

AIRPORT GATEWAY CENTER

1212 Performance Dr
Stockton, CA

A CBRE NATIONAL PARTNERS INDUSTRIAL INVESTMENT OPPORTUNITY



 STOCKTON METRO AIRPORT

CBRE National Partners



High-quality industrial warehouse facility totaling 203,040 SF

100% Leased to Cal Sheets, a subsidiary of Golden West Packaging, through Dec 2029

A+ location adjacent to Stockton Airport with immediate access to I-5 and SR-99



The Offering

CBRE, Inc. is offering an excellent opportunity to purchase **Airport Gateway Center** (the “Property”), a high quality industrial facility totaling 203,040 SF in the heart of the Central Valley. Located at 1212 Performance Drive in Stockton, CA, the building is 100% leased to Cal Sheets, a highly committed long-term tenant that has occupied the facility continuously since its construction in 1999 and is currently leased through December 2029. Cal Sheets is a subsidiary of Golden West Packaging, one of the largest and fastest growing independent manufacturers of custom packaging products in North America.

Airport Gateway Center offers 28’-31’ clear height, 5 dock-high doors, 12 grade-level doors, 4 rail doors with UP Rail access, heavy power with 4,000 amps, ESFR sprinklers, and a new roof installed in 2024 with a 20-year warranty.

Major users choose Stockton because it offers proximity to the large and affluent Bay Area population with nearly 12 million people in a 75-mile radius. This distribution site has excellent access to I-5, SR-99 and 2 intermodal facilities within 6 miles.

PROPERTY SUMMARY	Airport Gateway Center
ADDRESS	1212 Performance Dr, Stockton, CA
TENANT (EXP.)	Cal Sheets (Dec 2029)
OCCUPANCY	100%
TOTAL RENTABLE AREA (SF)	203,040
LAND SIZE (AC)	11.43
CLEAR HEIGHT	28’-31’
DOCK-HIGH DOORS	5
GROUND LEVEL DOORS	16 (incl. 4 rail doors)
ROOF	New roof in 2024 with a 20-year warranty
SPRINKLERS	ESFR
ELECTRICAL	4,000A, 480V 3P

Investment Highlights

High-quality industrial warehouse facility totaling 203,040 SF in the heart of the Central Valley

4,000 amps heavy power with rail access which is ideal for manufacturing uses

State-of-the-art building features: new roof installed in 2024 with a 20-year warranty, 28'-31' clear height, 5 dock-high doors, 12 grade-level doors, 4 rail doors with UP Rail access and ESFR sprinklers

100% leased to Cal Sheets, a highly committed long-term tenant that has occupied the facility continuously since its construction in 1999 and is currently leased through December 2029

Cal Sheets is a subsidiary of Golden West Packaging, one of the largest and fastest growing independent manufacturers of custom packaging products in North America

Proximity to the large and affluent Bay Area population with nearly 12 million people in a 75-mile radius

A+ location adjacent to Stockton Airport with immediate access to I-5 and SR-99 and 2 intermodal facilities within 6 miles

The Central Valley offers a 21% labor discount vs. the rest of CA and has the #2 highest concentration of WH employment in the U.S. which is projected to grow an additional 15.5% by 2032

No new construction starts in the Central Valley this year and limited new spec developments planned in this size range

100%
Leased

3.33 Years
WALT

5.12%
Below Market Rents

\$1.85M
Year 1 NOI

Cal Sheets has recently invested approximately \$8 million upgrading their manufacturing equipment.

High-Quality Industrial Building Totaling 203,040 SF



- ESFR sprinklers
 - 28'-31' warehouse clearance
 - 12 total grade level doors with covered loading area
 - 63 auto parking
 - New roof installed in 2024 with a 20-year warranty
 - 4,000 amps power
 - Covered Rail Platform
 - 4 rail doors (UP Rail access)
 - 5 dock-high doors
 - Rare extra large yard for excess trailer parking/storage
- 348'
- 330.5'

Mission-critical facility primarily utilized for the production of packaging boxes. Cal Sheets recently invested approximately \$8 million upgrading their manufacturing equipment.

