

CLASS A TEMP CONTROLLED MANUFACTURING/DISTRIBUTION FOR SALE

3837 IMPERIAL WAY | STOCKTON | CA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



DO NOT DISTURB TENANT - SHOWN BY APPOINTMENT ONLY

Darren McFadden
BRE #01276439
dmcfadden@lee-associates.com
D 209.983.6821
C 209.598.1180



241 Frank West Circle, Suite 300 | Stockton, CA 95206 | 209-983-1111 | lee-associates.com/centralvalley

CLASS A TEMP CONTROLLED MANUFACTURING/DISTRIBUTION FOR SALE

3837 IMPERIAL WAY | STOCKTON | CA

OFFERING

Lee & Associates – Central Valley, Inc. is pleased to offer this Class A temperature-controlled manufacturing/distribution user/investor opportunity for sale in the City of Stockton featuring a 59,850± SF CTU building situated a 3.98± acre parcel. The Property features heavy power, dock high and grade level loading, air-conditioned production/warehouse area providing flexibility for additional dock high doors and multi-tenant capability. An excellent user/investor opportunity.

PROPERTY OVERVIEW

TOTAL BUILDING SF:	59,850± SF
OFFICE SF:	6,600± SF
LAND SIZE:	3.98± ACRES
CONSTRUCTION TYPE:	Concrete Tilt-Up
CLEAR HEIGHT:	28'± - 32'±
POWER:	2000 Amp, 277/480 Volt, 3 phase
GRADE LEVEL DOORS:	Three (3) 12' x 14'
DOCK HIGH DOORS:	Six (6) w/ EOD Five (5) with weather seals
DOCK HIGH EXPANSION:	Designed for six (6) additional dock positions
FIRE SUPPRESSION:	ESFR
LIGHTING:	Motion sensor LED
COLUMN SPACING:	57' x 57'
ZONING:	IL (City of Stockton)

