



For Lease

Industrial Units from  $\pm 2,250$  SF to  $\pm 6,750$  SF w/ Grade Level Loading

# Fairgrounds Industrial Park

## NEC of Wilson Way & Dr. Martin Luther King Jr Blvd

Stockton, CA 95205

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Accelerating success.



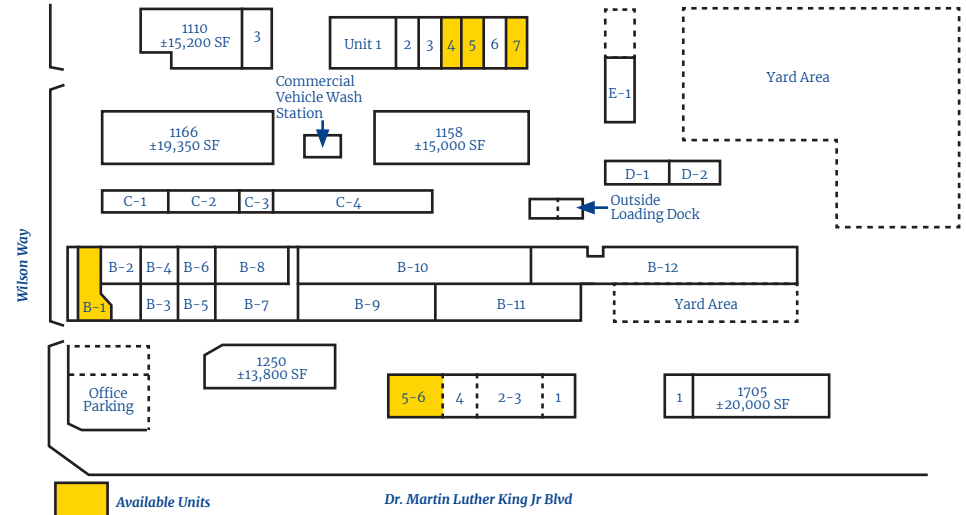
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### Property Highlights

21 acre Industrial Park Development
Offering 100% office space and yard
Units range in size from ±2,250 sq. ft. up to ±45,000 sq. ft.
Freestanding buildings range in size from ±6,500 sq. ft. to ±20,000 sq. ft.
Units include grade level doors, existing office or build-to-suit office and ample power
Select units offer overhead crane
Zoned C-M (City of Stockton) & I-G (City of Stockton)
Electrical and natural gas is provided by PG&E
Water is provided by California Water Service Company
Storm drains and sewer provided by the City of Stockton
<i>Fairgrounds Industrial Park is a 21 acre development located in the City of Stockton and consists of 235,000 sq. ft. of fully fenced freestanding and multi-tenant industrial buildings. The property is conveniently located to all major freeways including Hwy 99, I-5 and the Crosstown Freeway. Fairgrounds Industrial Park offers on-site security and an on-site property management. The property is zoned C-M and I-G which can accommodate a wide variety of industrial users ranging from wholesale distributors to manufacturers.</i>



Available Units						
UNIT	SQ. FT.	OFFICE	GL DOORS	YARD	FEATURES	ASKING RENT
B-1	±4,191	±2,000	ONE (1)	NONE	CLEAR SPAN	\$0.70 PSF, GROSS
5-6	±6,750	±1,500	TWO (2)	NONE	CLEAR SPAN	\$0.75 PSF, GROSS
4	±2,250	±120	TWO (2)	NONE	CLEAR SPAN	\$0.80 PSF, GROSS
5	±2,250	±330	TWO (2)	NONE	CLEAR SPAN	\$0.80 PSF, GROSS
7	±2,250	±200	TWO (2)	NONE	CLEAR SPAN	\$0.80 PSF, GROSS

