

NOW UNDER CONSTRUCTION



Phelan Development has broken ground on a ±164,000 square foot state-of-the-art, Class “A” building situated on ±7.62 acres located in one of Northern California’s fastest growing industrial markets. The Stockton Airport Gateway Center is home to prominent occupiers such as Dopaco, Niagara Water, FedEx, BMW, Medline, Dollar Tree, Simpson Strong Tie and Cal Sheets. This location provides excellent access to Interstate 5 and Highway 99 via the newly completed Arch Sperry Road Connector.

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AIRPORT

GATEWAY • CENTER



1052 PERFORMANCE DRIVE

STOCKTON • CALIFORNIA

±164,000 SF WAREHOUSE FACILITY DIVISIBLE TO ±67,980 SF



AIRPORT

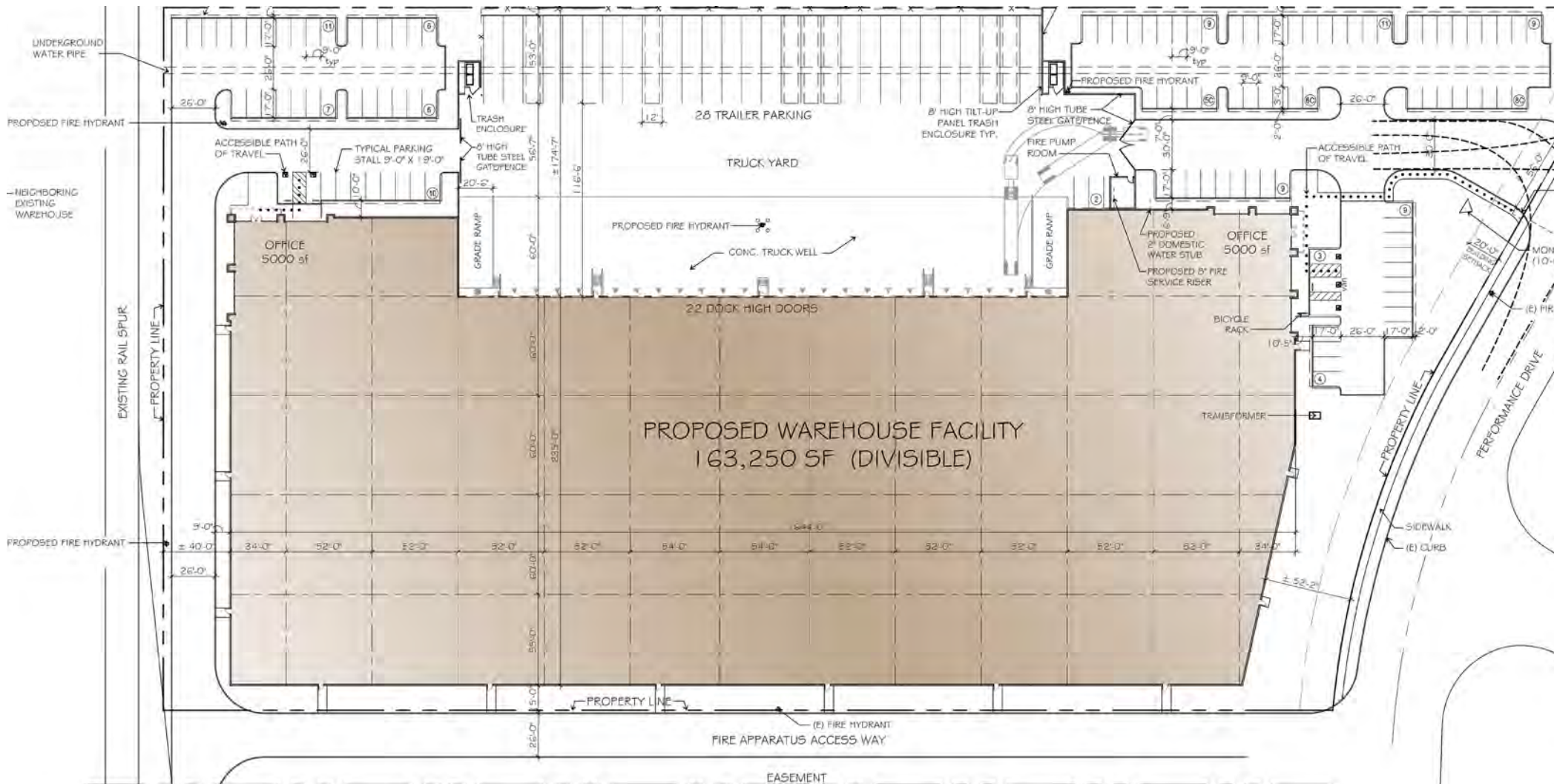
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22 DOCK DOORS • 2 GRADE LEVEL • 235' D x 644' W • ESR • 28 TRAILER POSITIONS • 105 AUTO STALLS