Strategic Logistics Location

Abundant Industrial Labor

12M

People
Within 75 Mi.

25%

Aged 18-34

15.5%

Proj. WH
Labor Growth by 2032

21%

Labor Discount
VS. The Rest of CA

31%

Industrial
Employees

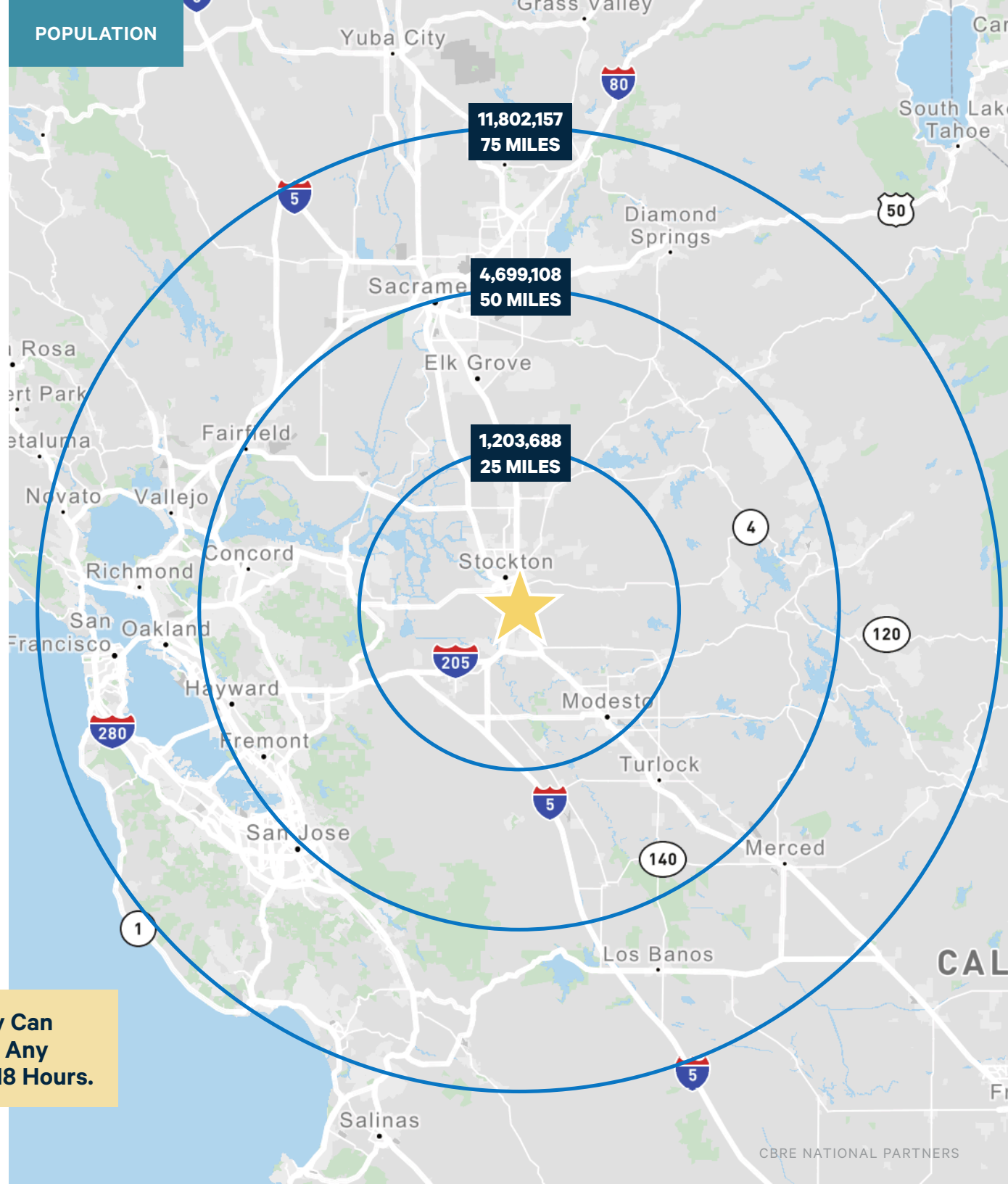
#2

Highest Concentration
Of WH Employment in
The US

Business-Friendly Environment

- Short permitting processes, low development fees, qualified opportunity zones, workforce training, financing programs and access to both state and local incentives programs.
- \$105M in incentives over last 5 years (\$13,296/new job).

