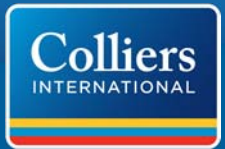


FOR LEASE > CALLOWAY BUSINESS PARK • STOCKTON, CA



Industrial Units from $\pm 3,609$ SF - $\pm 10,987$ SF with Hwy 99 Frontage



The Calloway Business Park is a Class “A” Multi-Tenant Industrial project offering various sizes of units available for lease. The mixed use Business Park was built in 2008. This location offers companies Hwy 99 signage opportunities and convenient access via Cherokee Road.

Property Features:

- Building A - $\pm 10,987$ Sq. Ft. divisible to $\pm 3,609$ Sq. Ft.
- Building B - Fully Leased/Sold
- Office space to suit
- Steel frame stucco construction
- Glass storefront entries
- $\pm 12'$ x $\pm 14'$ Grade Level Doors
- $\pm 19'$ - $\pm 22'$ Clear Height
- Fire Sprinklers - Suppression .042/2000 gpm
- 2/1,000 parking (88 parking spaces)
- 200 Amp, 120/208 Volt, 3 Phase Power per unit
- Hwy 99 access and signage opportunities
- 80,000 average daily traffic count on Hwy 99
- Completed construction in Summer 2008
- Zoning: I-L (Industrial, Limited, San Joaquin County)
- Existing CC&R's to protect integrity of the project
- **Owner would consider selling**

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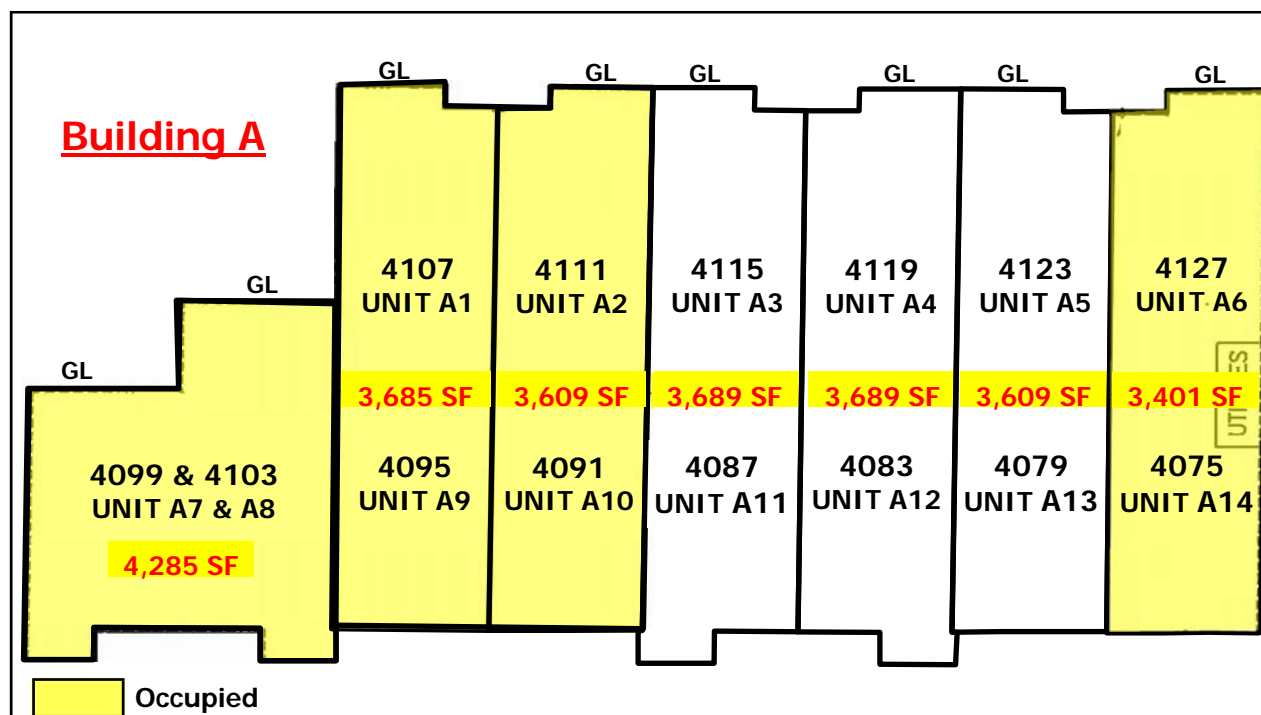
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Industrial Units from ±3,609 SF - ±10,987 SF with Hwy 99 Frontage



AVAILABLE UNITS:				
Address	Sq. Ft.	Office	Grade Level Doors	Rent
4099 & 4103	4,285	Leased 2		\$.70 psf, Gross
4095 & 4107	3,685	Leased 1		\$.65 psf, Gross
4091 & 4111	3,609	Leased 1		\$.65 psf, Gross
4087 & 4115	3,689	BTS	1	\$.65 psf, Gross
4083 & 4119	3,689	BTS	1	\$.65 psf, Gross
4079 & 4123	3,609	BTS	1	\$.65 psf, Gross
4075 & 4127	3,401	Sold 1		\$.65 psf, Gross

- *Turnkey office improvements includes reception area, one (1) private office and one (1) ADA restroom.
- Warehouse shall be delivered with T5 or T8 lighting and a 200 Amp, 120/208 Volt, 3 Phase Power panel and a demising wall.
- Asking rent includes above mentioned tenant improvements and can be modified at any time based on changes to tenant improvement package.

