

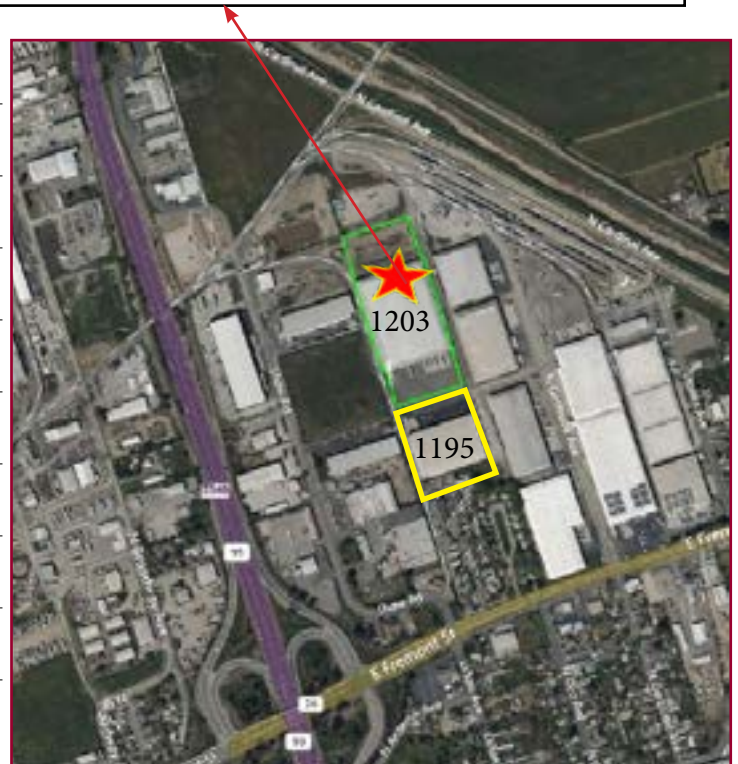
# ±100,000 SF RAIL-SERVED DISTRIBUTION CENTER FOR SALE OR LEASE

1195 N. GERTRUDE AVENUE | STOCKTON, CA

**PRICE  
REDUCTION!!!!!!**

**\*200,000 SF @ 1203 Gertrude also available for sale/lease for a total of 300,000± SF**

SIZE:	±100,000 SF
ACRES:	±3.5
OFFICE:	±800 SF
CLEAR HEIGHT:	25' - 26'
COLUMN SPACING:	50' X 75'
INDICATED POWER:	600 AMPS, 277/480 Volt, 3 Phase
LIGHTING:	LED
SKYLIGHTS:	Yes
SPRINKLERS:	Yes
SECURED YARD:	Yes



**SALE PRICE: ~~\$7,000,000~~ \$6,500,000**  
**LEASE RATE: \$.55 PSF/NNN**

For more information contact:

**Jim Martin, SIOR**  
BRE# 01214270  
jmartin@lee-associates.com  
D 209.983.4088

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DOCK DOORS: Four (4) with pit levelers

GRADE DOORS: Two (2)

RAIL DOORS: Four (4) two rail sidings

RAIL PROVIDER: ST&E / OmniTRAX

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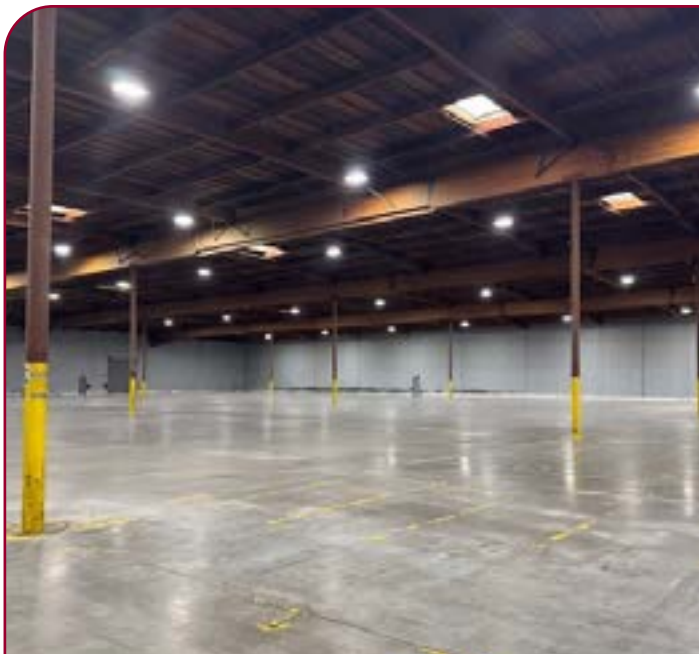
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INTERIOR WAREHOUSE



