

Highway 99 Visibility



For Lease

±21,000 SF Warehouse with ±1.19 AC Paved Yard

3251 N Ad Art Road | Stockton, CA

3251 N Ad Art Road, Stockton, CA / For Lease

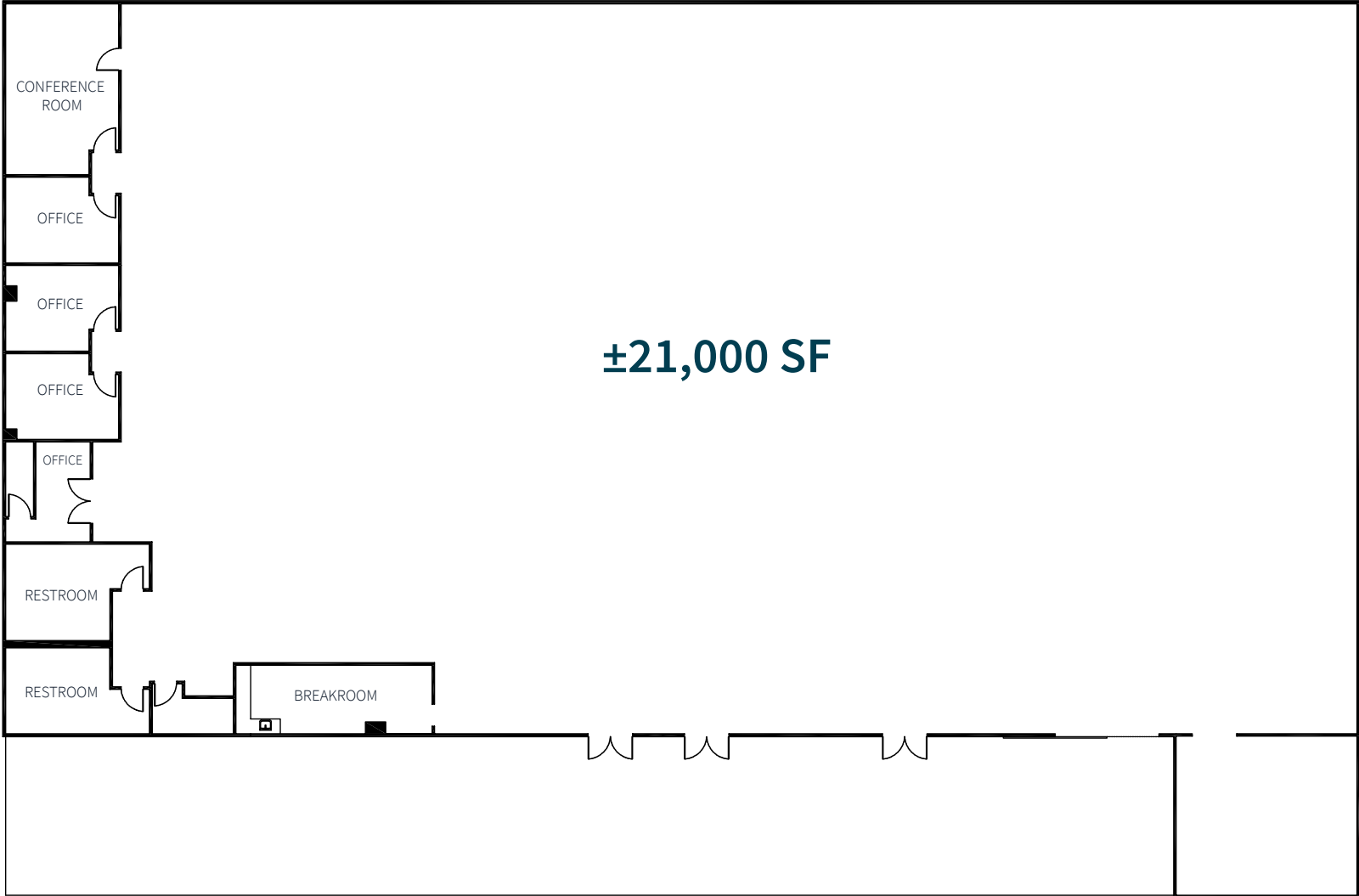
Property Specs

Building SF	±21,000 SF
Lot Size	±2.87 AC
APN(s)	087-100-390-000
Clear Height	20' - 25'
Drive-In Doors	2 (12' x 16')
Power	200 amps, 480v 3p
Sprinklers	Wet
Construction Type	Metal
Office	±1,654 SF
Parking	35 striped stalls
Zoning	IL - Industrial Limited (San Joaquin County)
Features	<ul style="list-style-type: none">• Freeway visibility to Hwy-99• ±1.19 AC paved, fenced yard• Warehouse equipped with swamp coolers and insulation• Clear span warehouse• Large industrial warehouse fan• Ample parking
Rental Rate	Contact Broker

