

Industrial Warehouse • Arch Road Business Park

4082

METRO DRIVE

Stockton • California

**±5,622 SF
FOR LEASE**



EQUITIES



Jones Lang LaSalle Brokerage, Inc., CA Real Estate License #01856260

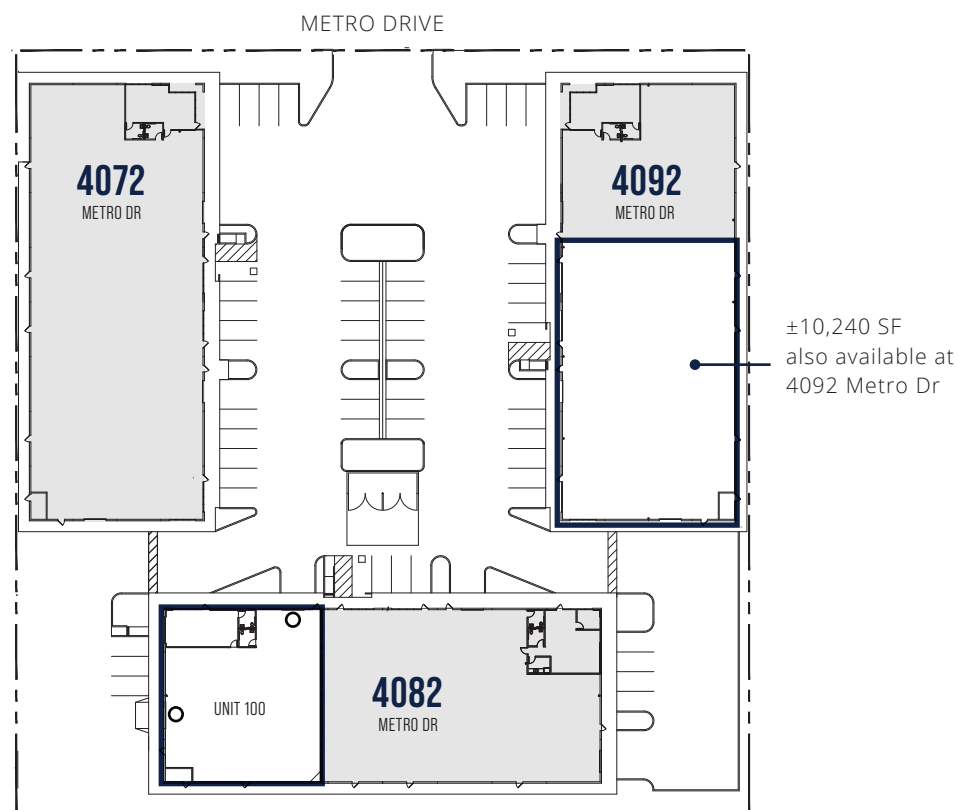
PROPERTY FEATURES



Total Building Size	±16,000 SF
Available	Unit 100 ±5,622 SF
Office	±702 SF
Grade Level Doors	2
Clear Height	17'

Column Spacing	57' x 50'
Power	400 amps, 480 / 277v
Sprinklers	0.33 / 3,000
Zoning	I-L (City of Stockton)
Lease Rate	Contact Broker

