

FOR SALE & LEASE

HIGHWAY 99 FRONTAGE

4874 S. HIGHWAY 99, STOCKTON, CA - ±1.85 ACRES

PROJECT CONSTRUCTION COMPLETED 2024



Steve Dunn

Senior Director

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LIC #01410812



**CUSHMAN &
WAKEFIELD**

3255 West March Lane
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PROPERTY FEATURES/HIGHLIGHTS

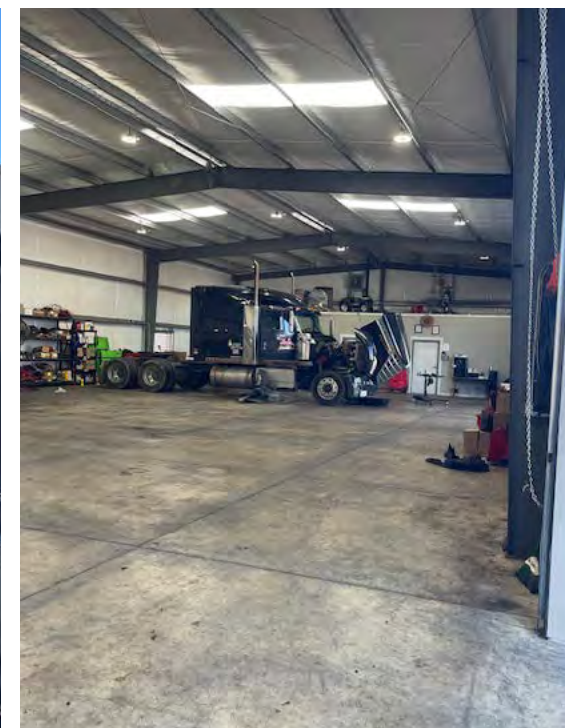
Property Address	4874 S. Hwy 99, Stockton CA 95213
APN	179-027-019
Zoning	General Industrial City of Stockton
Property Use	Truck Maintenance/Repair Shop & Yard
Property Size	±1.85 Acres (±80,500 SF)
Building Size	±4,800 SF (60' X 80') ±17-18' CH 2 Large 14' X 14' Roll Up Doors Office ± 220 SF 2 HC Size Restrooms
Parking	8 Std Vehicles, 2 Van Accessible & 83 Truck Spaces
Power	3 Phase, 120/208V, 400 amp (Per Construction Plans)