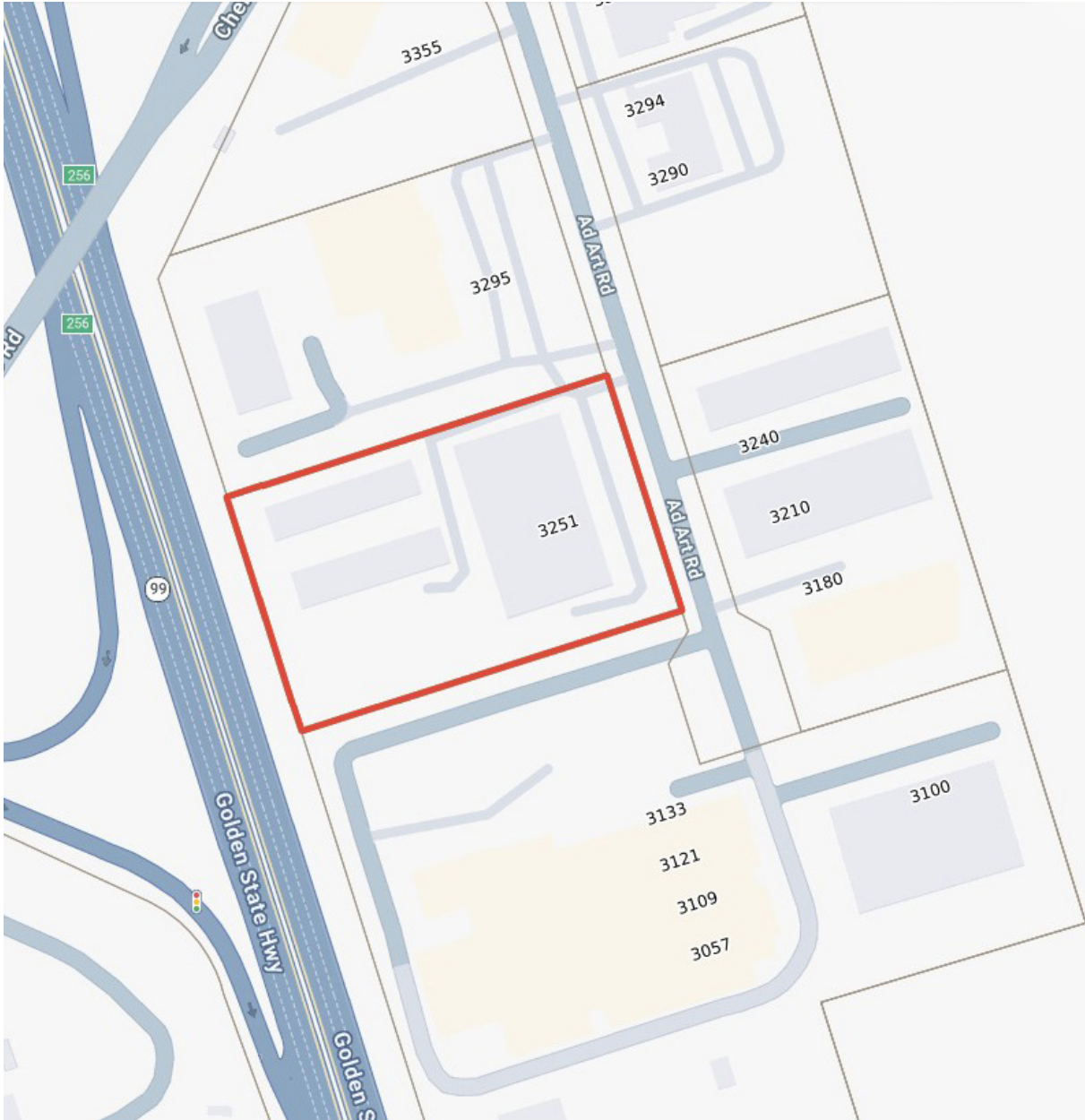


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Floor Plan



Zoning



Zoning Legend





I-L : Industrial Limited (San Joaquin County)

The Limited Industrial (I-L) Zone is intended to provide for light impact manufacturing, warehousing, wholesaling, construction contracting, and distribution uses. Activities within this zone have external physical effects that are generally restricted to the immediate area, are compatible with surrounding uses, are conducted entirely within enclosed buildings, and have outdoor storage areas that are screened. Business and professional offices may also be appropriate within this zone. This zone is intended to implement the Limited Industrial land use category of the General Plan.

Tenant to verify permitted uses.



Superior Western Region Access

Destination	Miles
 Union Pacific Intermodal (Lathrop)	8
 BNSF Intermodal (Stockton)	3
 Port of Stockton	12
 Port of Oakland	71
Tracy	20
Modesto	25
Turlock	38
Sacramento	56
San Jose	80
San Francisco	82
Fresno	119

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