

**AVAILABLE FOR LEASE | ±98,880 SF WAREHOUSE DIVISIBLE TO ±24,000 SF W/ YARD**

# 4343 EAST FREMONT STREET

STOCKTON • CALIFORNIA



**EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:**

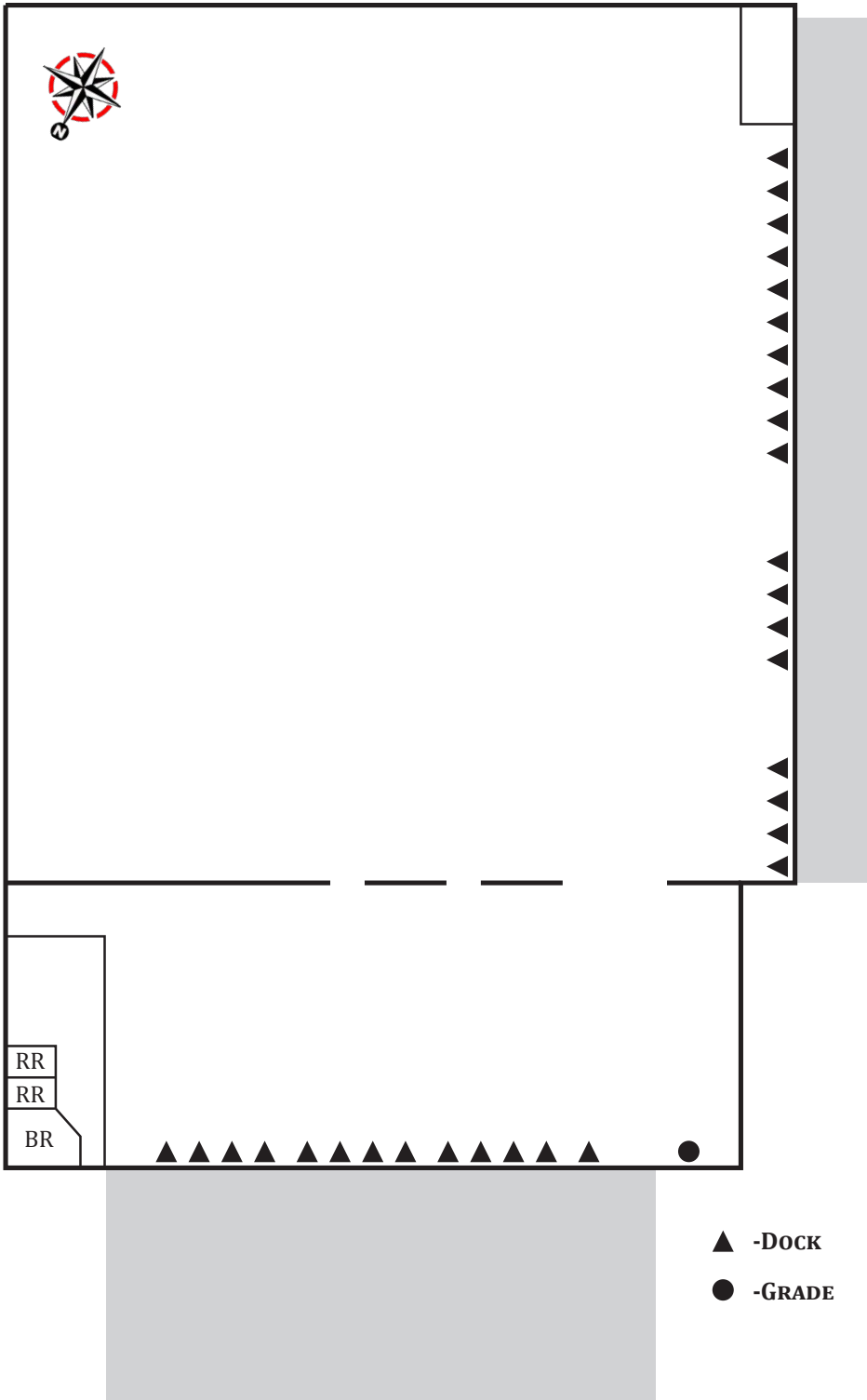
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## AVAILABLE SPECIFICATIONS

<b>BUILDING SQUARE FEET:</b>	±295,000 SF
<b>AVAILABLE SQUARE FEET:</b>	<b>±98,880 SF divisible to ±24,000 SF</b>
<b>AVAILABLE DIMENSIONS:</b>	±412' W x ±261-279' D
<b>TOTAL LAND ACREAGE:</b>	±11.29 Acres
<b>YARD:</b>	±2.6 Acres
<b>AUTO PARKING:</b>	0.61:1,000 SF
<b>TRAILER PARKING:</b>	Ample
<b>ELECTRICAL:</b>	4,000 amps, 270/480 volt, 3-phase
<b>WAREHOUSE LIGHTING:</b>	High-efficiency T-5/T-8 fixtures
<b>SKYLIGHTS:</b>	±44
<b>FIRE SPRINKLERS:</b>	.365/2,000 GPM
<b>CLEAR HEIGHT:</b>	±22.8'
<b>COLUMN SPACING:</b>	±48' x ±80' & ±48' x ±100'
<b>LOADING:</b>	Front & Side Load
• DOCK DOORS:	Thirty-one (31) (9' x 10') - Thirteen (13) on North side of bldg w/ pit levelers - Eighteen (18) on West side of bldg
• GRADE DOORS:	One (1)

**FENCED AND SECURED TRUCK COURT AND YARD AREA**

**DIRECT ACCESS TO HIGHWAY 99 VIA FREMONT STREET**

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## TRANSPORTATION & LOGISTICS:

<b>FREEWAYS:</b>	Highway 99:	.5 miles
	Highway 4:	1.2 miles
	Interstate 5:	4.5 miles
	Highway 120:	14.3 miles
	Interstate 205:	16.0 miles
	Interstate 580:	30.6 miles
<b>RAIL:</b>	BNSF Intermodal Facility (Stockton):	6.8 miles
	UP Intermodal Facility (Lathrop):	11.4 miles
<b>PORTS:</b>	Port of Stockton:	7 miles
	Port of West Sacramento:	50 miles
	Port of Oakland:	75 miles
	Port of San Francisco:	88 miles
	Port of LA & Long Beach:	363 miles
	Port of Seattle:	800 miles
<b>AIRPORTS:</b>	Stockton Metropolitan Airport:	9 miles
	Sacramento International Airport:	58 miles
	Oakland International Airport:	70 miles
	San Jose International Airport:	81 miles
	San Francisco International Airport:	88 miles

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