Trucks Originating In The Central Valley Can Reach Los Angeles In Half A Workday & Any Point In The Western U.S. In Less Than 18 Hours.



Proximity To Major Distribution & Logistics Channels

PORTS & INTERMODALS

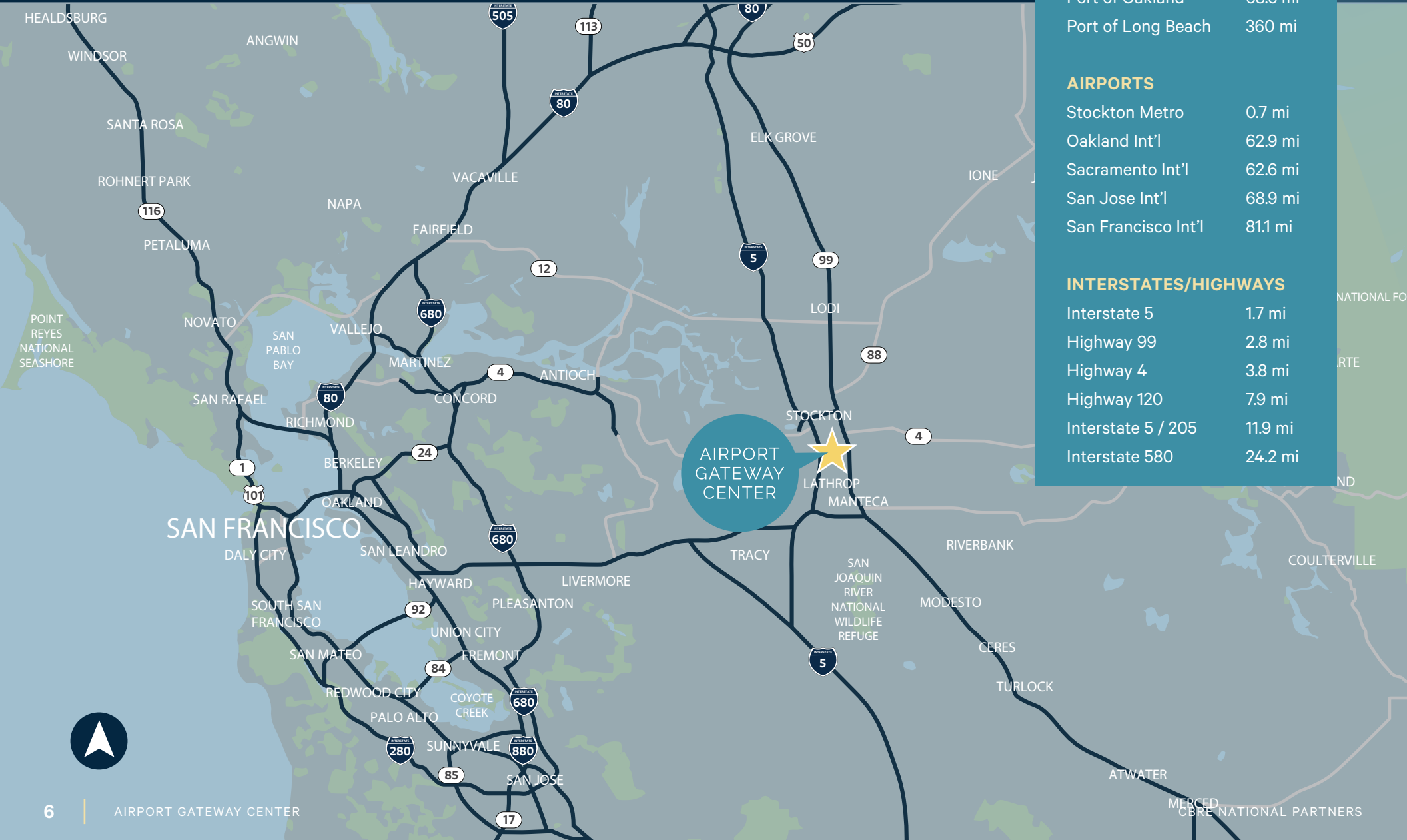
UP Intermodal	3.5 mi
BNSF Intermodal	5.9 mi
Port of Stockton	7.1 mi
Port of Sacramento	54.8 mi
Port of Oakland	68.5 mi
Port of Long Beach	360 mi