# Fairgrounds Industrial Park



1623 DR MARTIN LUTHER KING BOULEVARD

UNITS 5 & 6



1122 S. WILSON WAY

UNIT 4



1122 S. WILSON WAY

UNIT 5



LOCATION AERIAL

Colliers

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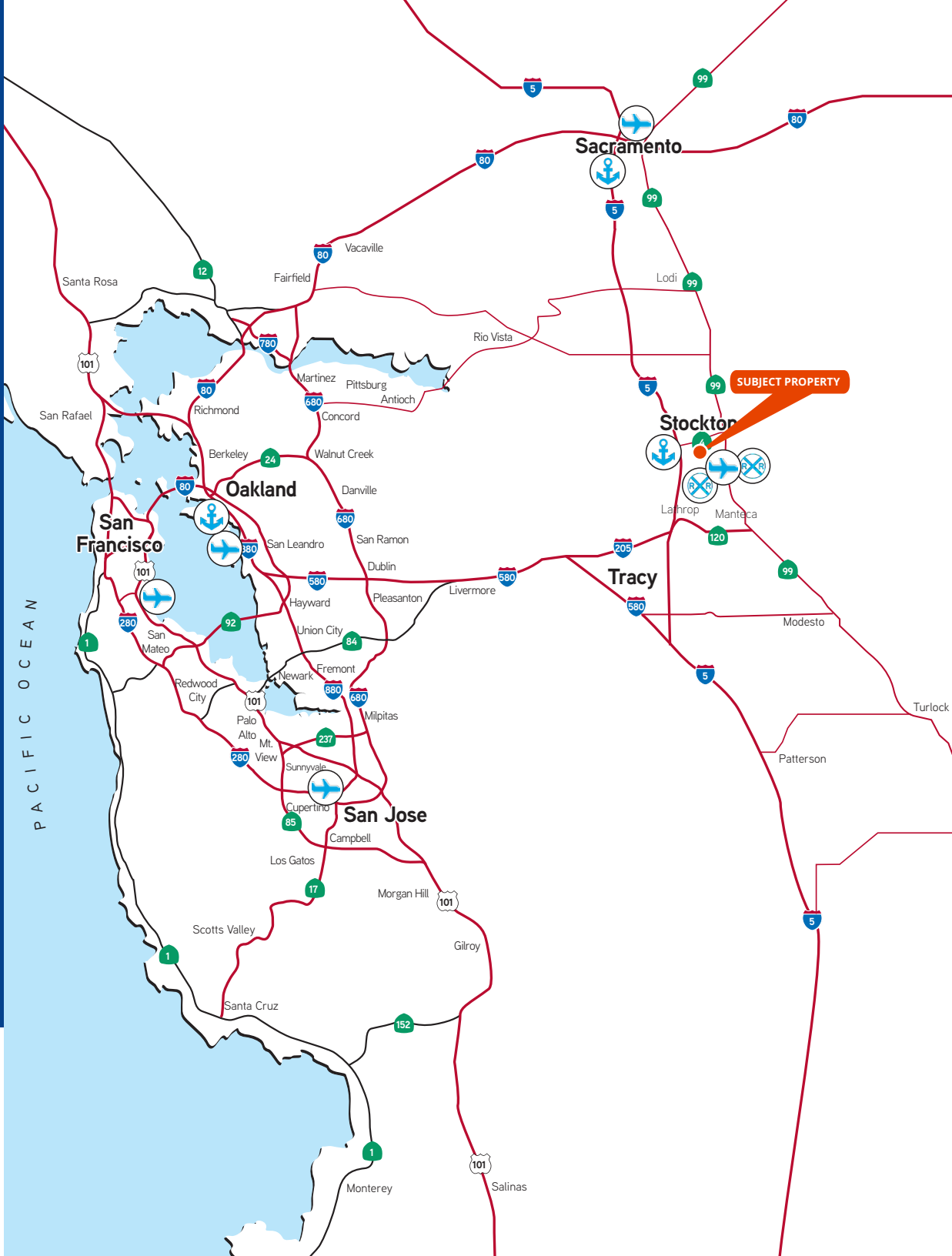




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