

FOR LEASE > BUILDINGS RANGE IN SIZE FROM ±1,271 SQ. FT. - ±21,336 SQ. FT.

5 STAR MARINA • STOCKTON, CA

345 N. YOSEMITE STREET, 1048 W. FREMONT STREET & 404 N. SAN JOSE STREET



PROPERTY HIGHLIGHTS:

The Property consists of ten (10) industrial buildings and one (1) cell tower. Four (4) buildings back up to the Delta waterway of which three (3) are currently used by 5 Star Marina for boat storage. Individual buildings range in size from ±1,271 Sq. Ft. to ±21,336 Sq. Ft. with ±60,896 Sq. Ft. contiguous. The Property is located just east of I-5 and just west of downtown Stockton. It's location offers I-5 visibility and convenient accessibility via Fremont Street. The Property is an ideal investment or owner/user opportunity with monthly income in place.

PROPERTY FEATURES:

- **Total Project Size:** ±102,667 Sq. Ft.
- **Acres:** ±3.48
- **Total # of Buildings:** Ten (10) and one (1) cell tower
- **Yard:** Varies per building
- **Zoning:** I-G (Industrial General)
City of Stockton
- **Sewer, Water & Storm:** City of Stockton

EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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

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



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

FOR LEASE > BUILDINGS RANGE IN SIZE FROM ±1,271 SQ. FT. - ±21,336 SQ. FT.

5 STAR MARINA • STOCKTON, CA

345 N. YOSEMITE STREET, 1048 W. FREMONT STREET & 404 N. SAN JOSE STREET



Building A Features: Vacant

- > Sq. Ft: ±21,336 SF
- > Office: ±4,836 SF (2-story)
- > Loading: Two (2) Grade Level
- > Power:
- > Clear Height: ±18' - 30'
- > Lease Rate: \$.42 PSF Gross



Building D Features: 5 Star Marina

- > Sq. Ft: ±11,360 SF
- > Office: Shell
- > Loading: One (1) Grade Level
- > Power: 200 Amps 120/240 Volt 3-Phase
- > Clear Height: ±16' - 30'



Building B Features: 5 Star Marina

- > Sq. Ft: ±20,000 SF
- > Office: ±950 SF
- > Loading: Three (3) Grade Level
- > Power: 200 Amps 120/240 Volt 3-Phase
- > Clear Height: ±31' - ±55'



Building E Features: Delta Office Supply

- > Sq. Ft: ±7,500 SF
- > Office: ±200 SF
- > Loading: Three (3) Grade Level
- > Power: 200 Amps 120/240 Volt 3-Phase
- > Clear Height: ±14'



Building C Features: 5 Star Marina

- > Sq. Ft: ±8,200 SF
- > Office: ±105 SF
- > Loading: Two (2) GL (±16' x ±14')
- > Power: 200 Amps 120/240 Volt 3-Phase
- > Clear Height: ±14'



Building F Features: Fastenal

- > Sq. Ft: ±9,000 SF
- > Office: ±3,344 SF
- > Loading: Two (2) Grade Level
- > Power: 200 Amps 120/240 Volt 3-Phase
- > Clear Height: ±12'

EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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

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



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

FOR LEASE > BUILDINGS RANGE IN SIZE FROM ±1,271 SQ. FT. - ±21,336 SQ. FT.

5 STAR MARINA • STOCKTON, CA

345 N. YOSEMITE STREET, 1048 W. FREMONT STREET & 404 N. SAN JOSE STREET



Building G Features: Vacant

- > Sq. Ft: ±7,500 SF
- > Office: ±1,040 SF
- > Loading: Two (2) Grade Level
- > Power: 125 Amps 120/208 Volt 3-Phase
- > Clear Height: ±12'
- > Yard: Yes
- > Lease Rate: \$.45 PSF, Gross



Building K Features: Vacant

- > Sq. Ft: ±5,000 SF
- > Office: ± 720 SF
- > Loading: Three (3) Grade Level
- > Power: 125 Amp 120/240 Volt 3-Phase
- > Clear Height: ±14'
- > Lease Rate: \$.45 PSF, Gross



Building H Features: 5 Star Marina

- > Sq. Ft: ±11,500 SF
- > Office: Shell
- > Loading: One (1) Grade Level
- > Power: 200 Amp 120/240 Volt 3-Phase
- > Clear Height: ±24' - 28'



Building I Features: Vacant

- > Sq. Ft: ±1,271 SF
- > Office: Shell
- > Loading: One (1) Grade Level
- > Power: 200 Amp 120/240 Volt 3-Phase
- > Clear Height: ±24' - 28'
- > Lease Rate: \$500.00 Per Month



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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