AIRPORTS

Stockton Metro	0.7 mi
Oakland Int'l	62.9 mi
Sacramento Int'l	62.6 mi
San Jose Int'l	68.9 mi
San Francisco Int'l	81.1 mi

INTERSTATES/HIGHWAYS

Interstate 5	1.7 mi
Highway 99	2.8 mi
Highway 4	3.8 mi
Highway 120	7.9 mi
Interstate 5 / 205	11.9 mi
Interstate 580	24.2 mi



Immediate Access To I-5 & SR-99

Stockton Key Drivers

- Excellent Logistics / Transportation Network
- Access To Attractive Labor Force
- Competitive Freight Costs
- Attractive Cost of Living / Lifestyle
- Cost Advantage vs East Bay
- Operational Synergies with Other Large Users

 **0.7**
MILES

 **1.7**
MILES

 **2.8**
MILES

 **3.5**
MILES



 **5.9**
MILES

 **7.1**
MILES

 **62.9**
MILES

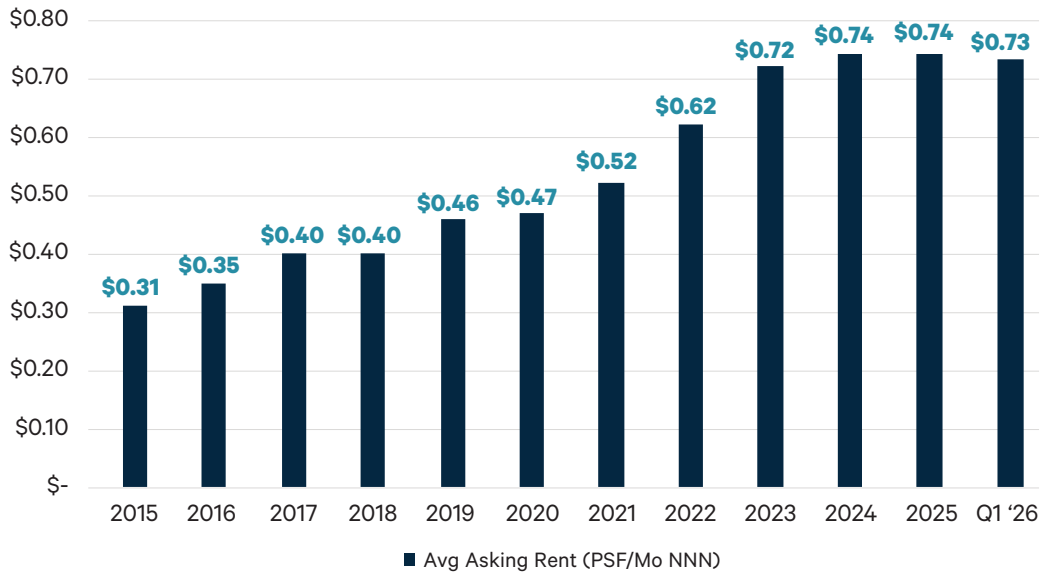
 **68.5**
MILES



 On/Off Ramp
 Nearest Route to Fwy

Strong Central Valley Market Dynamics

CENTRAL VALLEY HISTORICAL INDUSTRIAL RENTS 12% AVERAGE ANNUAL RENT GROWTH SINCE 2015



Source: CBRE Research, Q1 2026

CENTRAL VALLEY MARKET HIGHLIGHTS

- Asking rents in the Central Valley held steady in Q1' 26 at \$0.73 PSF/Mo (NNN) and have grown over 12%, on average, since 2015
- Only 2.0M spec SF under construction in all of the Central Valley (0 SF in 125k-250k SF size range and 0 SF in Stockton); this diminished pipeline will continue to support strong fundamentals
- Net absorption totaled 1.7 MSF, up 54.5% from Q4 2025 and a 2.5 MSF increase from the negative 840,000 SF posted in Q1 2025
- Vacancy measured 8.7%, 20 basis points (bps) lower than the prior quarter and 120 bps lower year-over-year
- Growing development costs, lack of new starts, occupancy costs and occupier demand is projected to drive lease rates higher in the Central Valley throughout 2026

