

**RAIL SERVED DISTRIBUTION FACILITY - FOR LEASE**  
**NEW ROOF & COMPLETE OFFICE REFRESH UNDERWAY!**  
1203 NORTH GERTRUDE AVENUE | STOCKTON, CA



**UNDER  
NEW  
OWNERSHIP**

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# RAIL SERVED DISTRIBUTION FACILITY - FOR LEASE

## 200,238± SF on 8.74± ACRES



### NEW ROOF AND COMPLETE OFFICE REFRESH UNDERWAY!



**OFFICE** ±1,800 SF (Large bull pen, private offices and kitchen area)



**CLEAR HEIGHT** 26'



**COLUMN SPACING** ±75' x 50'



**INDICATED POWER** 1,600 AMPS, 277/480 Volt, 3 Phase



**DOCK POSITIONS** 10  
**GRADE DOORS** 3



**RAIL DOORS** 10 (5 each on East & West side)  
**RAIL PROVIDER** ST&E (3 spurs)



**LIGHTING** T-5



**SKYLIGHTS** Yes

**SPRINKLERS** Yes

**YARD** Approximately 2± acres for storage w/ rail spur

**ASKING LEASE RATE: \$0.40 PSF / NNN**

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## For More Information Contact:

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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

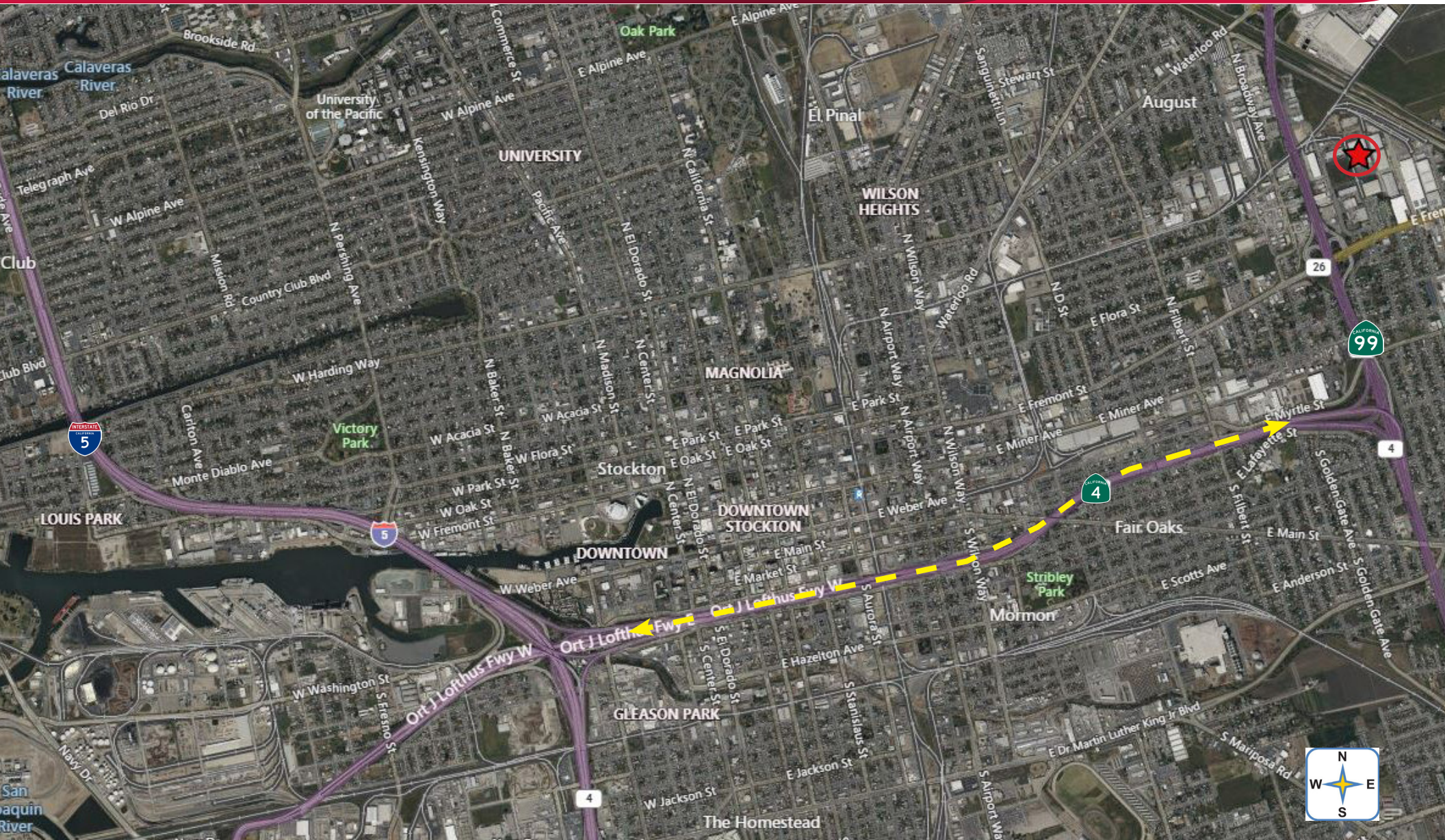
Port of Oakland - 1 Hr. 24 Minutes - 75.3 Miles

Oakland Airport - 1 Hr. 13 Minutes - 69.8 Miles

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