

FOR LEASE

Stockton Airport Submarket

2610 Lycoming Street, Suite 200, Stockton, California

±49,550 SF Warehouse/Distribution Facility with Fenced Yard

*additional ±3.77 acres (div.) of excess yard could be available



AVAILABLE FEBRUARY 2027



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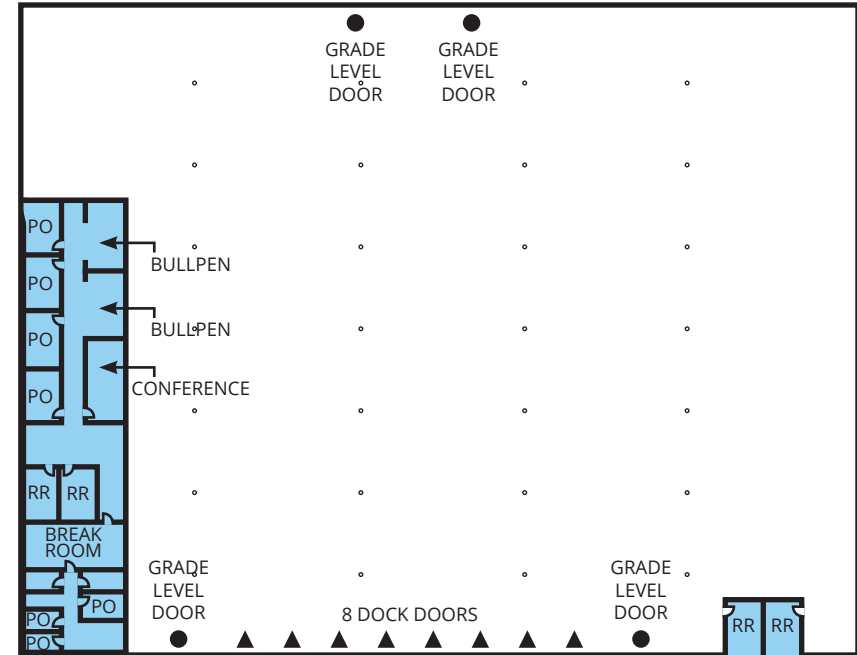
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Property Overview

Property Address	2610 Lycoming, Stockton, California 95206
Available Unit Size	±49,550 SF
Office	±3,675 SF
Dock Loading	Eight (8) dock doors
Grade Loading	Four (4) grade level doors (12' x 14')
Yard	Paved, fenced and secured
Auto Parking	±72 stalls
Clear Height	±24'
Indicated Power	Two (2) 200 amp panels at 480V, 3-phase
Fire Suppression	0.33 gpm / 3,000 SF
Column Spacing	±50' x 25'
Lighting	LED
Construction Type	Concrete tilt-up
Roof	Spray Foam, R-11 insulated
Zoning	IG, Industrial General (City of Stockton)
Excellent freeway access to I-5 and Hwy 99	
Fronts Arch-Airport Road	
Lease Rate:	Contact Broker

Site Plan



Location -

- Excellent  &  Access
- Proximity to  &  Intermodal Facilities
- Proximity to Port of Stockton



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FREIGHT



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