CENTRAL VALLEY MARKET Q1 2026 STATS

143.0M SF

Market Base

8.7%

Vacancy Rate

1.7M SF

Q1'26 Net Absorption

1.7M SF

2025 Net Absorption

2.0M SF

Spec Construction

CENTRAL VALLEY (125K-250K SF) Q1 2026 STATS

18.1M SF

Market Base

8.3%

Vacancy Rate

460K SF

Q1'26 Net Absorption

391K SF

2025 Net Absorption

0 SF

Spec Construction

STOCKTON SUBMARKET Q1 2026 STATS

47.5M SF

Market Base

8.3%

Vacancy Rate
(125K-250K SF)

450K SF

Q1'26 Net Absorption

3.4M SF

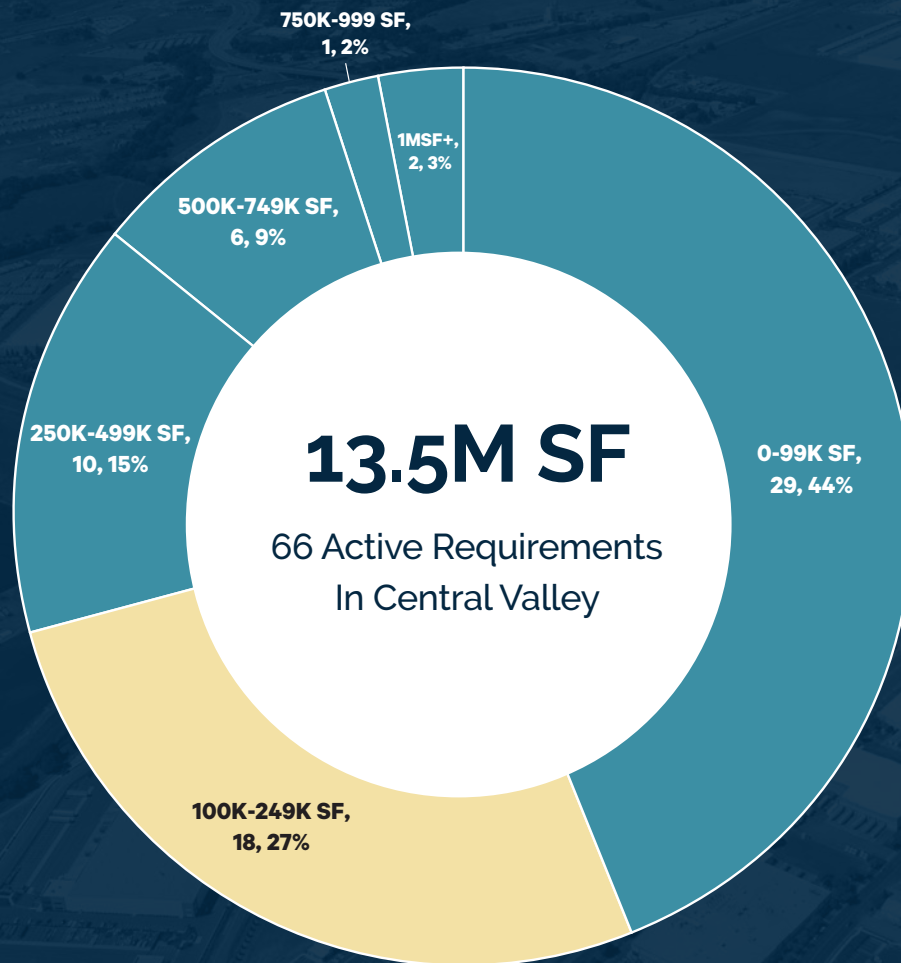
2025 Net Absorption

0 SF

Spec Construction

This 203,040 SF Facility Caters To The Sweet Spot Of The Market

CENTRAL VALLEY ACTIVE REQUIREMENTS (# OF REQUIREMENTS)
 THE PROPERTY CAN ACCOMMODATE 27% OF ALL ACTIVE TIMS IN THE CENTRAL VALLEY MARKET