SERVICE PROVIDERS

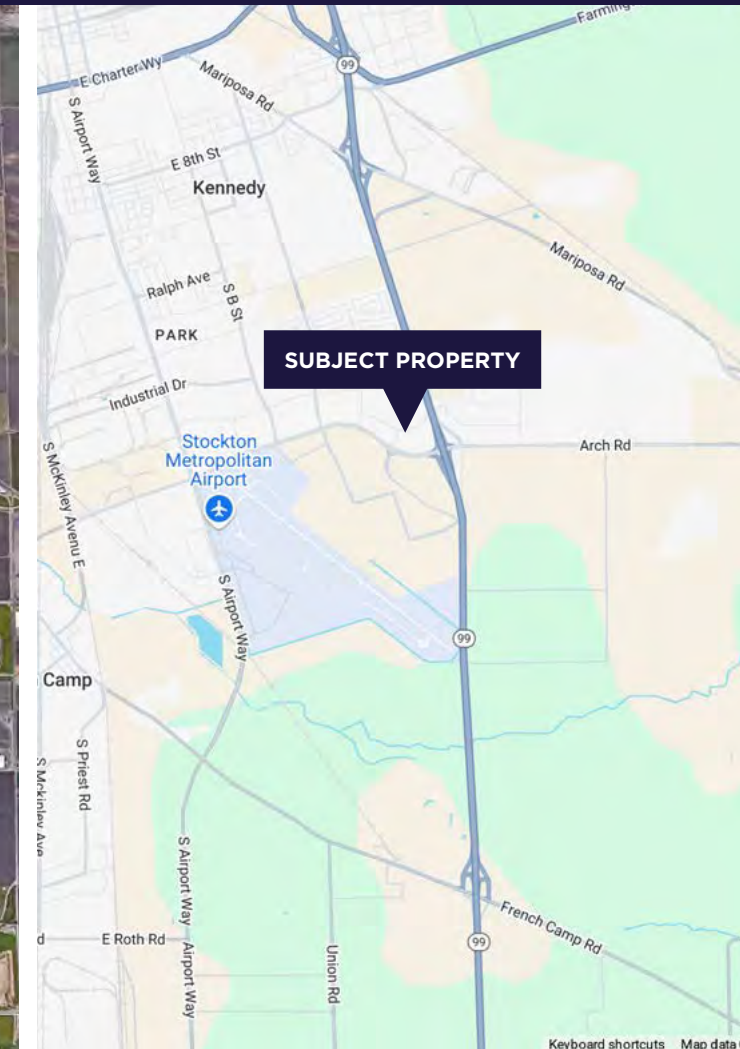
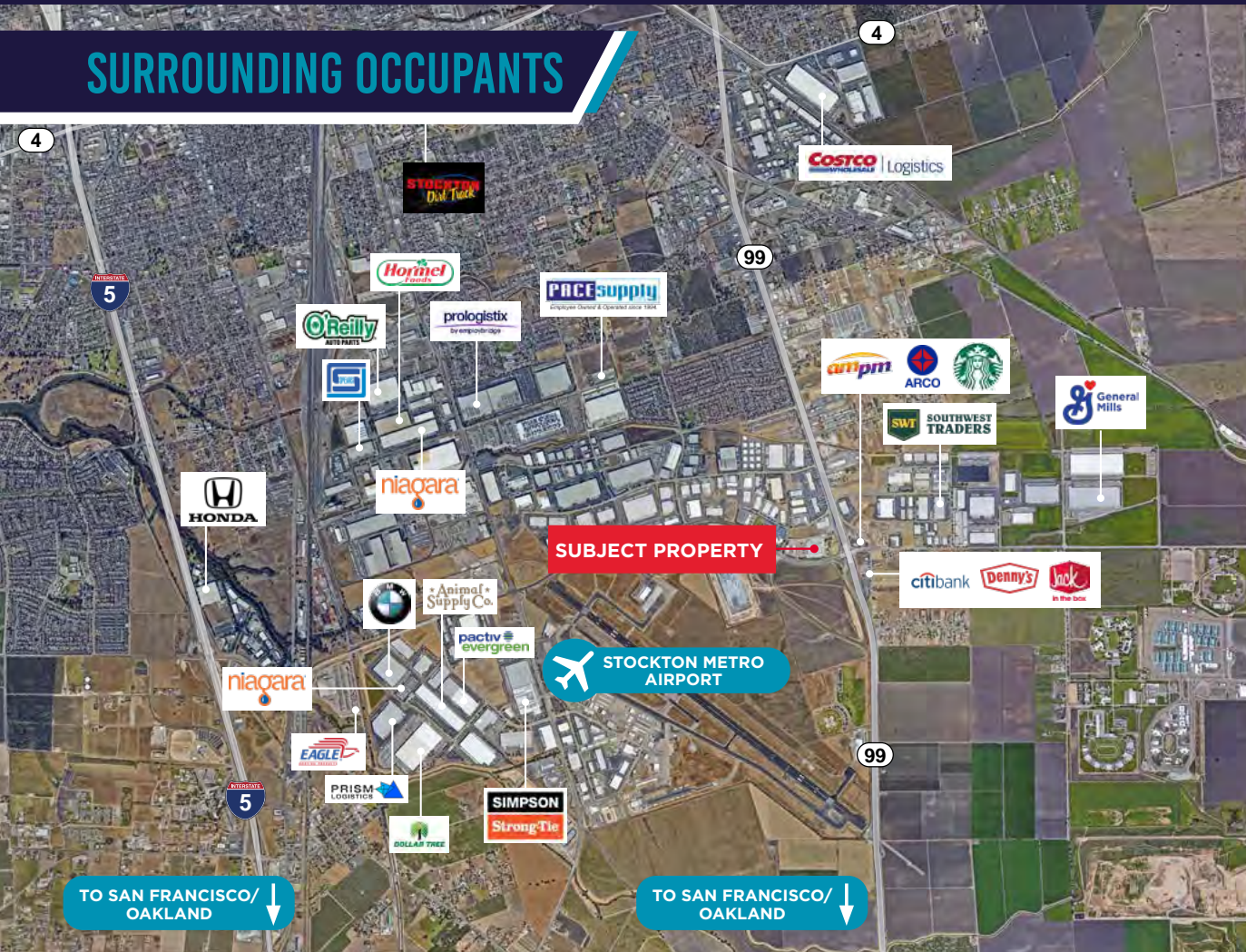
Water/Storm	City of Stockton
Sewer	On Site Septic System
Electricity/Gas	PGE

COMMENTS

Excellent industrial zoned land with visibility and immediate access to State Highway 99. The project is located within a Qualified Opportunity Zone which has the potential to offer significant tax benefits. The site is zoned Industrial, General (IG) within the City of Stockton and allows for a broad range of allowable industrial uses. Close proximity to Stockton Airport and Airpark 599 logistics park.



SURROUNDING OCCUPANTS



For more information, please contact:

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