



FOR LEASE | ± 508,800 SF

STOCKTON CENTER POINTE

1909 ZEPHYR STREET | STOCKTON, CA

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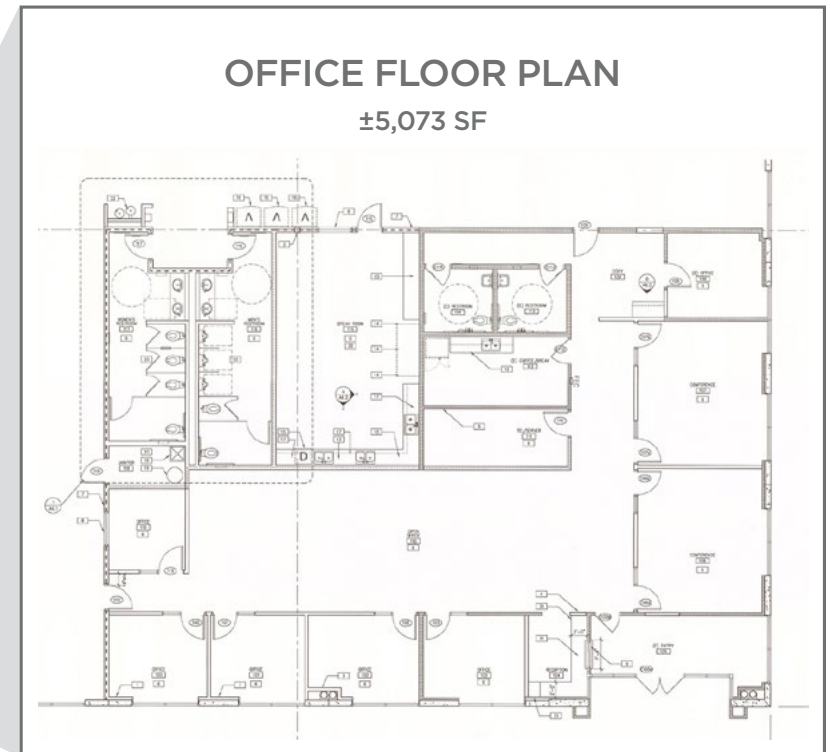
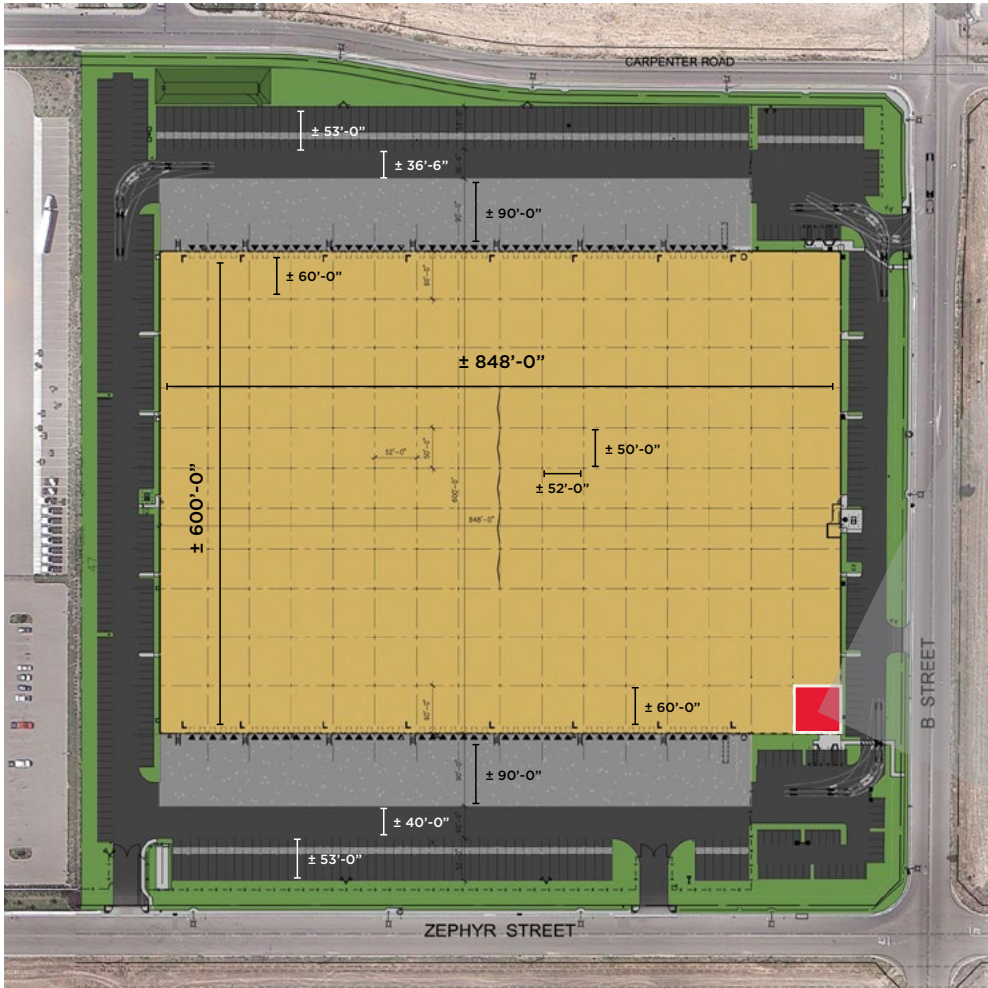