STRONG LEASING & RENEWAL ACTIVITY IN THESE SIZE RANGES

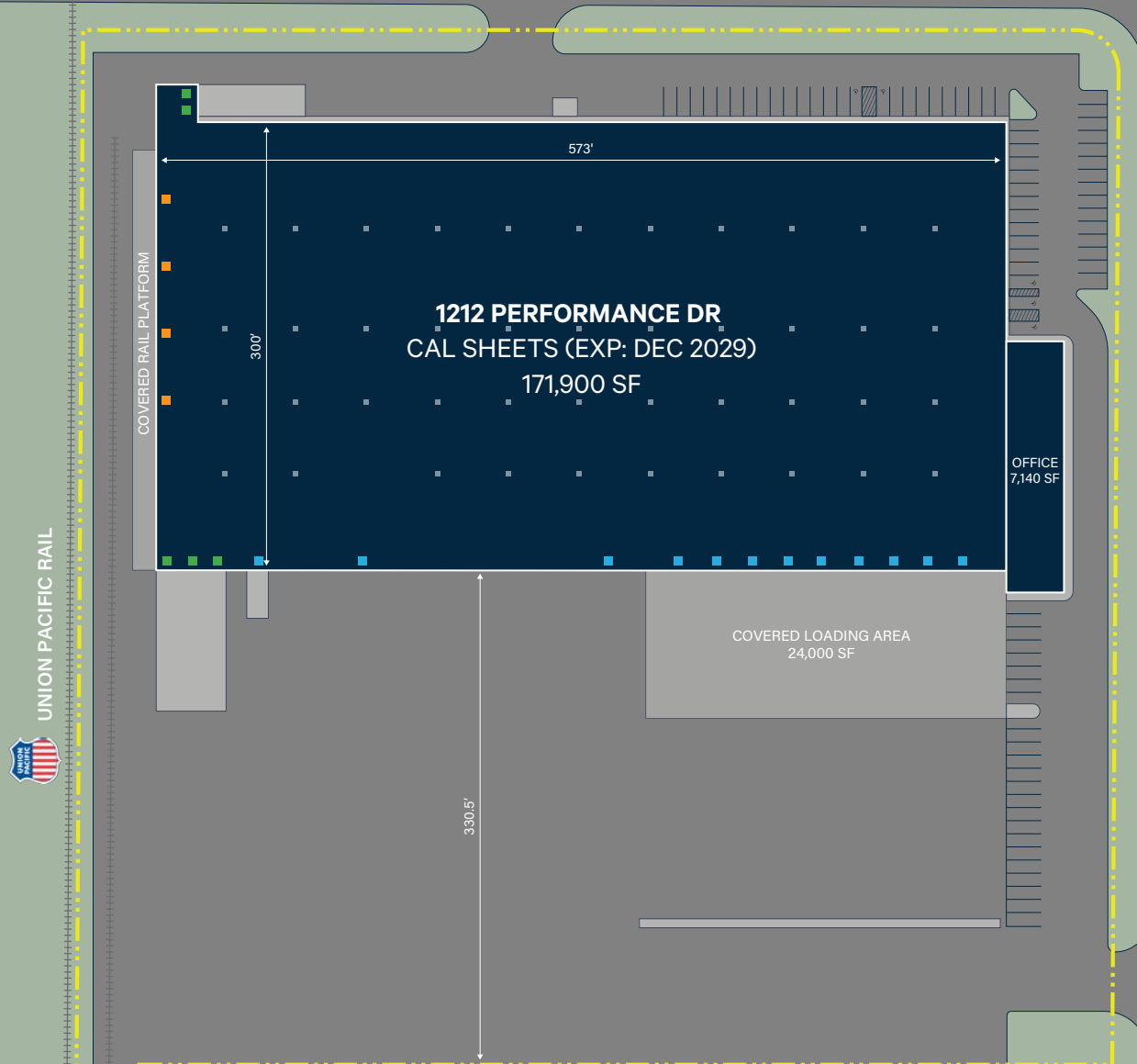
Size Range	# of Leases	Total SF
0K-99K	101	3,476,925
100K-249K	34	5,440,298
250K-499K	22	7,708,473
500K-749K	8	4,391,965
750K-999K	3	2,595,648
1M+	5	6,118,613
Totals	173	29,731,922