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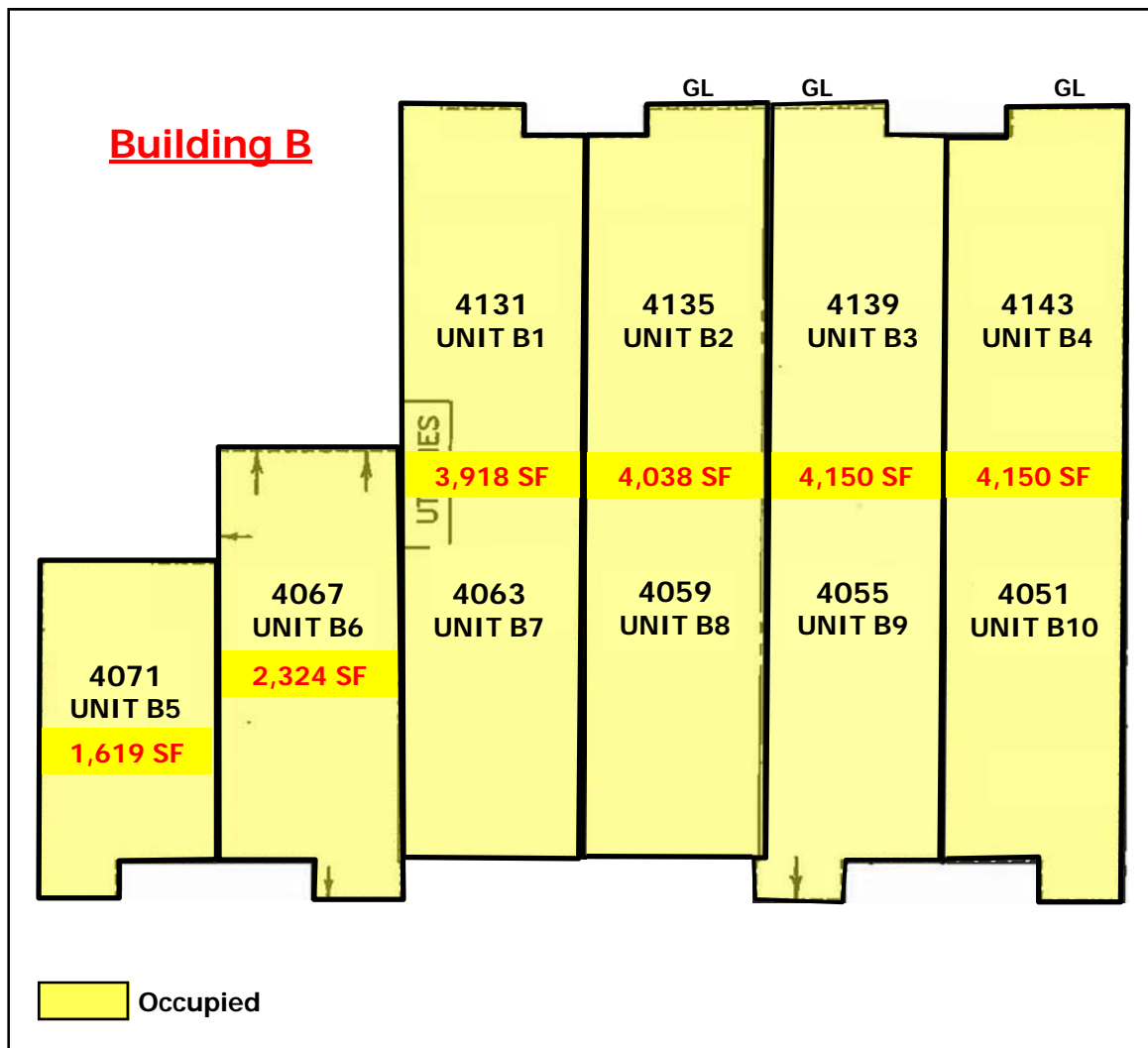
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Industrial Units from ±3,609 SF - ±10,987 SF with Hwy 99 Frontage



AVAILABLE UNITS:				
Address	Sq. Ft.	Office	Grade Level Doors	Rent
100% Leased or Sold				

