

**±91,784 SF**  
**SPACE FOR LEASE**



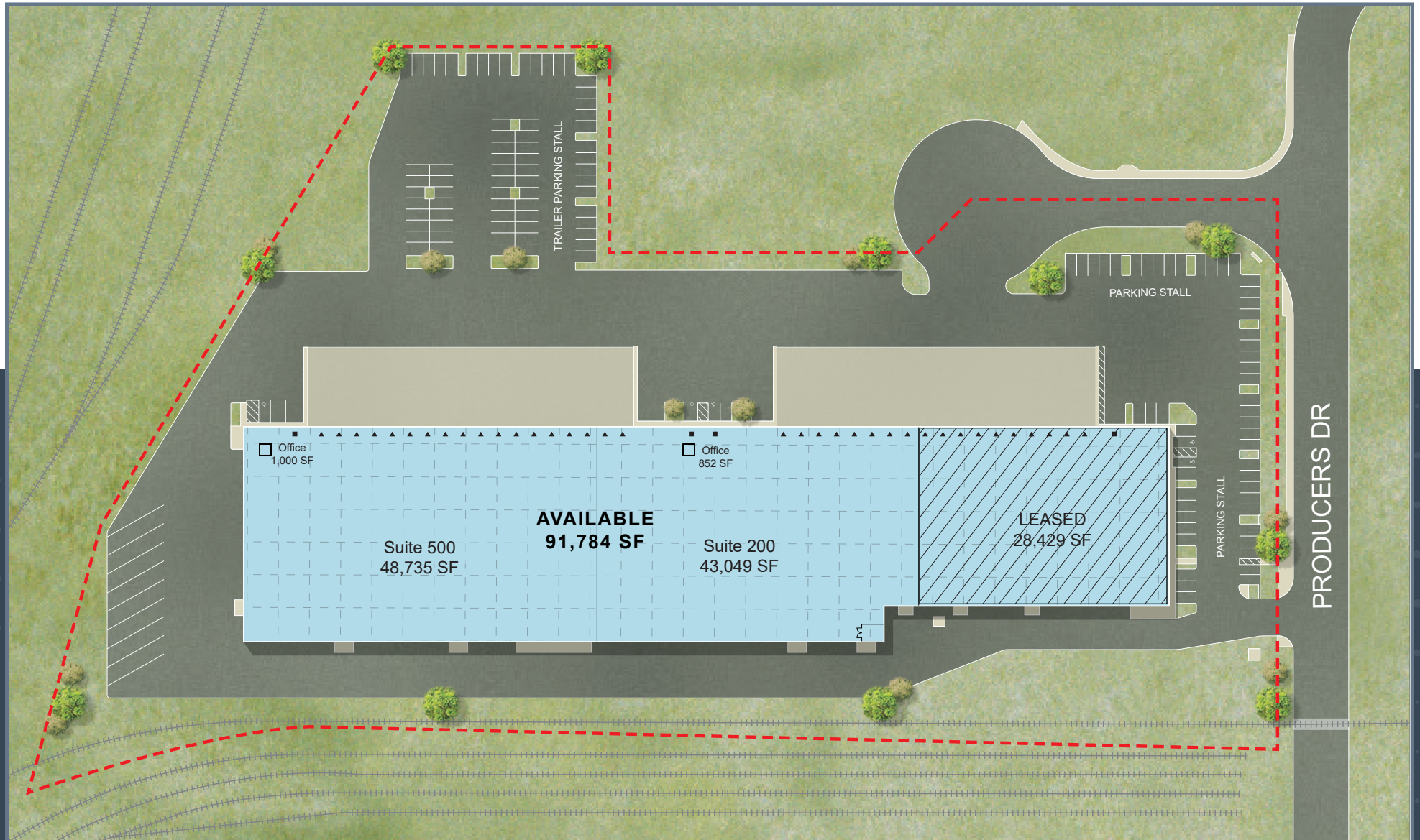
**3837 PRODUCERS DRIVE**  
**STOCKTON**



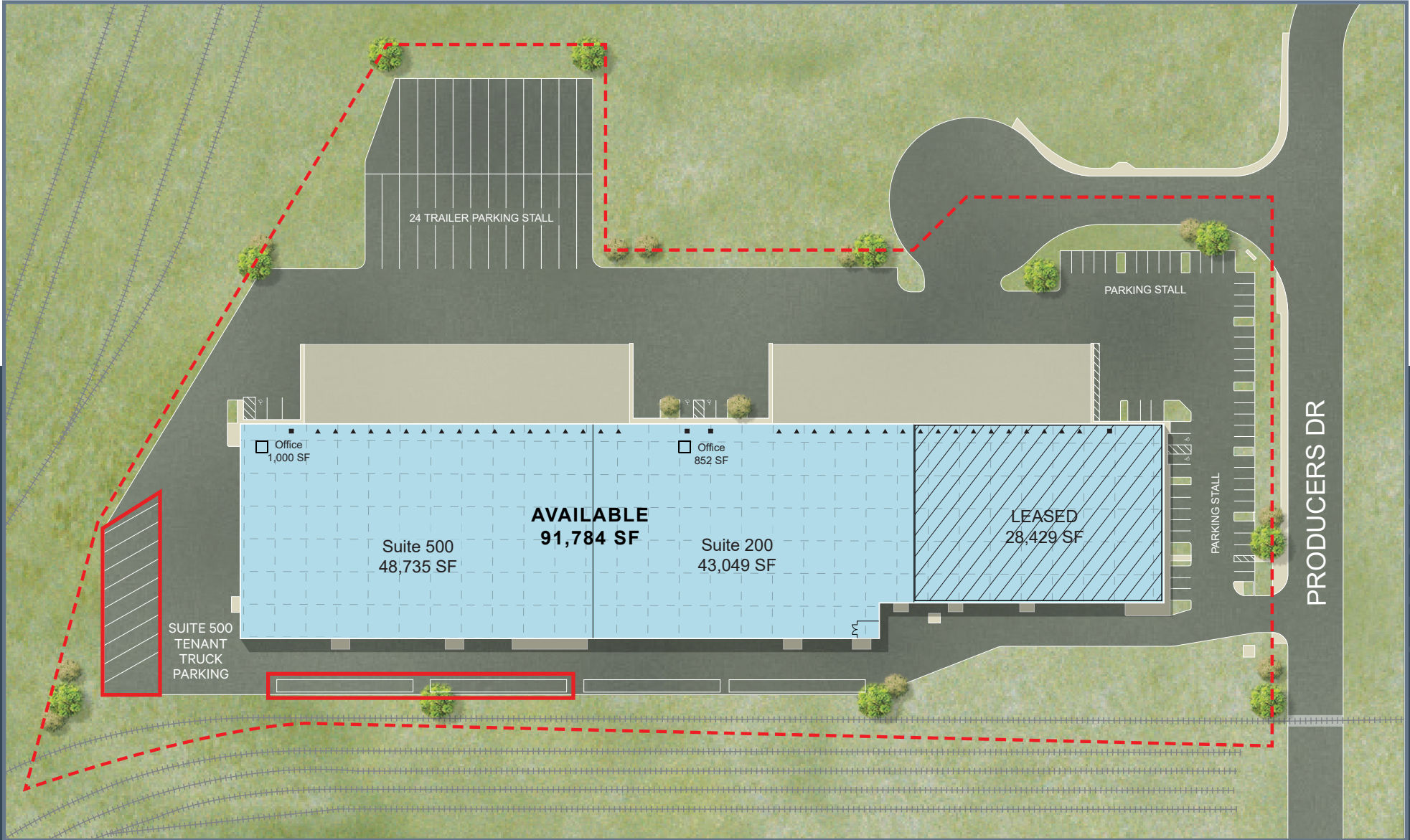
EQUITIES

**CBRE**

# AUTO STALL PARKING SITE PLAN



# ALTERNATE SITE PLAN - ADDITIONAL TRAILER PARKING





# BUILDING SPECIFICATIONS

|                            |                             |
|----------------------------|-----------------------------|
|                            |                             |
| Building Size:             | ±120,213 SF                 |
| Available SF:              | ±43,049 - ±91,784 SF        |
| Combined Suites 200 & 500: | ±91,784 SF                  |
| Parcel Size:               | ±9.09 Acres                 |
| Total Office SF:           | ±1,852 SF                   |
| Clear Height:              | 28'                         |
| Column Spacing:            | 57' x 85'                   |
| Electrical:                | 600 amps, 277/480v, 3-phase |
| Trailer Parking:           | 36 stalls                   |
| Auto Parking:              | Pro-rate share              |
| Zoning:                    | I-G (City of Stockton)      |

## SUITE 200

|                    |                             |
|--------------------|-----------------------------|
| Suite 200:         | ±43,049 SF                  |
| Office:            | ±852 SF                     |
| Dock Doors:        | 10                          |
| Grade Level Doors: | 2                           |
| Power:             | 200 amps, 277/480v. 3-phase |
| Trailer Parking:   | 24 stalls                   |

## SUITE 500

|                    |                             |
|--------------------|-----------------------------|
| Suite 500:         | ±48,735 SF                  |
| Office:            | ±1,000 SF                   |
| Dock Doors:        | 16                          |
| Grade Level Doors: | 1                           |
| Power:             | 400 amps, 277/480v. 3-phase |
| Trailer Parking    | 12 stalls                   |