SITE PLAN 4082 METRO DR



- GRADE LEVEL DOOR
- AVAILABLE
- LEASED

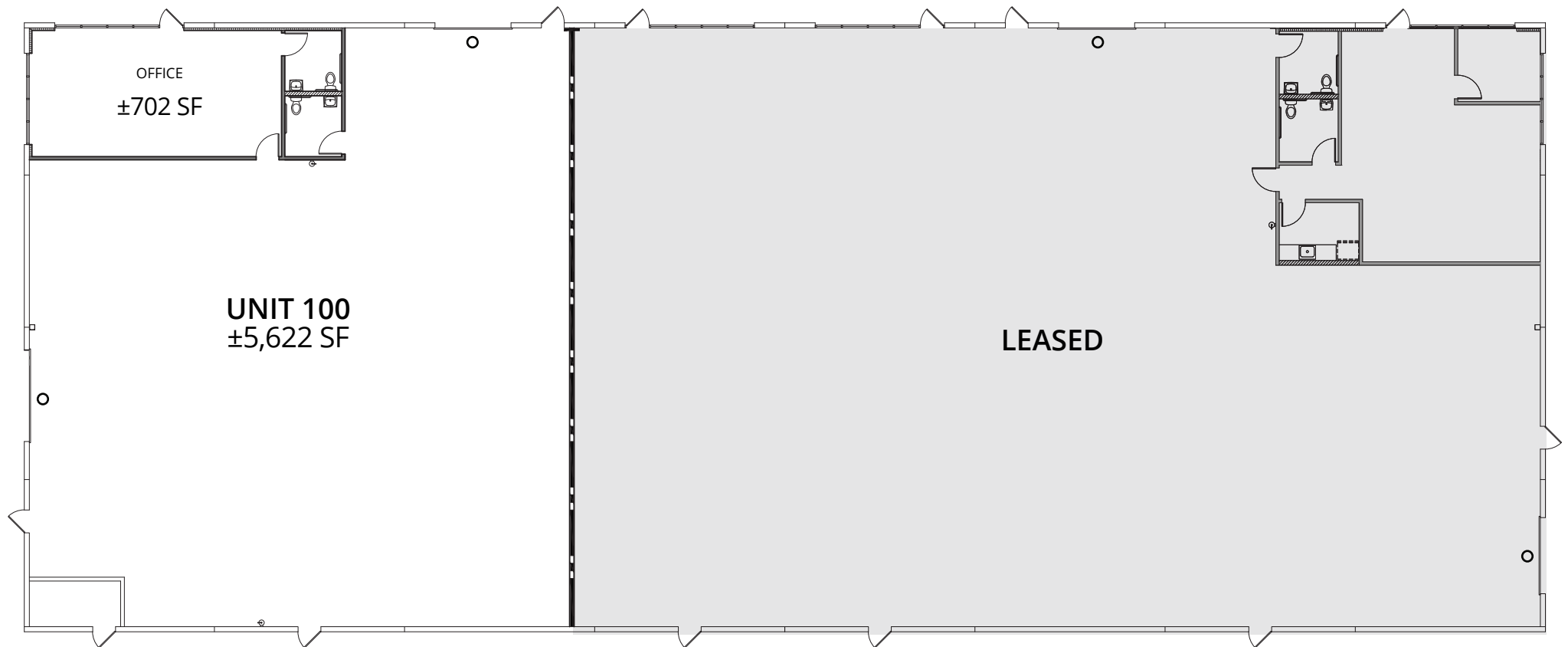


FLOOR PLAN



4082 METRO DR
±16,000 SF TOTAL AVAILABLE

○ GRADE LEVEL DOOR



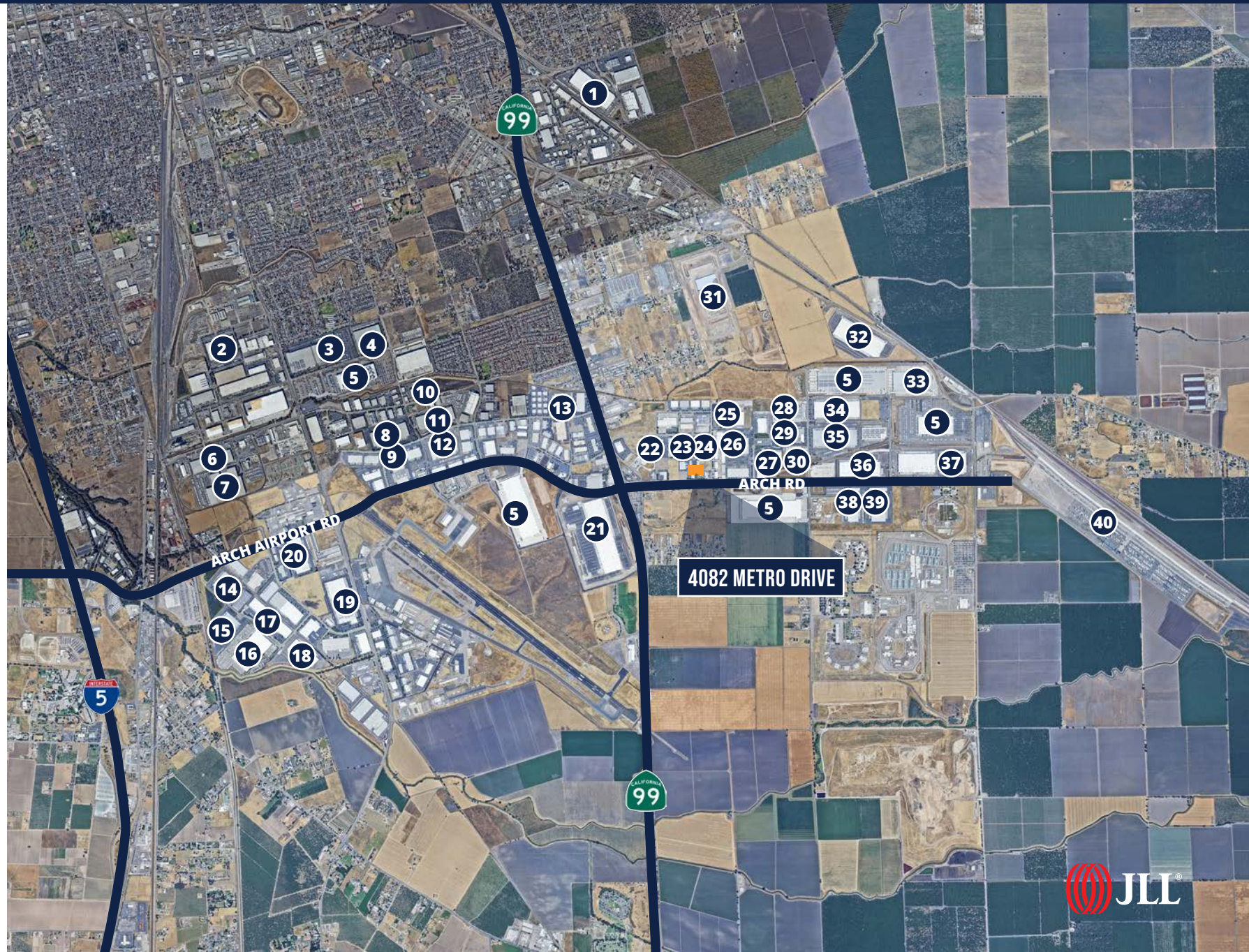
*NOT DRAWN TO SCALE



CORPORATE NEIGHBORS



- 1 Costco
- 2 O'Reilly
- 3 Cost Plus World Market
- 4 Cost Plus World Market
- 5 Amazon
- 6 Allen Distribution
- 7 C&S Wholesale Grocers
- 8 Raley's
- 9 Staples
- 10 Home Depot
- 11 Trader Joe's
- 12 Marske Solutions
- 13 Lifestyle
- 14 BMW
- 15 Prism Logistics
- 16 Dollar Tree
- 17 Allen Distribution
- 18 Pactiv
- 19 Simpson StrongTie
- 20 CPFD
- 21 Target
- 22 Weber
- 23 International Paper
- 24 Southwest Traders
- 25 Silicon Valley Medical
- 26 Pace Supply
- 27 Allen Distribution
- 28 Bunzel
- 29 Fox
- 30 Pitney Bowes
- 31 Walmart
- 32 PG&E
- 33 Medline
- 34 KeHe
- 35 General Mills
- 36 Niagara
- 37 Niagara
- 38 FedEx
- 39 Amera Care Royal
- 40 BNSF



4082

METRO DRIVE

EXCLUSIVE BROKERS

TIM MUSTIN

JLL | Sr. Managing Director
tim.mustin@jll.com
+1 209 390 1687
RE License #01857876

JOHN FONDALE, SIOR

JLL | Sr. Managing Director
john.fondale@jll.com
+1 209 390 1694
RE License #01017415

JACK FONDALE

JLL | Associate
jack.fondale@jll.com
+1 209 616 6057
RE License #02250595

MICHAEL REED

Buzz Oates | Asset Manager
michaelreed@buzzoates.com
+1 916 379 3859
RE License #01477117



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.