

±200,238 SF DIV TO 100,000 SF ON ±8.74 ACRES | RAIL SERVED DISTRIBUTION FACILITY

East Stockton Industrial Park

1203 NORTH GERTRUDE AVENUE · STOCKTON, CA

A PROJECT BY:

Broe

LEASE RATE: \$.32 PSF, NNN



ONE OF THE FEW REMAINING RAIL SERVED BUILDINGS IN SAN JOAQUIN COUNTY. NEIGHBORS INCLUDE:
FLEENOR PAPER COMPANY, L&S EXPEDITERS, UPS SUPPORT CENTER, ALL POINTS LOGISTICS, PACIFIC TUBE,
SILK ROAD & FEDEX TRUCKING

EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

RYAN MCSHANE, SIOR
SENIOR VICE PRESIDENT
+1 209 475 5105 Direct
ryan.mcshane@colliers.com
CA License No. 01295796

MIKE GOLDSTEIN, SIOR
EXECUTIVE MANAGING DIRECTOR
+1 209 475 5106 Direct
michael.goldstein@colliers.com
CA License No. 01319234

GREGORY O'LEARY, SIOR
EXECUTIVE VICE PRESIDENT
+1 209 475 5108 Direct
g.oleary@colliers.com
CA License No. 00924479

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



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PROPERTY HIGHLIGHTS

- › **BUILDING SIZE:** ±200,238 SF
divisible to 100,000 SF
- › **OFFICE:** ±1,800 SF consisting of large
bullpen areas, private offices
and kitchen area
- › **DOCK DOORS:** 10 dock positions
- › **GRADE LEVEL DOORS** 3
- › **RAIL DOORS:** 10
- › **CLEAR HEIGHT:** ±27'
- › **COLUMN SPACING:** ±75' x 50'
- › Fully sprinklered
- › Rail serves both sides of building (ST&E) www.omnitrax.com
- › Ample staging area and trailer/yard storage
- › Skylights throughout
- › Additional ±2 acres of storage behind building
- › Outside lighting
- › Located just off of Highway 99 via Fremont Street

