

# FOR SALE OR LEASE | TABOOMA BUSINESS PARK

2701-2775 BOEING WAY | STOCKTON, CA



**PROPERTY HIGHLIGHTS:** The Tabooma Business Park is located within the Stockton Airport Business Center, just west of HWY 99 and near the Arch Road exit. The project consists of twelve (12) 13,034± SF Class "A" concrete tilt-up buildings and one (1) 11,404± SF building. Paved yard area is available with select buildings. Each building includes above standard power and multiple grade level doors for convenient loading and unloading of product. This location offers users HWY 99 & I-5 access and proximity to serve the Central Valley.

## INDUSTRIAL SERVICES TEAM - EXCLUSIVE BROKERS:

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## BUSINESS PARK FEATURES:

- Twelve (12) 13,034± SF buildings and one (1) 11,404± SF building
- Concrete tilt-up construction
- Four (4) 12'x12' grade level doors per building
- 400 Amps, 277/480 Volt, 3 phase per building
- Sprinkler System: .33/3,000 GPM
- Clear height: ±14' - 16'-6"
- Column Spacing: ±55' x 56'
- Parking: 1.54/1000
- Skylights
- Yard space available for select buildings
- Year Built: 2008
- Easy HWY 99 & I-5 access via Arch Road
- Professional landscaping
- Fully fenced and secured
- Roof system: Seamless and insulated galvanized roof with 50 year life expectation
- Zoning: I-G Industrial General, City of Stockton



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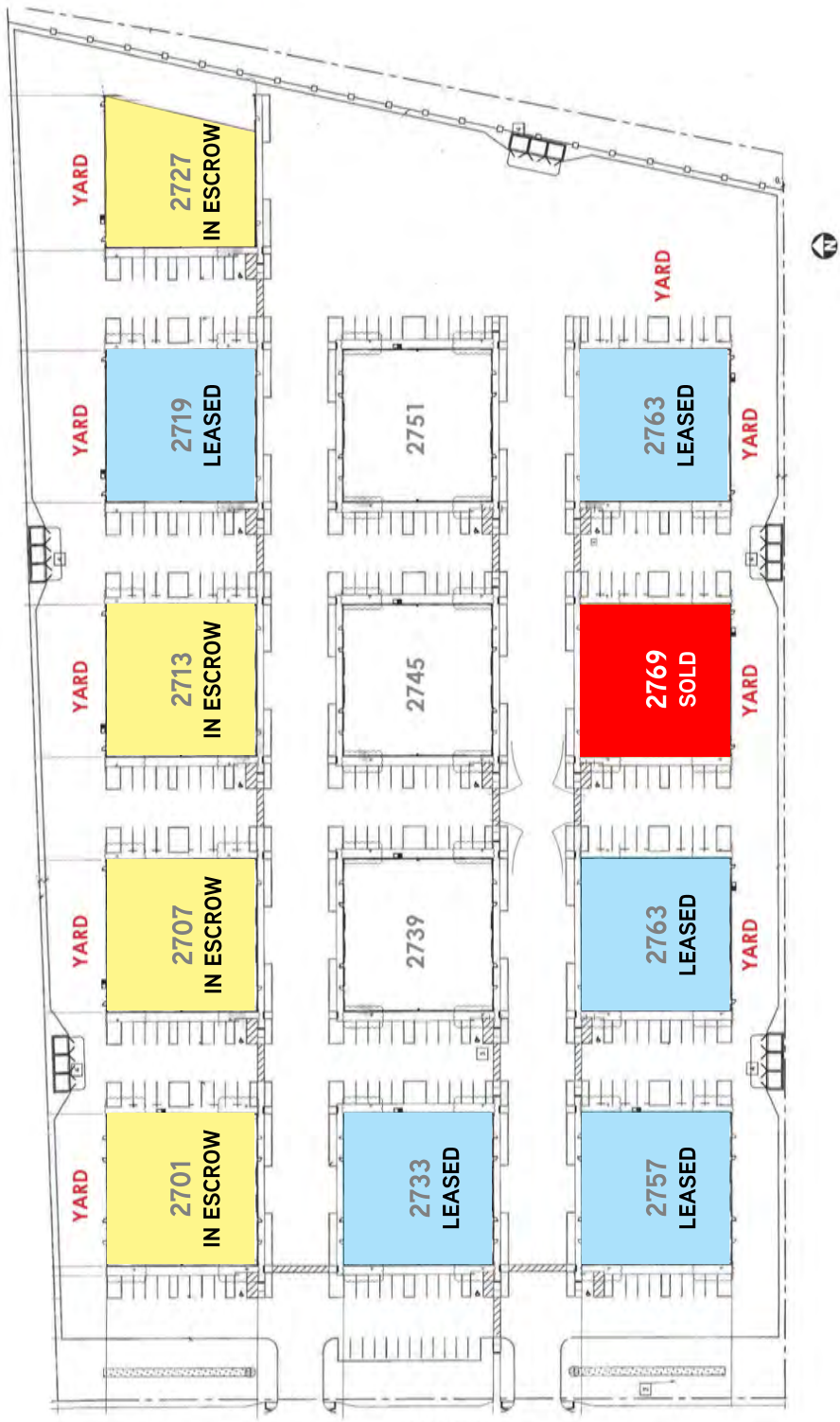
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BUZZ OATES

