



# 1815 NAVY DRIVE

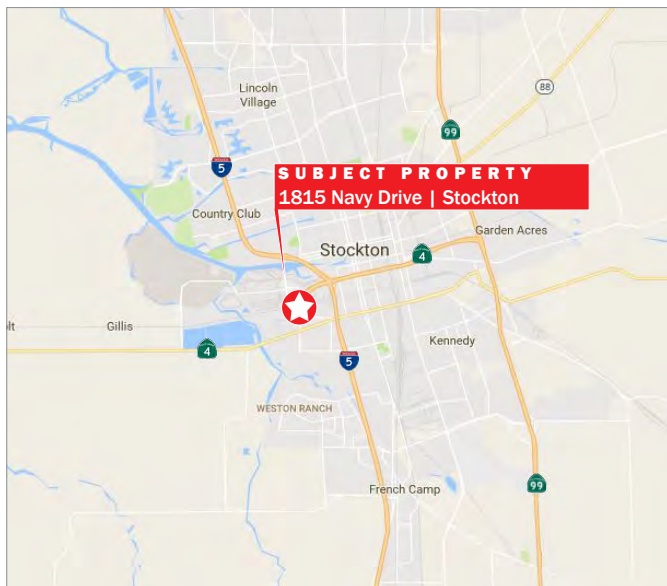
STOCKTON, CALIFORNIA

## For Lease

CHARTER WAY INDUSTRIAL PARK | BUILDINGS 3, 4 & 5



±35,100 - 160,200 SF RAIL SERVED MANUFACTURING/WAREHOUSE FACILITY



Available SF:	±160,200 SF divisible to ±35,100 SF
Office SF:	Bldg 3 & 4 - Shell Bldg 5 - ±1,400 SF of Office
Column Spacing:	Bldg 3 & 4 - Clear Span Bldg 5 - ±24' x 90'
Loading:	8 grade level and 1 dock high
Clear Height:	±26' - 28'
Rail Service:	BNSF
Power:	±3,000 Amps, 480V, 3 Phase
Zoning:	IG (General Industrial, City of Stockton)
Excellent access to I-5, Highway 4 and Highway 99	

**EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:**

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### Building 3 - Available Now

±35,100 SF Total

Shell

Two (2) grade level doors (12' x 12')

Six (6) columns (59' x 20')

400 amp / 480 volt / 3 phase power

Sprinklers

Rate: \$0.31 PSF, Gross

### Building 4 - Available Now

±35,100 SF Total

Shell

Two (2) grade level doors (12' x 14')

Clear Span

400 amp / 480 volt / 3 phase power

Sprinklers

Rate: \$0.31 PSF, Gross

### Building 5 - Available Now

±90,000 SF Total

±1,000 SF of Office (20' x 50')  
±400 SF of Office (25' x 16')

4 grade level and 1 dock high door

±24' x 90' column spacing

600 amp / 480 volt / 3 phase power

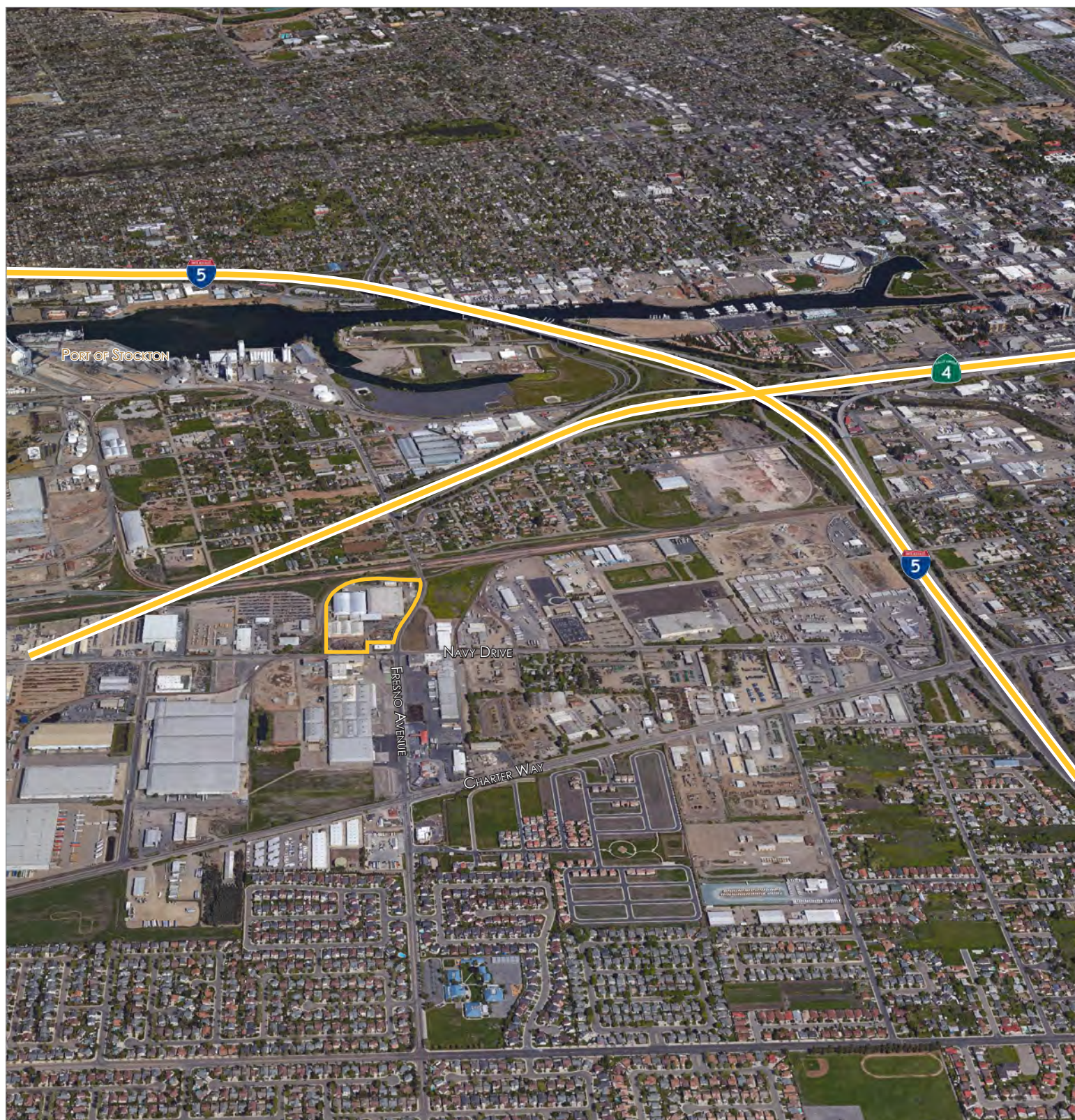
Sprinklers

Rate: \$0.31 PSF, Gross

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