# TENANT AERIAL





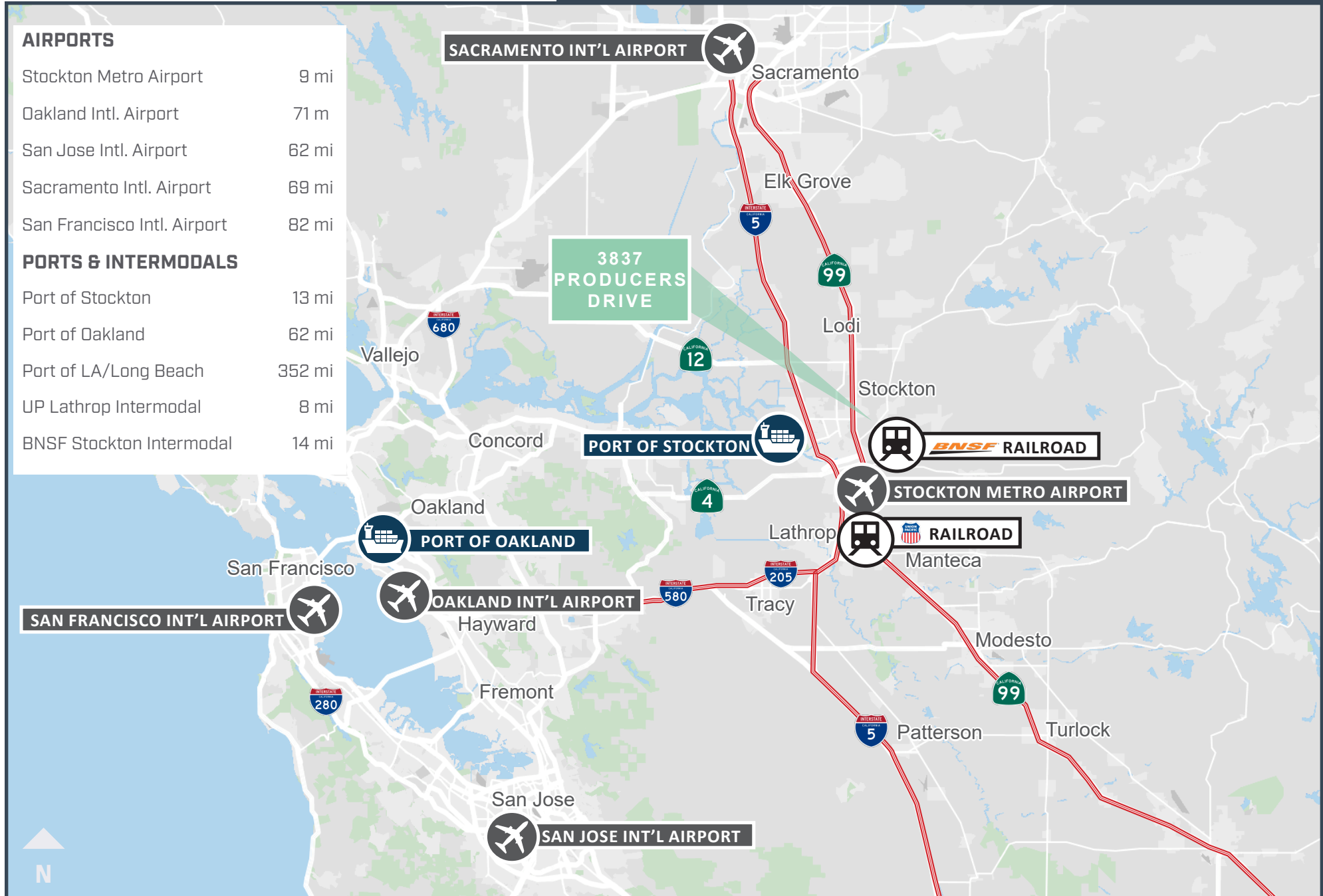
# REGIONAL MAP

## AIRPORTS

|                             |       |
|-----------------------------|-------|
| Stockton Metro Airport      | 9 mi  |
| Oakland Intl. Airport       | 71 m  |
| San Jose Intl. Airport      | 62 mi |
| Sacramento Intl. Airport    | 69 mi |
| San Francisco Intl. Airport | 82 mi |

## PORTS & INTERMODALS

|                          |        |
|--------------------------|--------|
| Port of Stockton         | 13 mi  |
| Port of Oakland          | 62 mi  |
| Port of LA/Long Beach    | 352 mi |
| UP Lathrop Intermodal    | 8 mi   |
| BNSF Stockton Intermodal | 14 mi  |





±91,784 SF

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3837  
PRODUCERS  
DRIVE

**ROBERT TAYLOR**

Senior Vice President  
+1 209 476 2920  
rj.taylor@cbre.com  
Lic. 00937509

**RYAN DAVIS**

Senior Associate  
+1 209 476 2995  
ryan.davis1@cbre.com  
Lic. 02167375

**ROSS RUDOW**

Associate  
+1 209 476 2996  
ross.rudow@cbre.com  
Lic. 02219068

**MICHAEL REED**

Senior Asset Manager  
+1 916 379 3859  
michael.reed@buzzoates.com  
Lic. 01477117



**CBRE**

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