Bldg. #	Address	Building SF	Acres	Lease Rate PSF	Sale Price PSF	Yard
1	2701 Boeing Way	13,034 SF	1.10	IN ESCROW	N/A	Yes
2	2707 Boeing Way	13,034 SF	0.86	IN ESCROW	N/A	Yes
3	2713 Boeing Way	13,034 SF	0.89	IN ESCROW	N/A	Yes
4	2719 Boeing Way	13,034 SF	0.92	LEASED	N/A	Yes
5	2727 Boeing Way	11,404 SF	0.97	IN ESCROW	N/A	Yes
6	2733 Boeing Way	13,034 SF	1.04	LEASED	N/A	No
7	2739 Boeing Way	13,034 SF	0.79	\$0.60 Gross	\$85 Shell	No
8	2745 Boeing Way	13,034 SF	0.79	\$0.60 Gross	\$85 Shell	No
9	2751 Boeing Way	13,034 SF	1.40	\$0.65 Gross	\$90 Shell	Yes
10	2757 Boeing Way	13,034 SF	1.09	LEASED	N/A	Yes
11	2763 Boeing Way	13,034 SF	0.82	LEASED	N/A	Yes
12	2769 Boeing Way	13,034 SF	0.82	Sold	Sold	Yes
13	2775 Boeing Way	13,034 SF	1.27	LEASED	N/A	Yes



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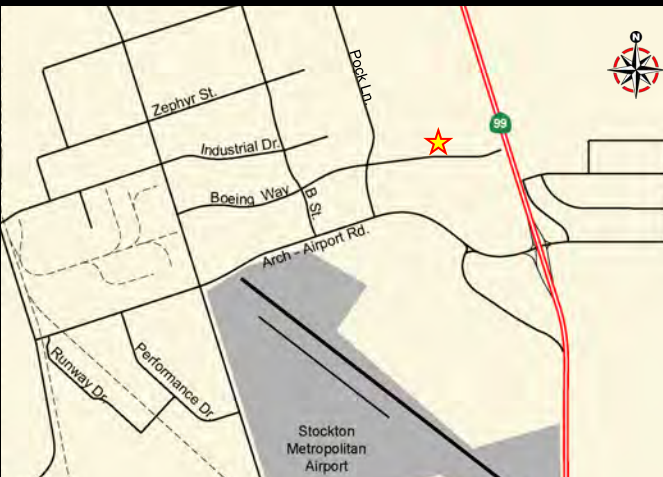


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LOCAL MAP



REGIONAL MAP



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