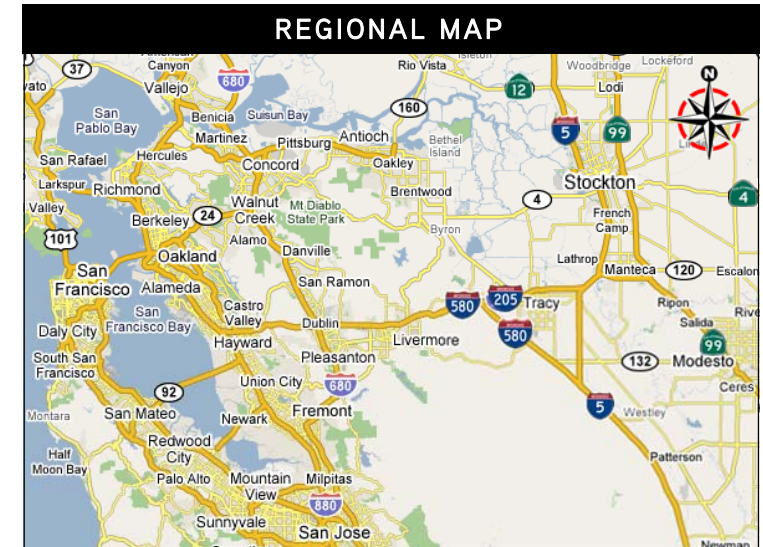
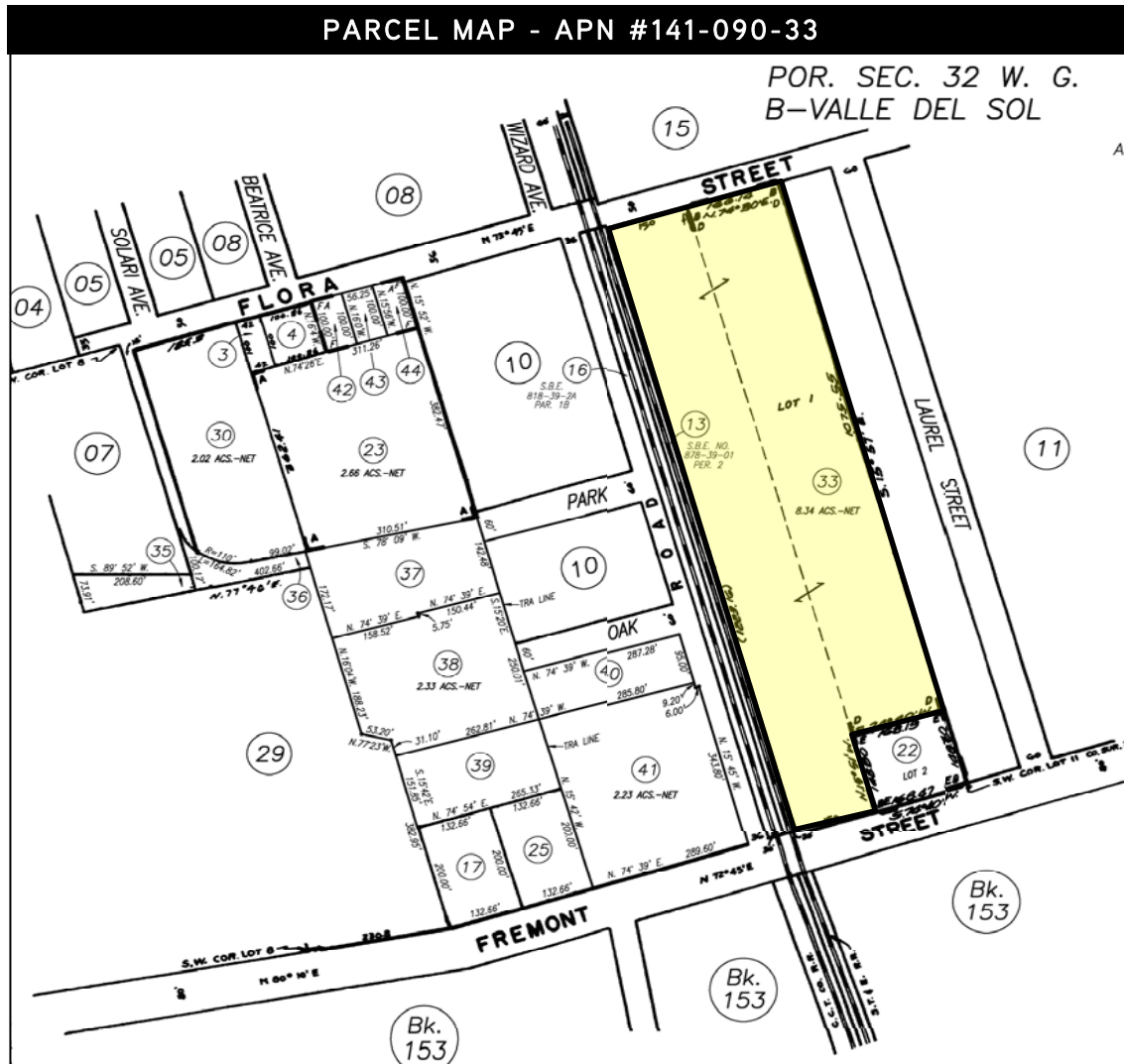
COLLIERS INTERNATIONAL
3439 Brookside Road, Suite 108
Stockton, CA USA 95219
www.colliers.com

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents.

FOR SALE > ±30,000 SF LOCATED ON ±8.34 ACRES

HIGH CUBE FREEZER FACILITY

2001 E. FREMONT STREET • STOCKTON, CALIFORNIA



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

GREGORY O'LEARY, SIOR
Executive Vice President
(209) 475-5108 Direct
g.oleary@colliers.com
CA License No. 00924479

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



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

FOR SALE > ±30,000 SF LOCATED ON ±8.34 ACRES HIGH CUBE FREEZER FACILITY

2001 E. FREMONT STREET • STOCKTON, CALIFORNIA



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

GREGORY O'LEARY, SIOR
Executive Vice President
(209) 475-5108 Direct
g.oleary@colliers.com
CA License No. 00924479

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



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