Property Specifications

Building SF:	±164,000 SF
Acreage:	±7.62 Acres
Office SF:	To Suit
Loading:	22 (9'x10') dock-high doors 2 (12'x14') grade level doors
Auto Parking:	105 stalls - 0.64/1,000 SF
Trailer Parking:	28 stalls - 0.18/1,000 SF
Clear Height:	±32'
Power:	To Suit
Fire Suppression:	ESFR
Dimensions:	±235' D x 644' W
Column Spacing:	±52' x 60' (with 60' speedbays)
Truck Court:	±175'
Skylights:	Yes
Lighting:	To Suit
Zoning:	I-G, Industrial General (City of Stockton)
Truck Route:	STAA Approved Truck Route
Construction Type:	Concrete tilt-up
Sewer:	City of Stockton
Storm:	City of Stockton
Water:	City of Stockton
Gas & Electric:	PG&E

Utilities

Water:	16" - Performance Drive City of Stockton
Sewer:	8" - Performance Drive City of Stockton
Storm:	Storm Drain - Performance Drive City of Stockton
Gas & Electric:	Pacific Gas & Electric

Railways

Union Pacific Intermodal Facility (Lathrop):

Located 3.7 miles from the Union Pacific Intermodal Facility



BNSF Intermodal Facility (Stockton):

Located 4.9 miles from the Burlington Northern Santa Fe Intermodal Facility.

Transportation

The Port of Stockton is located six (6) miles northwest of the site.

The Port of Oakland is located sixty-nine (69) miles west of the site.

Direct Freeway access to both  and  via Sperry Avenue-Arch Airport Road.

STAA Approved Truck Route via Performance Road and Sperry Avenue-Arch Airport Road. 

