

ARCH-AIRPORT BUSINESS CENTER

4567 B Street
Stockton, California

FOR SALE: LEASED INVESTMENT
Freestanding Industrial Building with Yard



PROPERTY SPECIFICATIONS:

- Building Size: ±5,600 SF
- Office: ±2,500 SF of newly constructed office. Includes reception area, private office and one (1) restroom.
- Acres: ±.34
- Construction Type: Concrete tilt-up
- Year Built: 2008
- Loading Doors: One (1) (±12' X 12') grade level loading door per building/unit.
- Indicated Power: 200 Amps, 110/208 Volt, 3-Phase per building/unit.
- Clear Height: ±16' minimum clear.
- Insulated Ceilings: Yes
- Fire Suppression: .22/2,000 GPM
- Zoning: IG (Industrial General, City of Stockton)

BUSINESS PARK HIGHLIGHTS:

- Centrally located to Highway 99 and I-5 via the Arch Sperry Road connector.
- Located in California State Enterprise Zone (www.caez.org).
- Class "A" light industrial/sales service industrial project with attractive glass store front office entries and generous glass line.
- Select buildings and units offer Arch Road frontage.

EXCLUSIVE BROKERS: INDUSTRIAL SERVICES TEAM

MIKE GOLDSTEIN, SIOR
Executive Managing Director
+1 209 475 5106 Direct
michael.goldstein@colliers.com
CA License No. 01319234

WES WIDMER
Senior Vice President
+1 209 475 5109 Direct
wes.widmer@colliers.com
CA License No. 01315686

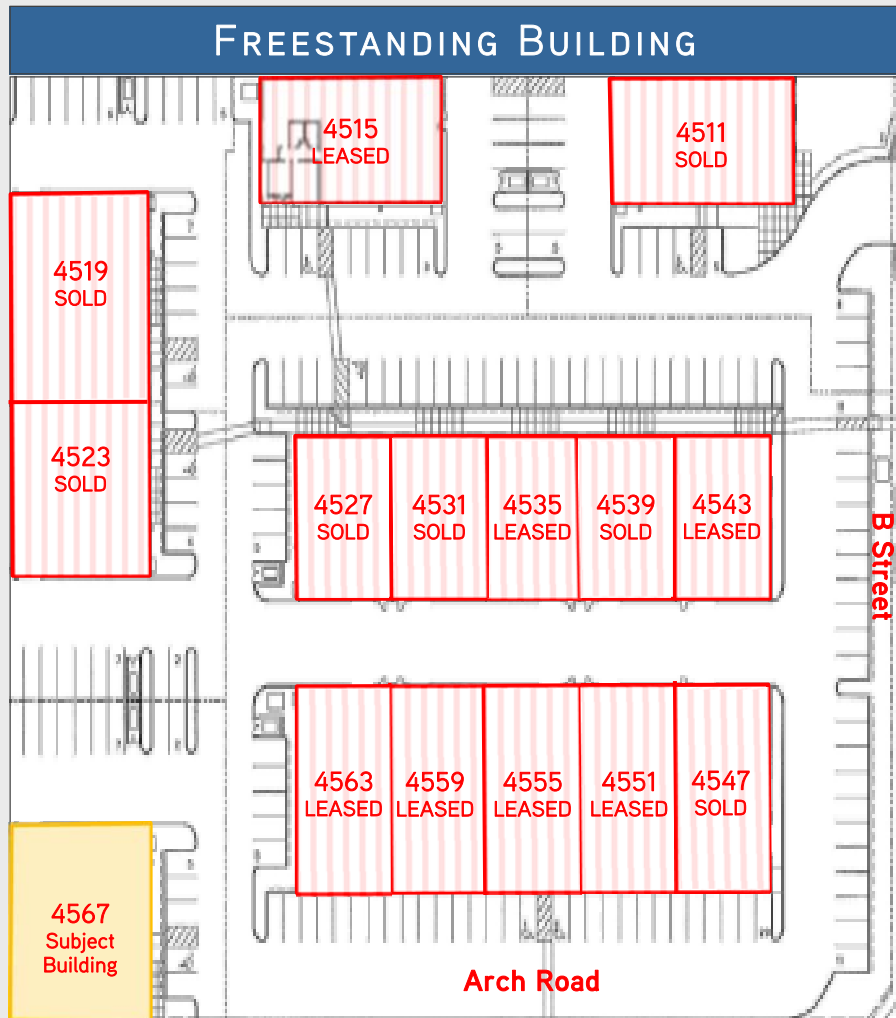


COLLIERS INTERNATIONAL
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FINANCIAL SUMMARY

Tenant:

Employbridge, LLC a California Limited Liability Company
dba Prologistix and Select Staffing

Lease Term:

Sixty two (62) months. Two (2) months free.

Lease Commencement Date:

September 1, 2017

Lease Expiration Date:

October 31, 2022

Starting Rent:

\$.54 psf, NNN with three percent (3%) annual increases.

Estimated NNN Expenses:

\$.21 psf paid monthly by Tenant.

Renewal Options:

One (1) Five (5) year option to renew at the then 95% Fair Market Value.