- *Turnkey office improvements includes reception area, one (1) private office and one (1) ADA restroom.
- Warehouse shall be delivered with T5 or T8 lighting and a 200 Amp, 120/208 Volt, 3 Phase Power panel and a demising wall.
- Asking rent includes above mentioned tenant improvements and can be modified at any time



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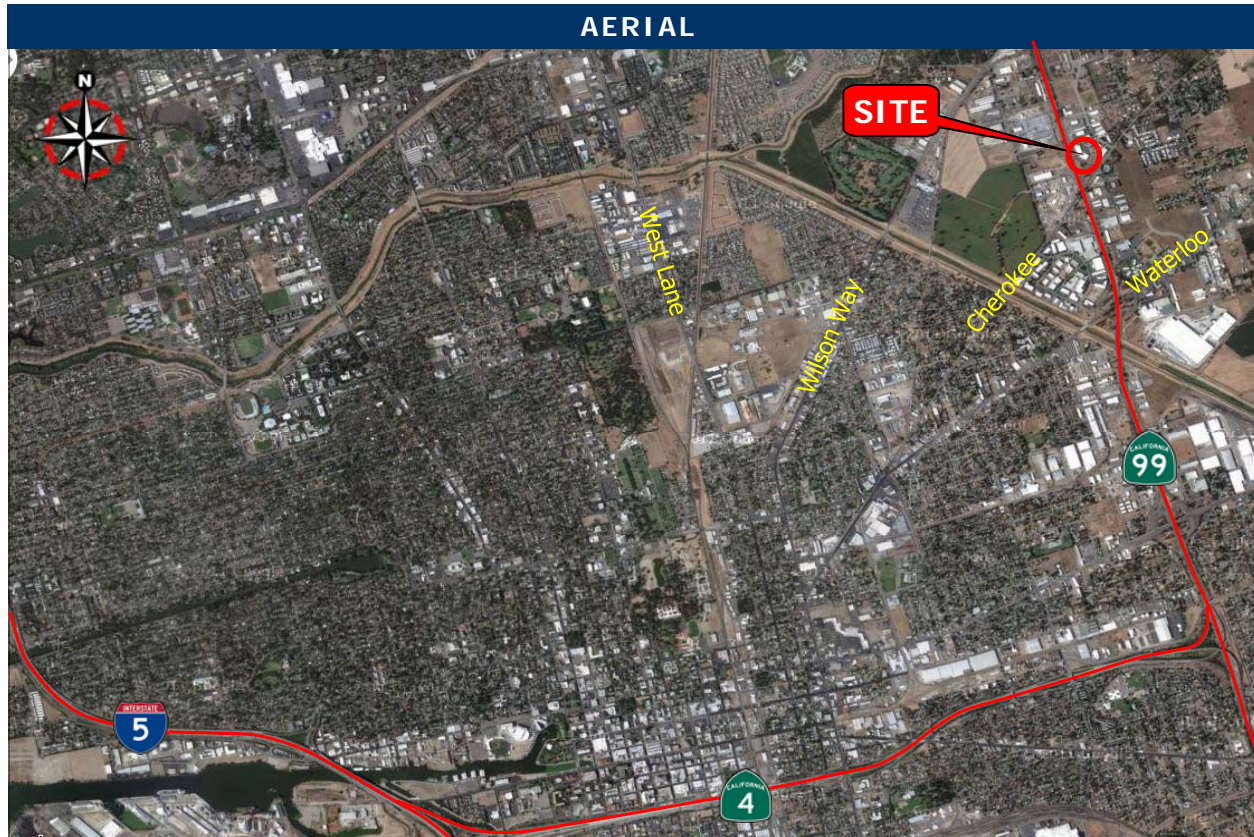
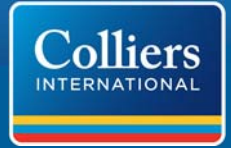
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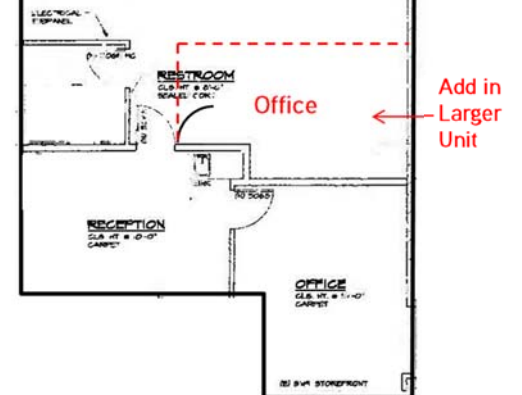
Industrial Units from ±3,609 SF - ±10,987 SF with Hwy 99 Frontage



Sample Tenant Improvement Build Out

- 500 Sq. Ft. of office including reception area, one (1) private office and one (1) ADA restroom.
- T5 or T8 warehouse lighting
- 200 Amps, 120/208 Volts, 3 phase power panel.

STORAGE



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