Size Range	# of Renewals	Total SF
0K-99K	37	1,601,353
100K-249K	28	4,491,209
250K-499K	22	8,097,000
500K-749K	14	8,992,037
750K-999K	2	1,582,680
1M+	1	1,001,378
Totals	104	25,765,657

Site Plan

AVIATION DR

- DOCK DOORS
- GRADE-LEVEL DOORS
- RAIL DOORS



UNION PACIFIC RAIL



PERFORMANCE DR



AIRPORT GATEWAY CENTER

1212 PERFORMANCE DR, STOCKTON, CA

TEAM LEAD

Rebecca Perlmutter

Vice Chair
Lic. 01838624
+1 310 922 5237
rebecca.perlmutter@cbre.com

LOCAL MARKET EXPERTS

Mike Goldstein, SIOR

Colliers / Vice Chair - Executive MD
Lic. 01319234
+1 209 475 5106
michael.goldstein@colliers.com

Ryan McShane, SIOR

Colliers / Vice Chair
Lic. 01295796
+1 209 483 9851
ryan.mcshane@colliers.com

Alex Hoeck

Colliers / Executive VP
Lic. 01943853
+1 209 475 5107
alex.hoeck@colliers.com

NATIONAL PARTNERS WEST ADVISORS

Darla Longo

Vice Chair/Managing Dir.
Lic. 00639911
+1 909 418 2105
darla.longo@cbre.com

Barbara Perrier

Vice Chair
Lic. 00969169
+1 213 613 3033
barbara.perrier@cbre.com

Joe Cesta

Executive Vice President
Lic. 01319088
+1 949 809 3612
joe.cesta@cbre.com

Brian Russell

Executive Vice President
Lic. 01920350
+1 310 387 2907
brussell@cbre.com

Michael Longo

Senior Vice President
Lic. 01887292
+1 310 363 4906
michael.longo@cbre.com

Eric Cox

Senior Vice President
Lic. 02027752
+1 213 613 3210
eric.a.cox@cbre.com

Melissa Moock

Vice President
Lic. 01987890
+1 949 294 1958
melissa.moock@cbre.com

Jonathan Garrick

Associate
Lic. 02235240
+1 650 454 7321
jonathan.garrick@cbre.com

DEBT & STRUCTURED FINANCE

Val Achtemeier

Vice Chair
Lic. 01868169
+1 213 400 7187
val.achtemeier@cbre.com

David Milestone

Vice Chair
Lic. 01515842
+1 310 922 5237
david.milestone@cbre.com

Matt Schmidt

Vice President
Lic. 02022834
+1 213 613 3608
matthew.schmidt@cbre.com

www.cbre.com/np

GLOBAL INDUSTRIAL
& LOGISTICS
Will Pike
Heather McClain

CBRE National
Partners



WEST

Darla Longo
Barbara Perrier
Brett Hartzell
Rebecca Perlmutter
Joe Cesta
Brian Russell
Rusty Kennedy
Michael Longo
Eric Cox
Charles Safley
Jonathan Garrick
Melissa Moock
Gina Christen

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Bo Cashman
Jonathan Beard
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Lauren Dawicki

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Royce Rose
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Victoria Gomez

DEBT & STRUCTURED FINANCE

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Val Achtemeier
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Bill Moyer
David Milestone
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Tom Rugg
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Scott Lewis
Ryan Kieser
Bill Jurjovec
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