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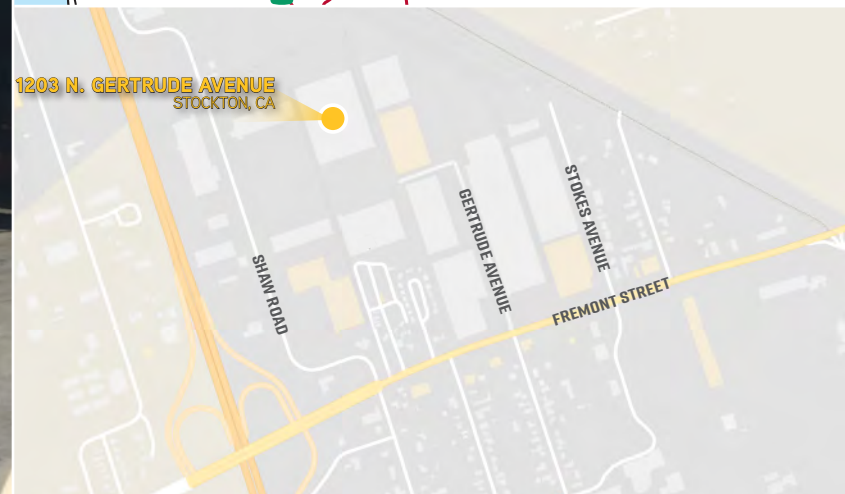
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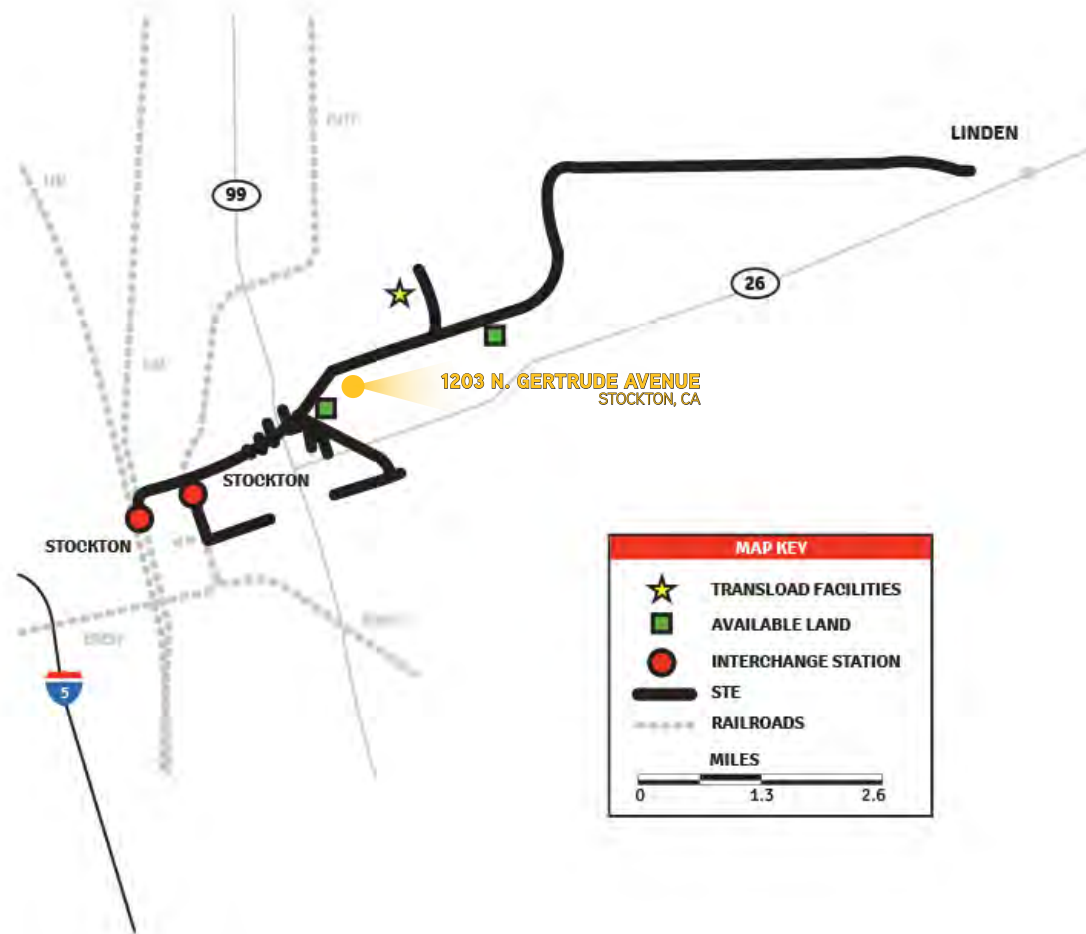
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THE **STOCKTON TERMINAL & EASTERN RAILROAD (ST&E)** WAS ESTABLISHED IN 1908 TO PROVIDE RAIL FREIGHT SERVICE IN THE GREATER STOCKTON AREA. THE ST&E OWNS 25 MAINLINE AND YARD TRACK. IT FUNCTIONS AS AN INDUSTRIAL SWITCHING RAILROAD, LINKING LOCAL BUSINESSES WITH THE MAJOR CONTINENTAL RAIL CARRIERS. ALL RAIL TRAFFIC IS INTERCHANGED WITH THE UNION PACIFIC (UP), BURLINGTON NORTHERN SANTA FE RAILWAY (BNSF) AND THE CENTRAL CALIFORNIA TRACTION COMPANY (CCT) WITH SERVICE THROUGHOUT THE UNITED STATES, CANADA AND MEXICO. FOR MORE INFORMATION ON ST&E, VISIT THEIR WEBSITE AT:

WWW.STERAILROAD.COM



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TRANSPORTATION & LOGISTICS

Cities:	Sacramento:	48 miles
	Oakland:	76 miles
	San Jose:	79 miles
	San Francisco:	87 miles
	Fresno:	124 miles
	Reno:	176 miles
	Los Angeles:	341 miles
	Las Vegas:	518 miles
	Portland:	626 miles
	Salt Lake City:	694 miles
	Phoenix:	710 miles
	Seattle:	799 miles
	Denver:	1,147 miles

Ports:	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

Airports:	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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