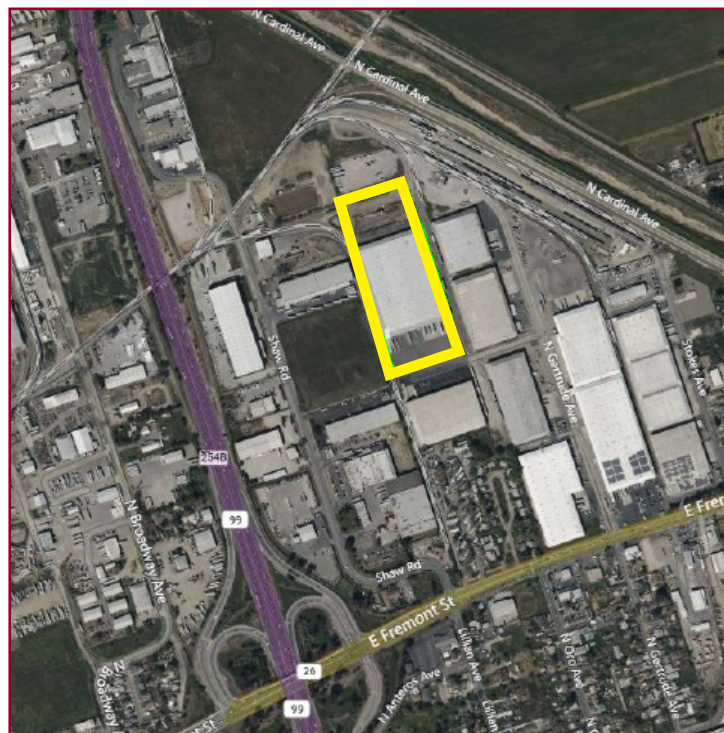


# RAIL SERVED DISTRIBUTION FACILITY FOR SALE OR LEASE

1203 NORTH GERTRUDE AVENUE | STOCKTON, CA



<b>SIZE</b>	±200,238 SF
<b>ACRES</b>	±8.74
<b>OFFICE</b>	±1,800 SF (Large bull pen, private offices and kitchen area)
<b>CLEAR HEIGHT</b>	27'
<b>COLUMN SPACING</b>	±75' x 50'
<b>INDICATED POWER</b>	1,600 AMPS, 277/480 Volt, 3 Phase
<b>DOCK POSITIONS</b>	10
<b>GRADE DOORS</b>	3
<b>RAIL DOORS</b>	10 (5 each on East & West side)
<b>RAIL PROVIDER</b>	ST&E (3 spurs)
<b>LIGHTING</b>	T-5
<b>SKYLIGHTS</b>	Yes
<b>SPRINKLERS</b>	Yes
<b>YARD</b>	Approximately 2± acres for storage w/ rail spur



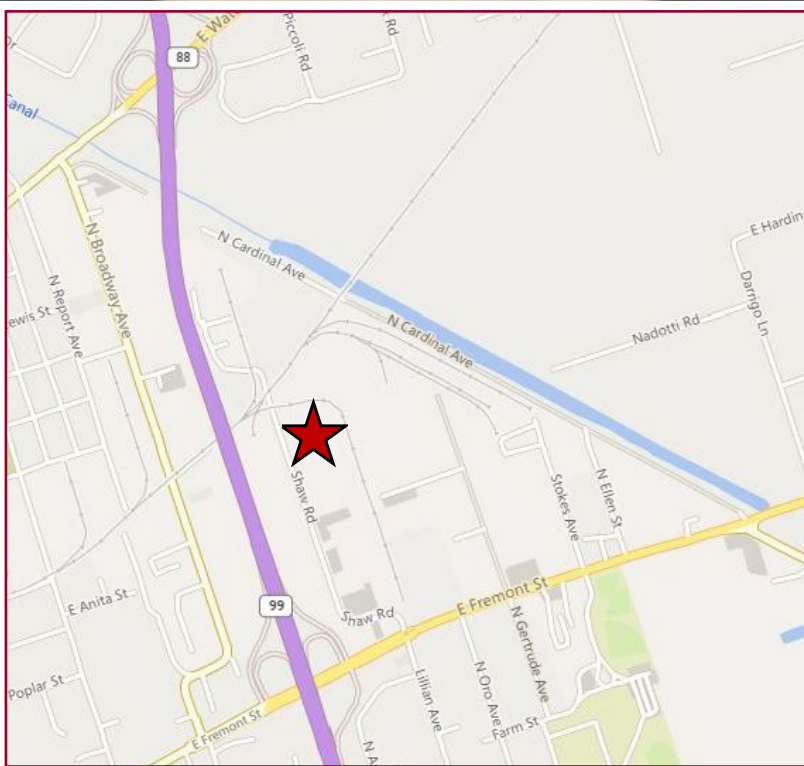
**SALE PRICE: \$14,000,000**  
**LESAE RATE: \$.55 PSF/NNN**