OFFICE SPACE



INTERIOR WAREHOUSE

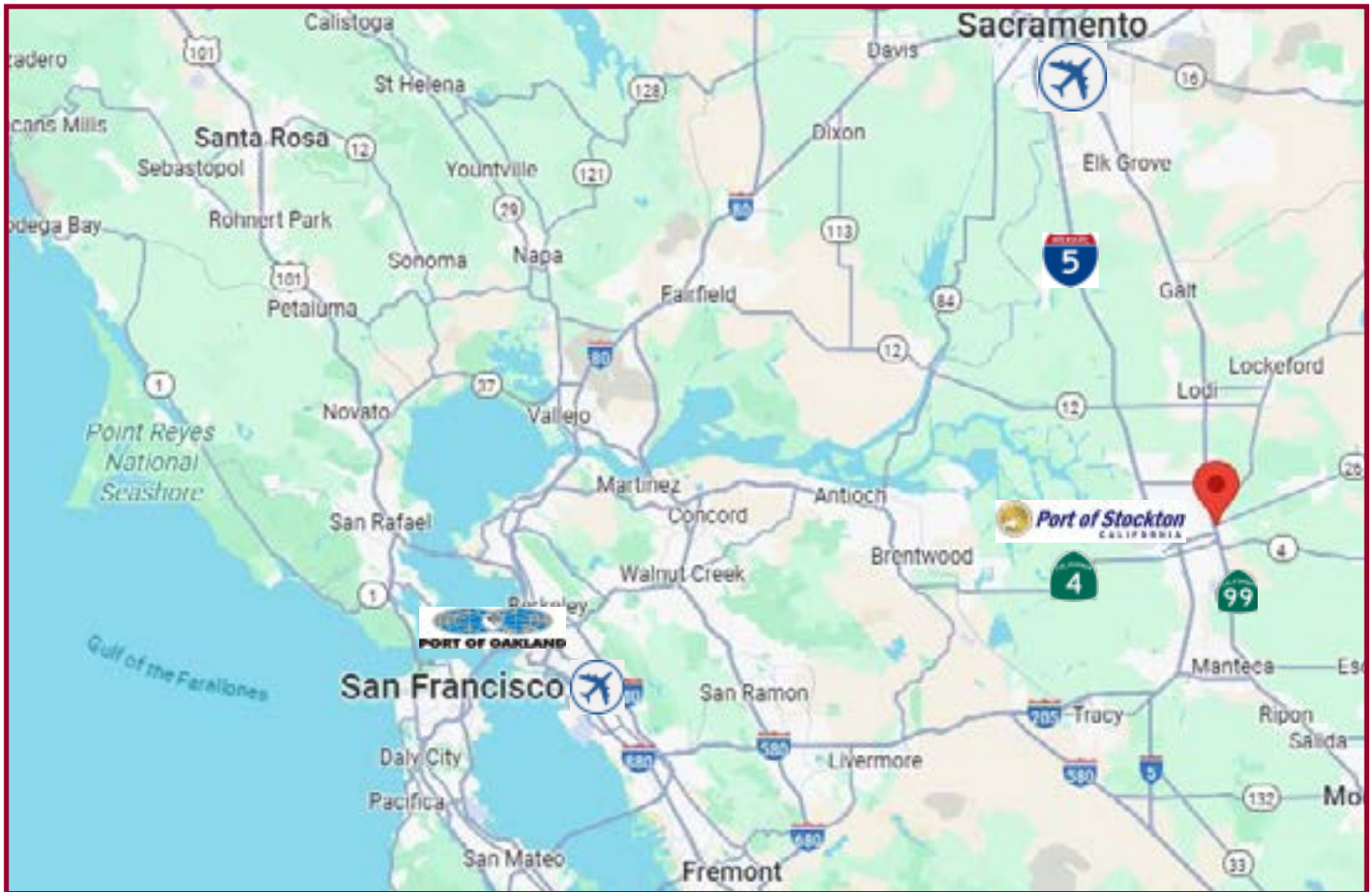


INTERIOR WAREHOUSE

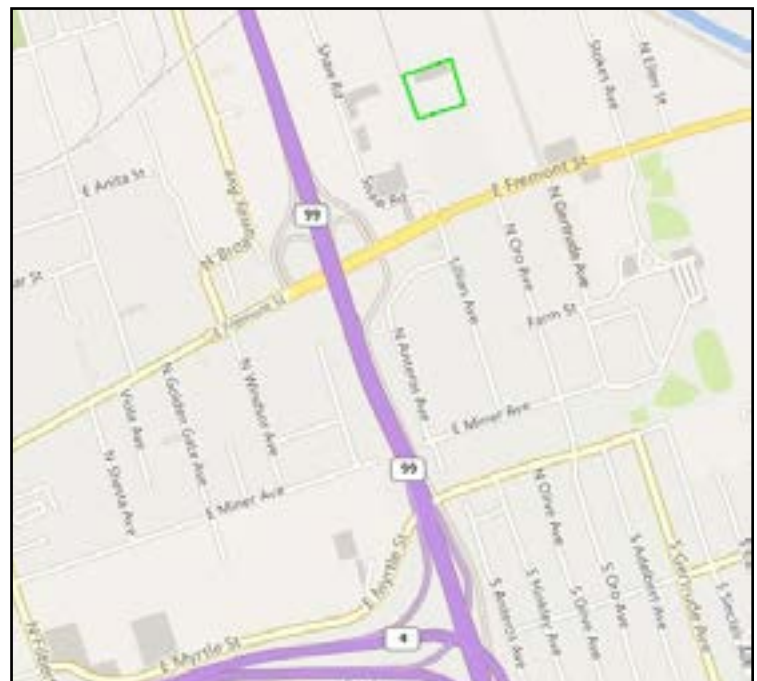
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- Excellent access to HWY 99, HWY 4 and Interstate 5
- Access to HWY 99 via Fremont Street Interchange
- Port of Stockton - 12 Minutes - 7.8 Miles
- Port of Oakland - 1 Hr. 24 Minutes - 75.3 Miles
- Sacramento Airport - 1 Hr. 10 Minutes - 58 Miles
- Oakland Airport - 1 Hr. 13 Minutes - 69.8 Miles



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