

TWO (2) MULTI-TENANT BUILDINGS

2173 & 2211 N. WILCOX ROAD

STOCKTON, CALIFORNIA

±29,904 SQ. FT. LOCATED ON ±1.70 ACRES



EXCLUSIVE BROKERS -

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ONE UNIT AVAILABLE: 2,180 SQ. FT. END CAP UNIT WITH SMALL OFFICE



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BUILDING SPECIFICATIONS

TOTAL PROJECT:	±29,904 SF Two (2) buildings - 15,156 SF & 14,748 SF
AVAILABLE:	±2,180 SF
ASKING RATE:	\$1.15 psf, gross
PARCEL SIZE:	±1.70 acres
YEAR CONSTRUCTED:	2006
CONSTRUCTION TYPE:	Steel frame metal
MIN. CLEAR HEIGHT:	16' - 18'
INDICATED POWER:	125 amps, 240 volt (per unit)
GRADE LEVEL DOORS:	Sixteen (16) (12' x 14')
FIRE SUPPRESSION:	Sprinklers
SKYLIGHTS:	Yes
LIGHTING:	Fluorescent and metal halide
AUTO PARKING:	Fifty-one (51) striped stalls
ZONING:	I-L, Limited Industrial (San Joaquin County)
APN:	101-021-64, 65
WATER:	Cal Water
SEWER:	City of Stockton
STORM:	City of Stockton
ELECTRIC & GAS:	PG&E

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SITE PLAN



- SF - Store Front
- ▲ - Roll-up Door
- - Office



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LOCATION TO HIGHWAY 99



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AMENITY AERIAL



unfi **SUPERVALU**
united natural foods

SUBJECT PROPERTY

2173-2211 N. WILCOX ROAD

SUBWAY

Denny's

TACO BELL

McDonald's

Starbucks

Chipotle

Wendy's

Burger King

CHP

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PROPERTY PHOTOS

2173
WILCOX



2211
WILCOX



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STOCKTON, CALIFORNIA

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SUBJECT PROPERTY LOCATION RELATIVE TO: PORT OF STOCKTON, STOCKTON METRO AIRPORT & BNSF INTERMODAL



SUBJECT PROPERTY
2173-2211 WILCOX ROAD



Port of Stockton
CALIFORNIA



SEK STOCKTON
METROPOLITAN AIRPORT

BNSF
INTERMODAL

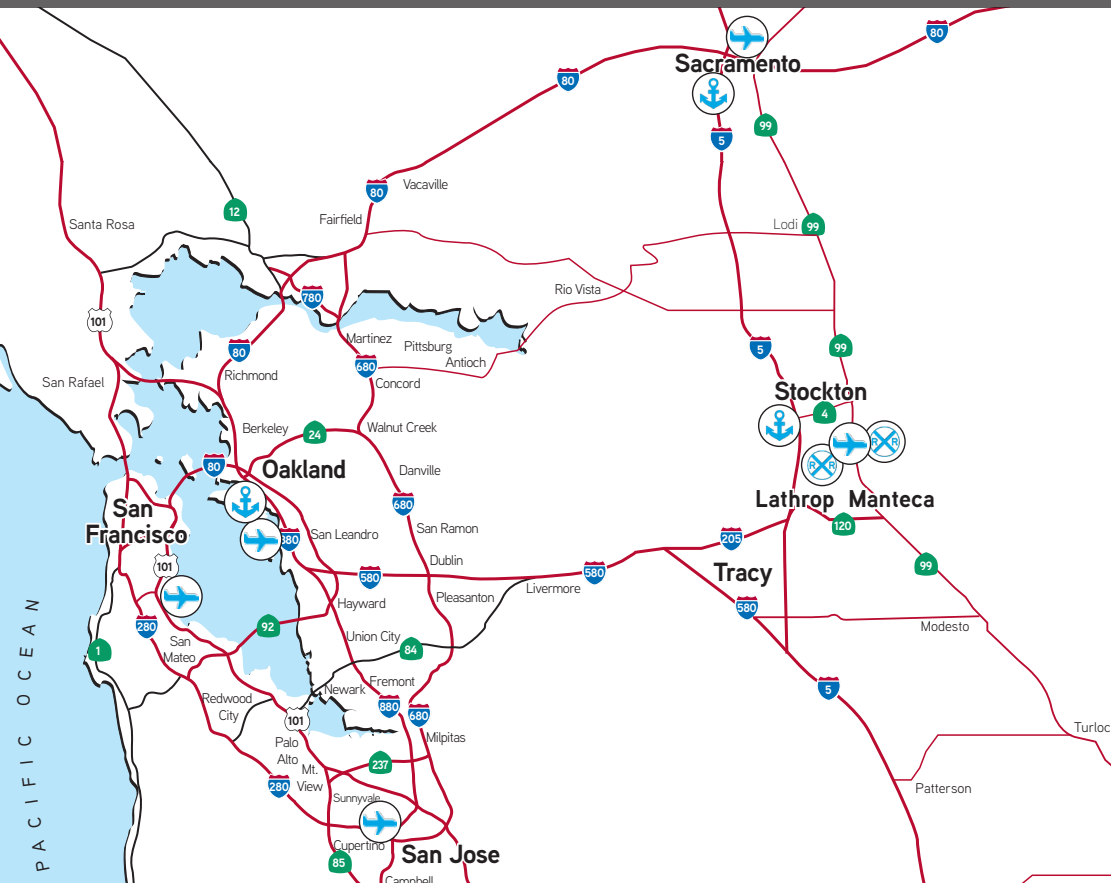
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REGIONAL MAP

DRIVE TIMES



Cities:	Sacramento:	48 miles
	Oakland:	76 miles
	San Jose:	79 miles
	San Francisco:	87 miles
	Fresno:	124 miles
	Reno:	176 miles
	Los Angeles:	341 miles
	Las Vegas:	518 miles
	Portland:	626 miles
	Salt Lake City:	694 miles
	Phoenix:	710 miles
Seattle:	799 miles	
Denver:	1,147 miles	
Ports:	Port of Stockton:	7 miles
	Port of West Sacramento:	50 miles
	Port of Oakland:	75 miles
	Port of San Francisco:	88 miles
	Port of LA & Long Beach:	363 miles
	Port of Seattle:	800 miles
Airports:	Stockton Metropolitan Airport:	9 miles
	Sacramento International Airport:	58 miles
	Oakland International Airport:	70 miles
	San Jose International Airport:	81 miles
	San Francisco International Airport:	88 miles

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