**\*100,000 sf @ 1195 Gertrude also available for sale/lease**

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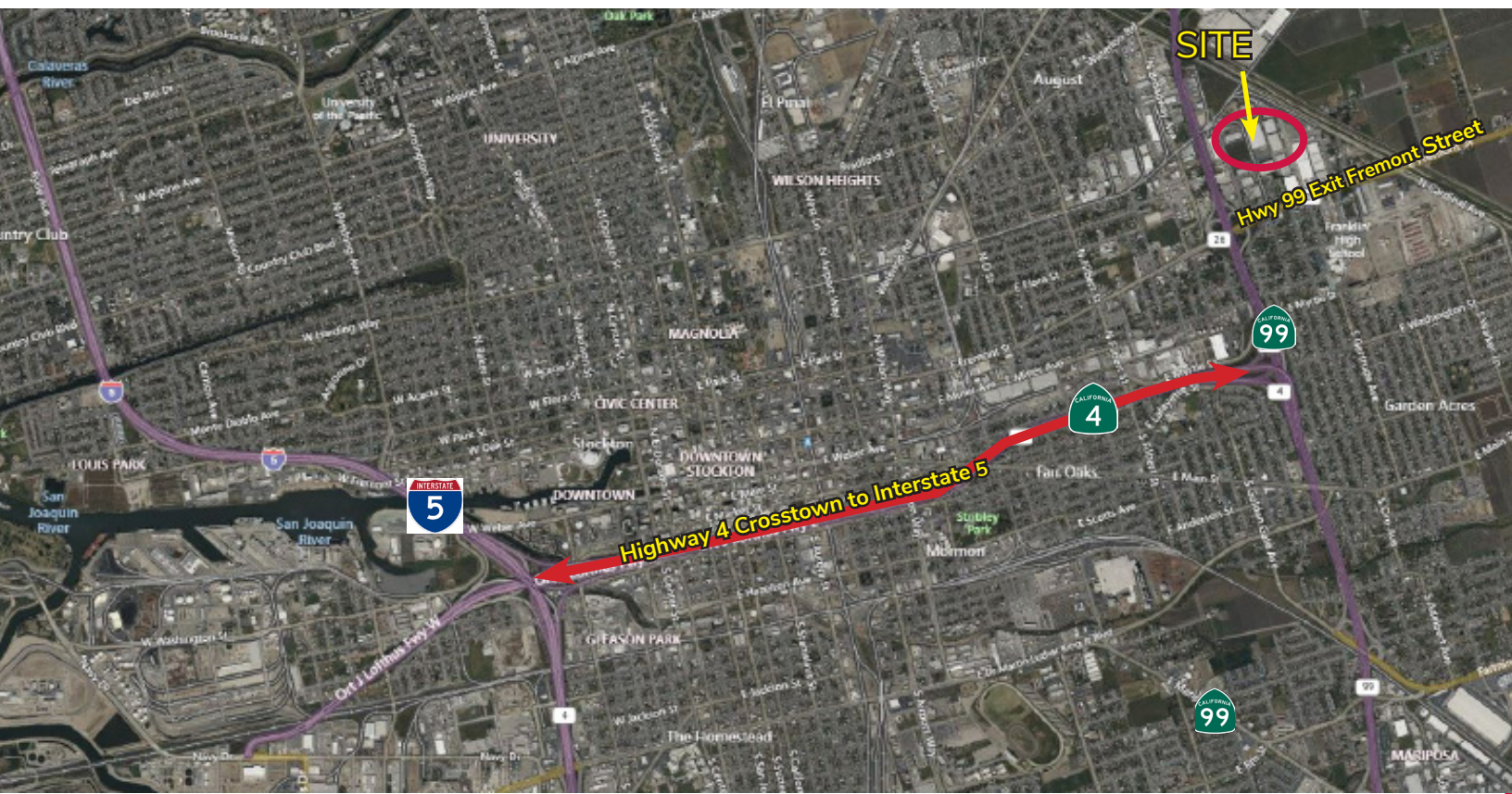
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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# RAIL SERVED DISTRIBUTION FACILITY