ECONOMIC DATA: CONTACT AGENT FOR PRICING



CLASS A TEMP CONTROLLED MANUFACTURING/DISTRIBUTION FOR SALE

3837 IMPERIAL WAY | STOCKTON | CA

ADDITIONAL FEATURES

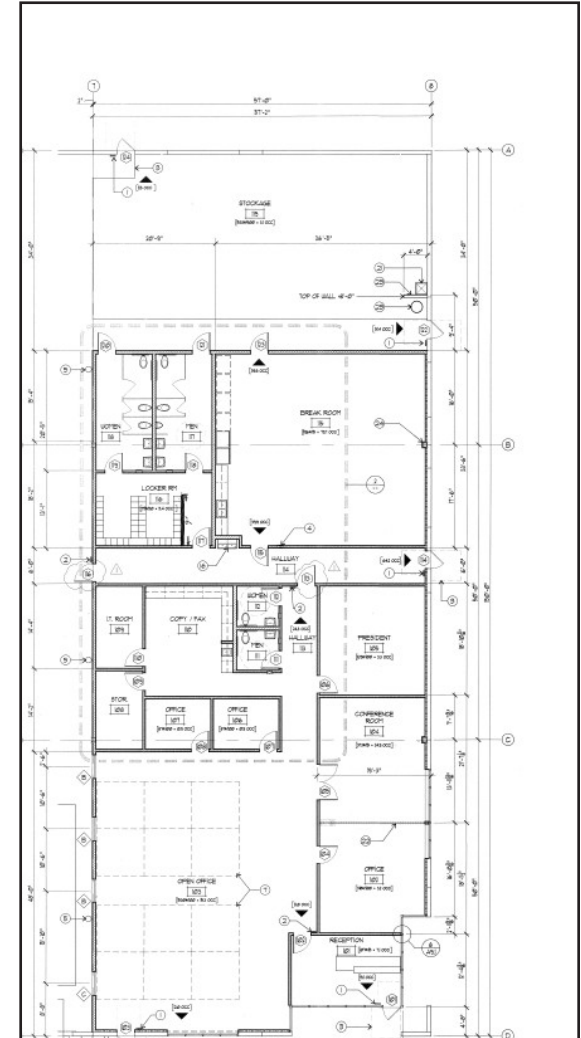
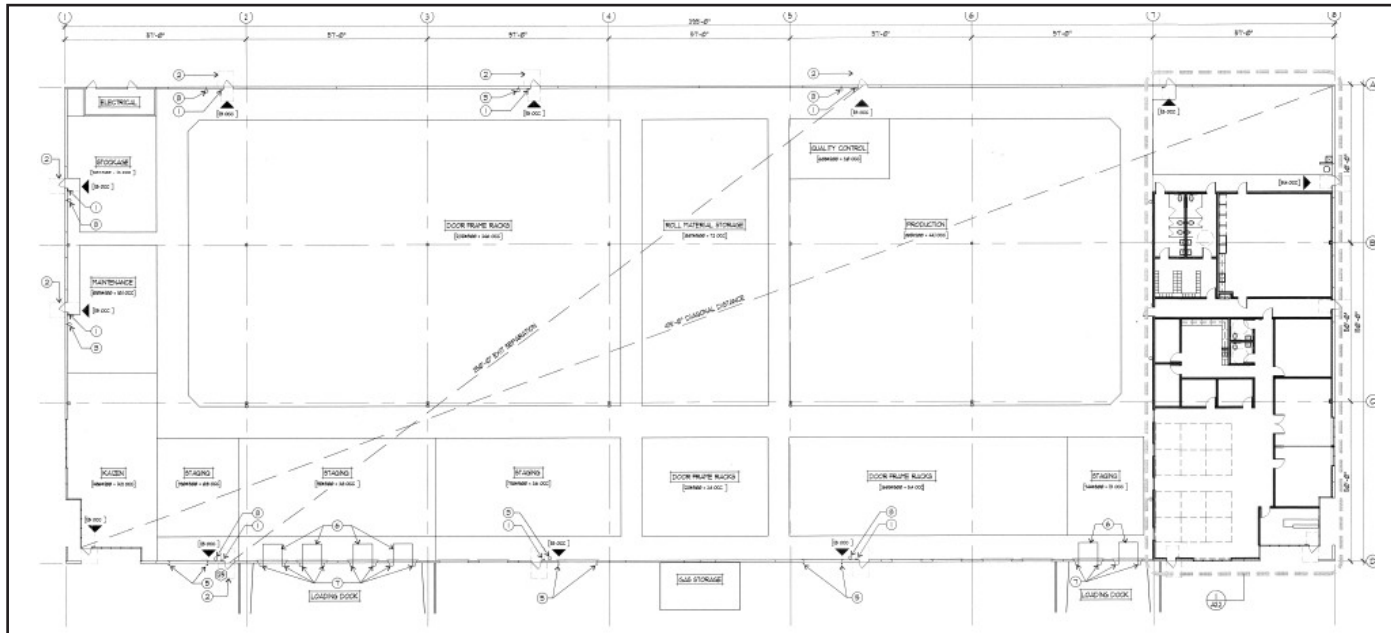
- Office area features reception area, bullpen area, multiple private offices, IT room, copy room, conference room, large break room, four (4) restrooms and a locker room
- Warehouse features 21 rooftop mounted AC units and office features 3 rooftop mounted HVAC units
- Asphalt was repaired, seal coated and striped in 2024
- New Por-Ecco Sil HS 3220 Silicone Roof Coating applied in October 2023 with 20-year warranty
- Insulated dock high and grade level doors
- R-30 insulation under the roof deck
- One (1) new 5-ton packaged rooftop HVAC unit over the office area installed in 2023
- Building was designed to accommodate six (6) additional dock positions for a total of twelve (12) dock high doors
- Power distributed throughout
- Currently leased to Mitsubishi Advanced Chemical Materials through December 31, 2026
- Current monthly rent of \$39,670.23/mo/NNN increasing to \$40,860.34/mo/NNN on June 1, 2026
- Property will be vacant by November 1, 2026, or sooner



CLASS A TEMP CONTROLLED MANUFACTURING/DISTRIBUTION FOR SALE

3837 IMPERIAL WAY | STOCKTON | CA

PLANS



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.

Darren McFadden
BRE #01276439
dmcfadden@lee-associates.com
D 209.983.6821
C 209.598.1180

241 Frank West Circle, Suite 300 | Stockton, CA 95206 | 209-983-1111 | lee-associates.com/centralvalley



CLASS A TEMP CONTROLLED MANUFACTURING/DISTRIBUTION FOR SALE

3837 IMPERIAL WAY | STOCKTON | CA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



Darren McFadden
BRE #01276439
dmcfadden@lee-associates.com
D 209.983.6821
C 209.598.1180



241 Frank West Circle, Suite 300 | Stockton, CA 95206 | 209-983-1111 | lee-associates.com/centralvalley

CLASS A TEMP CONTROLLED MANUFACTURING/DISTRIBUTION FOR SALE

3837 IMPERIAL WAY | STOCKTON | CA



Darren McFadden
BRE #01276439
dmcfadden@lee-associates.com
D 209.983.6821
C 209.598.1180

