



For Lease

±6.57 Acre Trailer Yard with 120 Striped Trailer / Truck Positions
±6,000 SF Shop / Maintenance Building

2973 Loomis Road

Stockton, CA 95205

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SITE & BUILDING FEATURES

Shop Building Size:	±6,000 Sq. Ft. (50' x 120')
Storage Building Size:	±1,200 Sq. Ft. (40' x 30')
Two Story Office:	±1,275 Sq. Ft., Conditioned office consisting of reception area, one (1) private office, two (2) restrooms
Acres:	±6.57
Construction:	Steel frame metal
Yard:	Asphalt, fully fenced & lit.
Grade Level Doors:	Shop Building Eight (8) 14' x 16' doors offering drive thru access Storage Building Two (2) 14' x 12' roll up doors
Trailer/Truck Positions:	120 striped stalls
Clear Height:	18' - 20'
Clear Span:	Yes
Indicated Power:	TBD
Warehouse Lighting:	Fluorescent
Skylights:	Yes
Insulation:	Yes
Water:	Well
Sewer:	City of Stockton
Storm:	On-site
Power:	PG&E
Zoning:	I-L, Limited Industrial (San Joaquin County)

Three(3) ingress/egress points from two (2) roads

TRANSPORTATION & LOGISTICS

- Excellent proximity to BNSF & UP Intermodal Facilities
- Sperry Road extension provides direct access from Hwy 99 to I-5
- Very close proximity to the Port of Stockton
- Major West Coast Distribution Hub
- Easy access to freeways (I-5, Hwy 99, I-205, Hwy 120 and Hwy 4)
- **Located within one of the largest and fastest growing transportation & distribution hubs in the Western United States**

CITY	MILES
Tracy	23 mi
Sacramento	50 mi
Oakland	74 mi
San Francisco	85 mi
Fresno	122 mi
Reno	180 mi
Las Vegas	515 mi
Portland	631 mi
Salt Lake City	699 mi
Phoenix	711 mi
Denver	1,218 mi

CONTACT BROKERS FOR PRICING

PROPERTY PHOTOS

2973 Loomis Road

Stockton, CA 95205

Colliers



LOCATION

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NEIGHBORING COMPANIES INCLUDE
BUT NOT LIMITED TO:



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