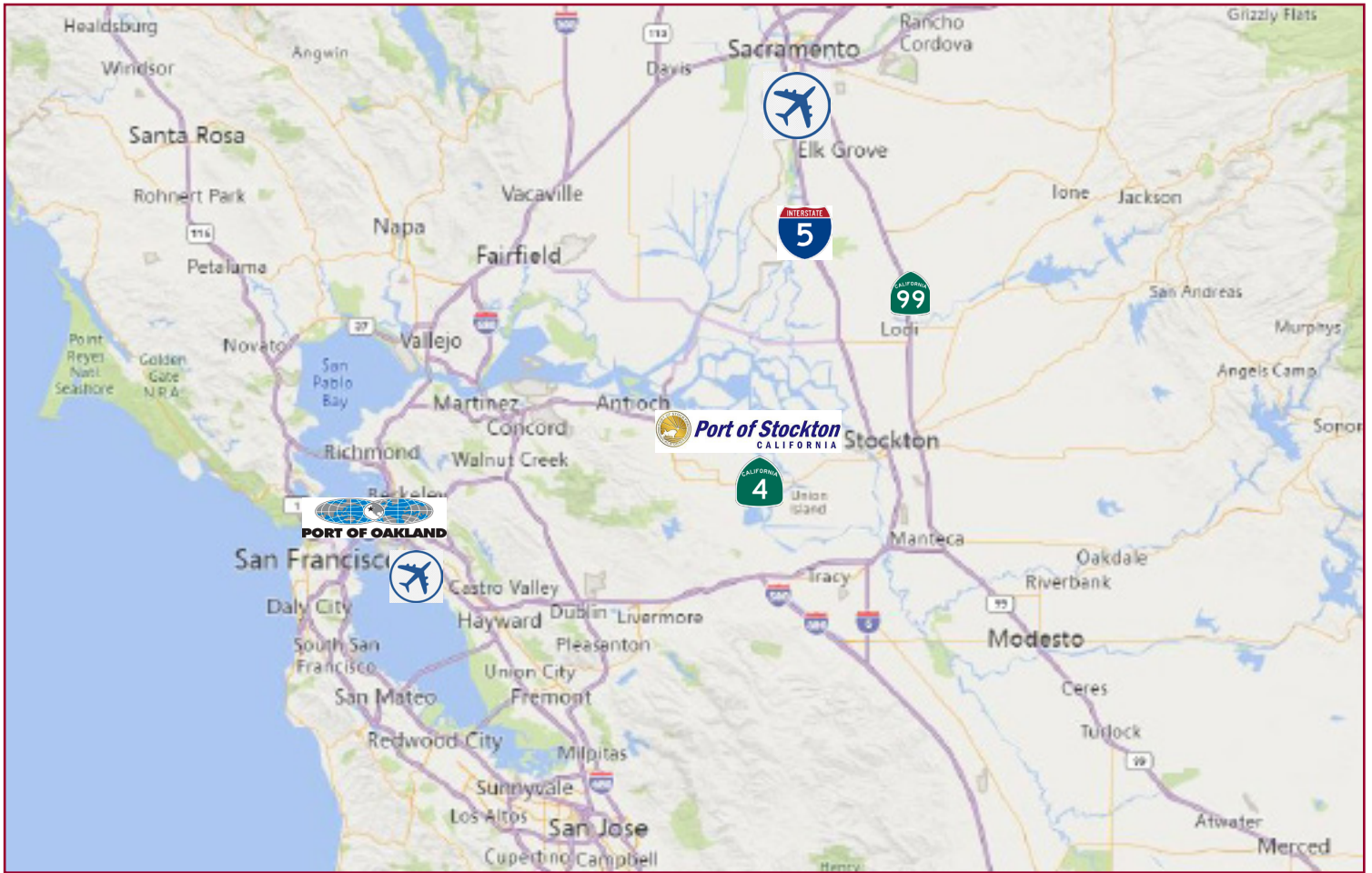
## FOR SALE OR LEASE

1203 NORTH GERTRUDE AVENUE | STOCKTON, CA



# RAIL SERVED DISTRIBUTION FACILITY FOR SALE OR LEASE

1203 NORTH GERTRUDE AVENUE | STOCKTON, CA



Excellent access to HWY 99, HWY 4 and Interstate 5

Port of Stockton - 12 Minutes - 7.8 Miles

Sacramento Airport - 1 Hr. 10 Minutes - 58 Miles

Access to HWY 99 via Fremont Street Interchange

Port of Oakland - 1 Hr. 24 Minutes - 75.3 Miles

Oakland Airport - 1 Hr. 13 Minutes - 69.8 Miles



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