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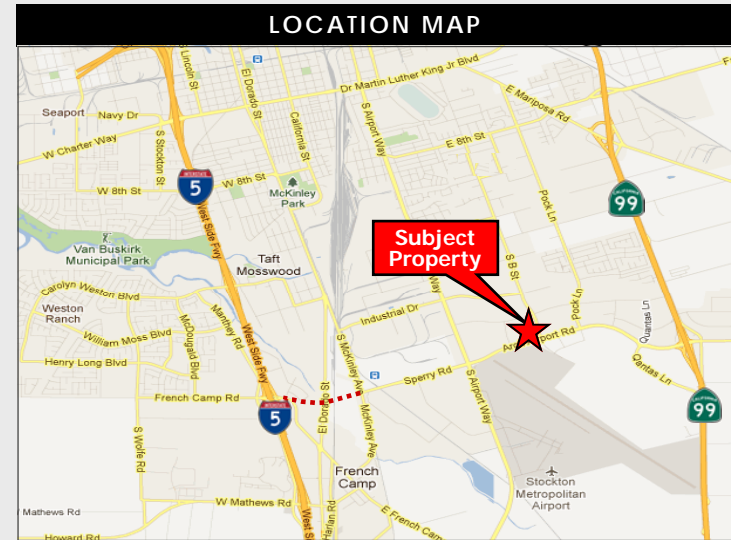
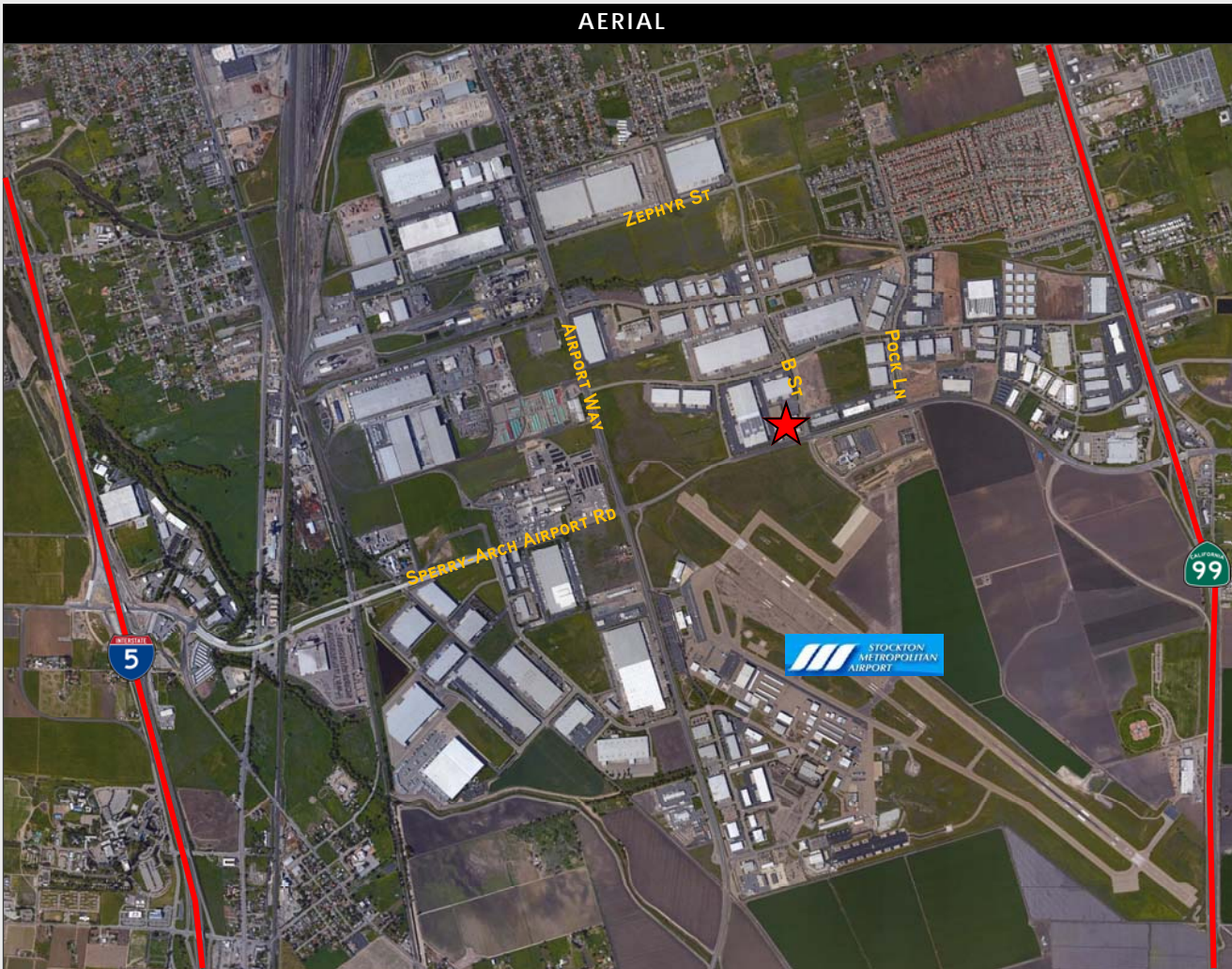


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