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



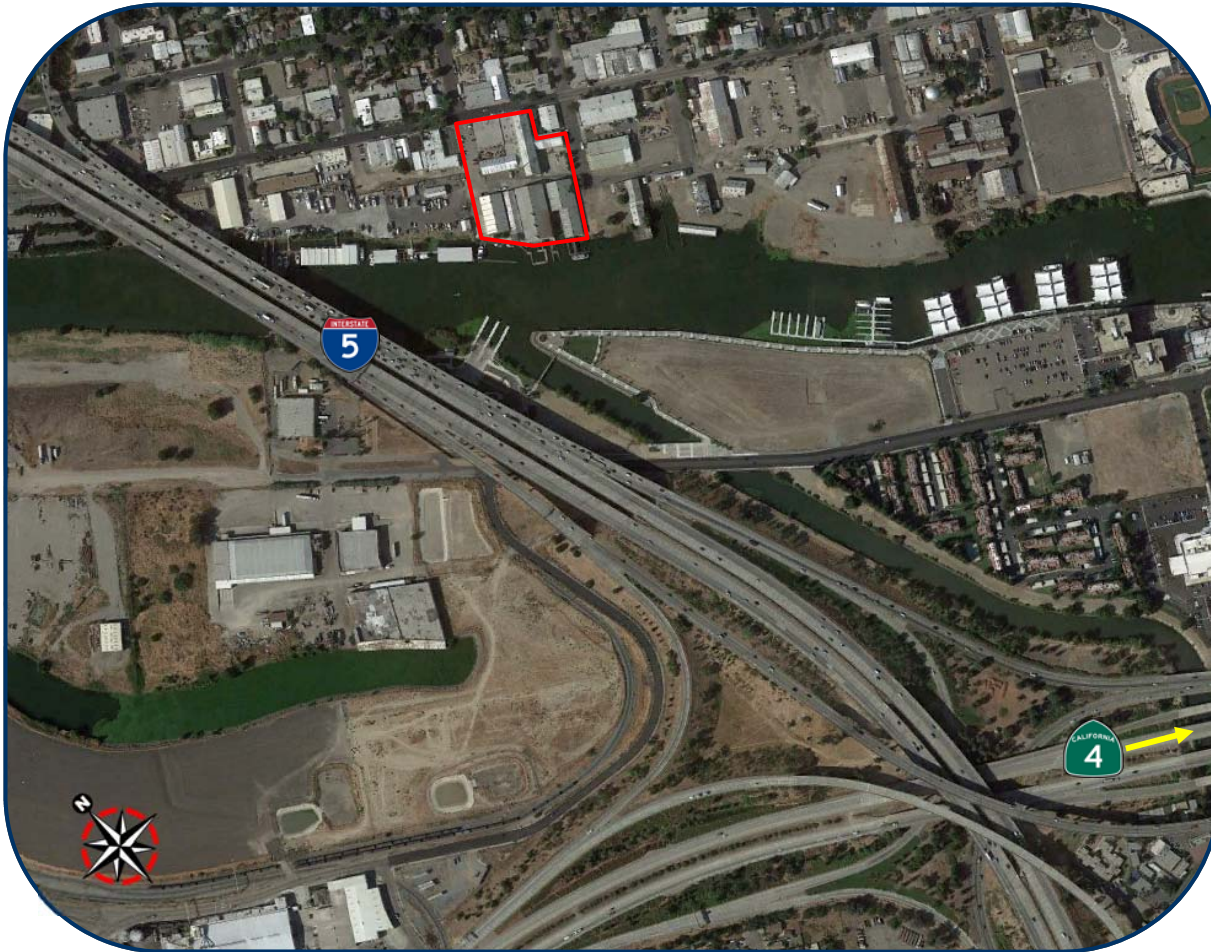
COLLIERS INTERNATIONAL
3439 Brookside Road, Suite 108
Stockton, CA USA 95219
www.colliers.com

FOR LEASE > BUILDINGS RANGE IN SIZE FROM ±1,271 SQ. FT. - ±21,336 SQ. FT.

5 STAR MARINA • STOCKTON, CA

345 N. YOSEMITE STREET, 1048 W. FREMONT STREET & 404 N. SAN JOSE STREET

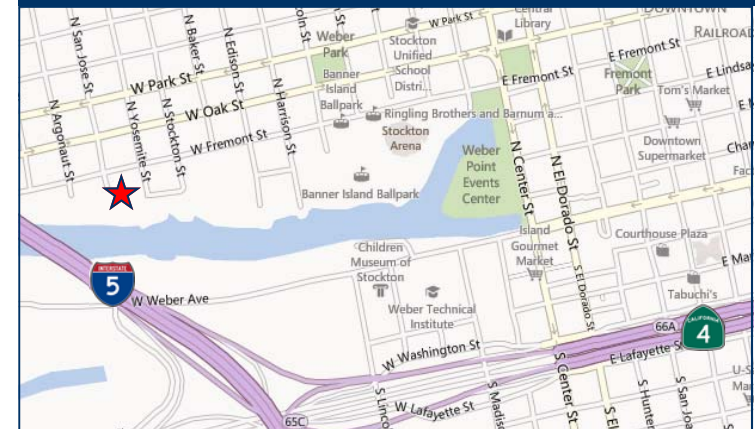
AERIAL



REGIONAL MAP



LOCATION MAP



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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

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



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