AIRPORT

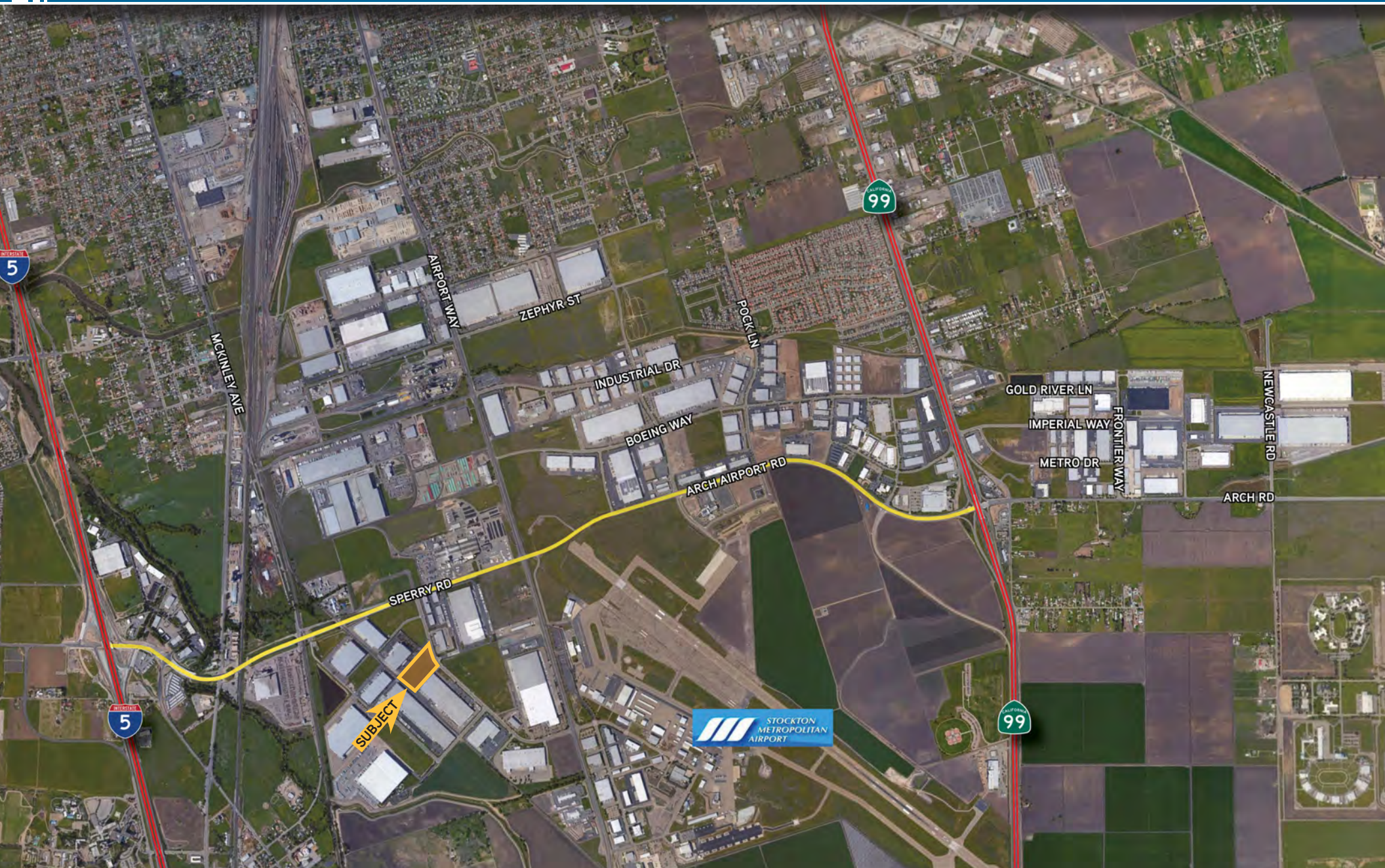
GATEWAY • CENTER

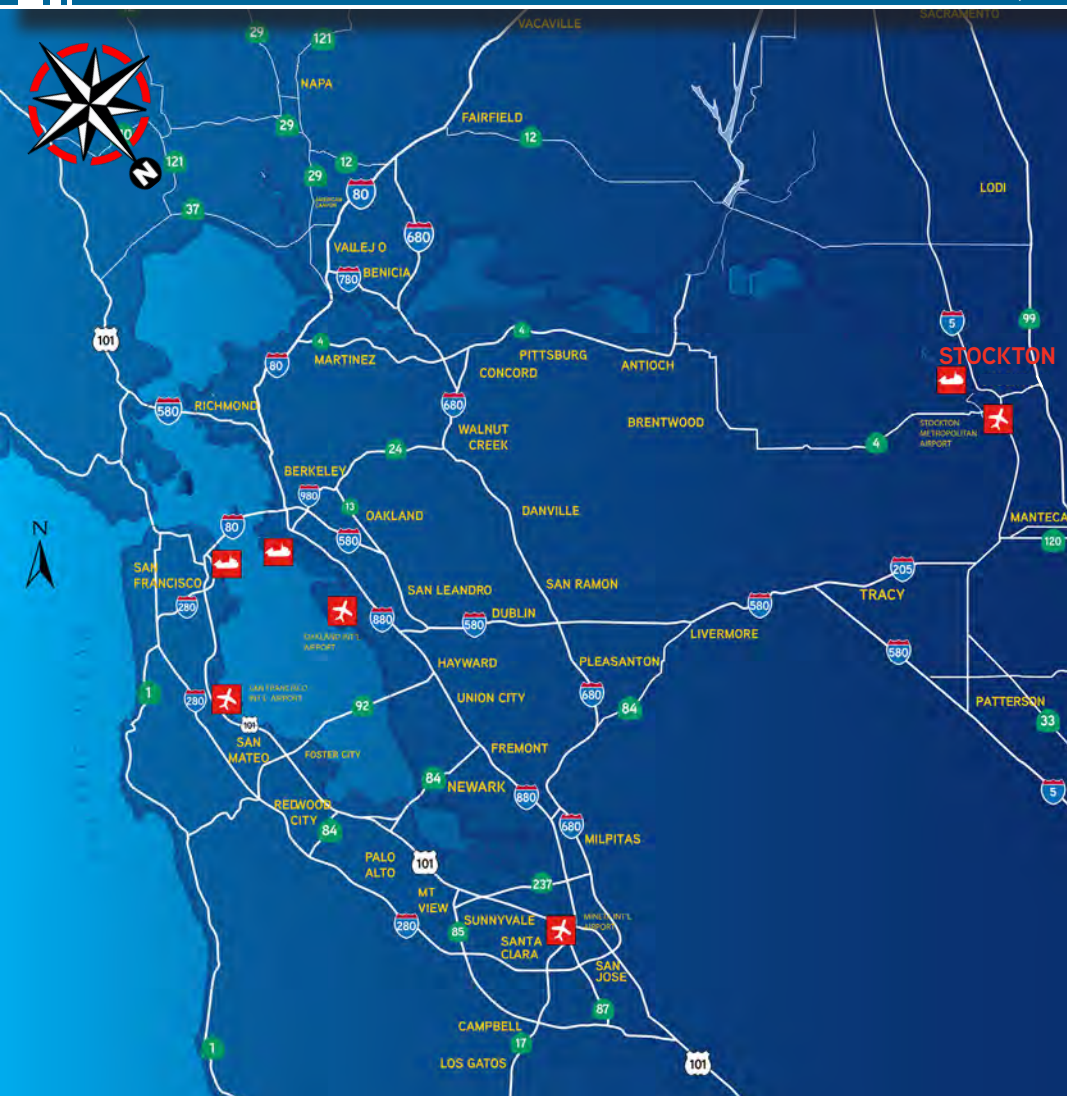


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Transportation & Logistics

Freeways:	Interstate 5:	1.5 miles
	Highway 99:	2.3 miles
	Highway 4:	5.5 miles
	Highway 120:	9.6 miles
	Interstate 205:	11.7 miles
	Interstate 580:	25.5 miles
Rail:	UP Intermodal Facility (Lathrop):	3.7 miles
	BNSF Intermodal Facility (Stockton):	4.9 miles
Ports:	Port of Stockton:	6 miles
	Port of West Sacramento:	55 miles
	Port of Oakland:	69 miles
	Port of San Francisco:	79 miles
	Port of LA & Long Beach:	358 miles
	Port of Seattle:	806 miles
Airports:	Stockton Metropolitan Airport:	.7 miles
	Oakland International Airport:	63 miles
	Sacramento International Airport:	63 miles
	San Jose International Airport:	74 miles
	San Francisco International Airport:	82 miles

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