Property Features

Available Building SF:	±508,800 SF
Divisible SF:	±254,400 SF
Existing Office:	±5,073 SF
Space Dimensions:	±600' x 848'
Parcel Size:	±24 Acres
Clear Height:	±32' @ First Column
Column Spacing:	±50'x52'
Dock Doors:	92 (sectional lift w/single vision pane)
GL Doors:	2 (±12'x14' electric)
Concrete Truck Apron:	±90'
Truck Court:	±182' N, ±183' S (fenced & gated)
Speed Bays:	±60'
Sky Lights:	3% Roof Area
Interior Walls:	Reflective White Paint
Fire Sprinklers:	ESFR
Auto Parking:	307
Trailer Parking:	135 Stalls w/Dolly Pads
Power:	4,000 Amps, 277/480 Volt, 3-Phase
Zoning:	I-G, City of Stockton



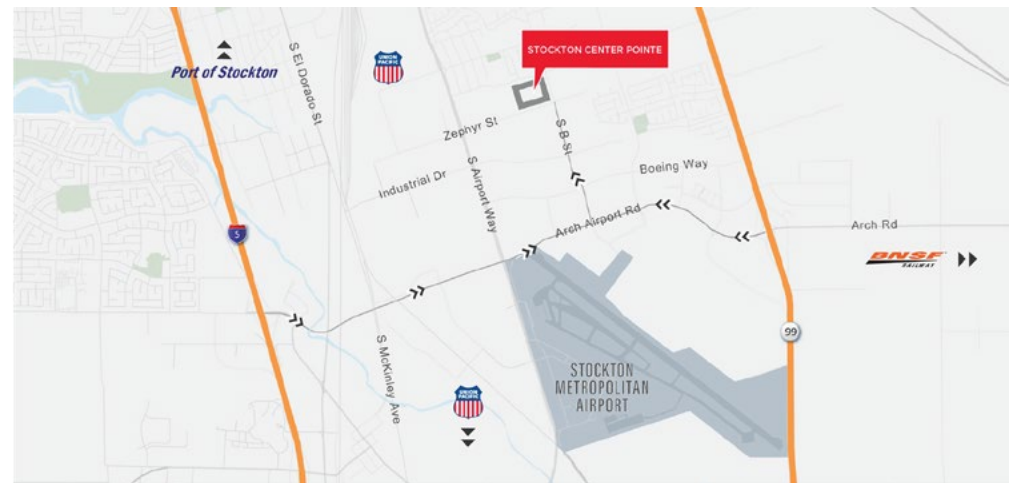
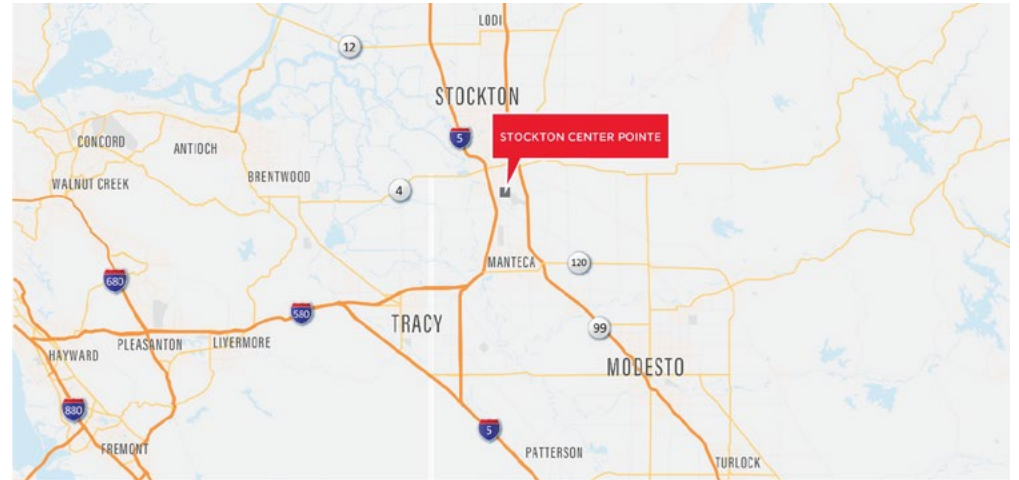
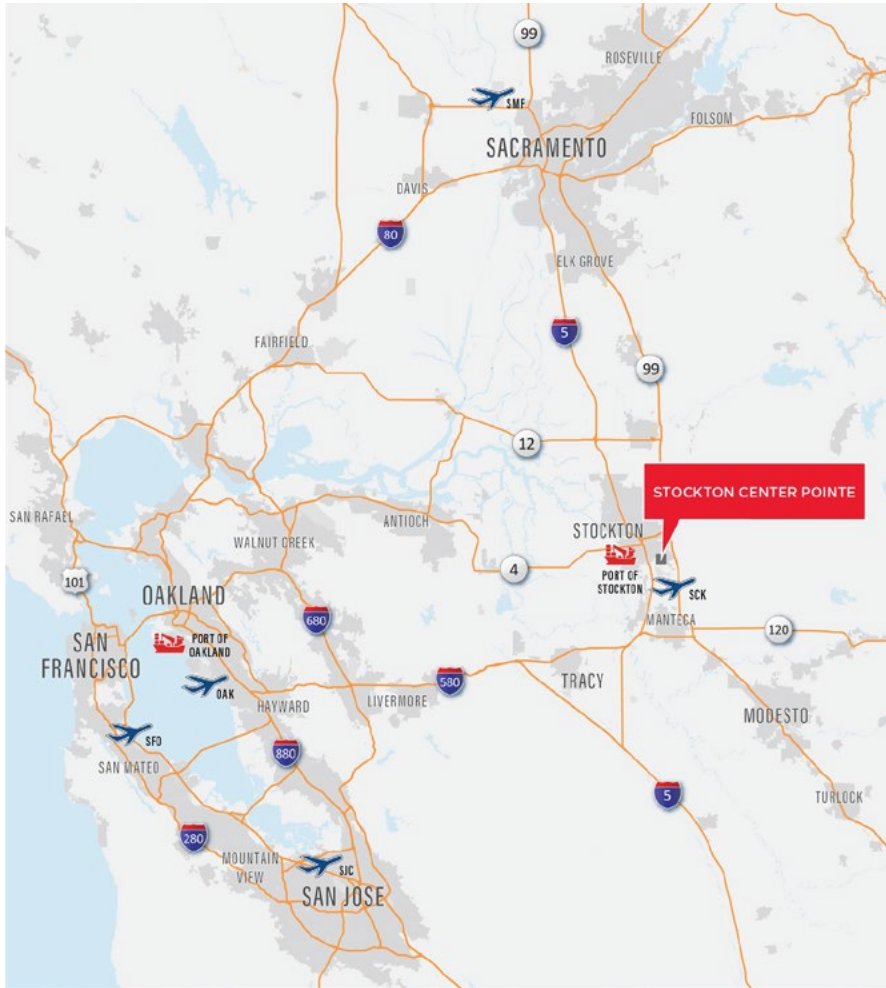
Site Plan



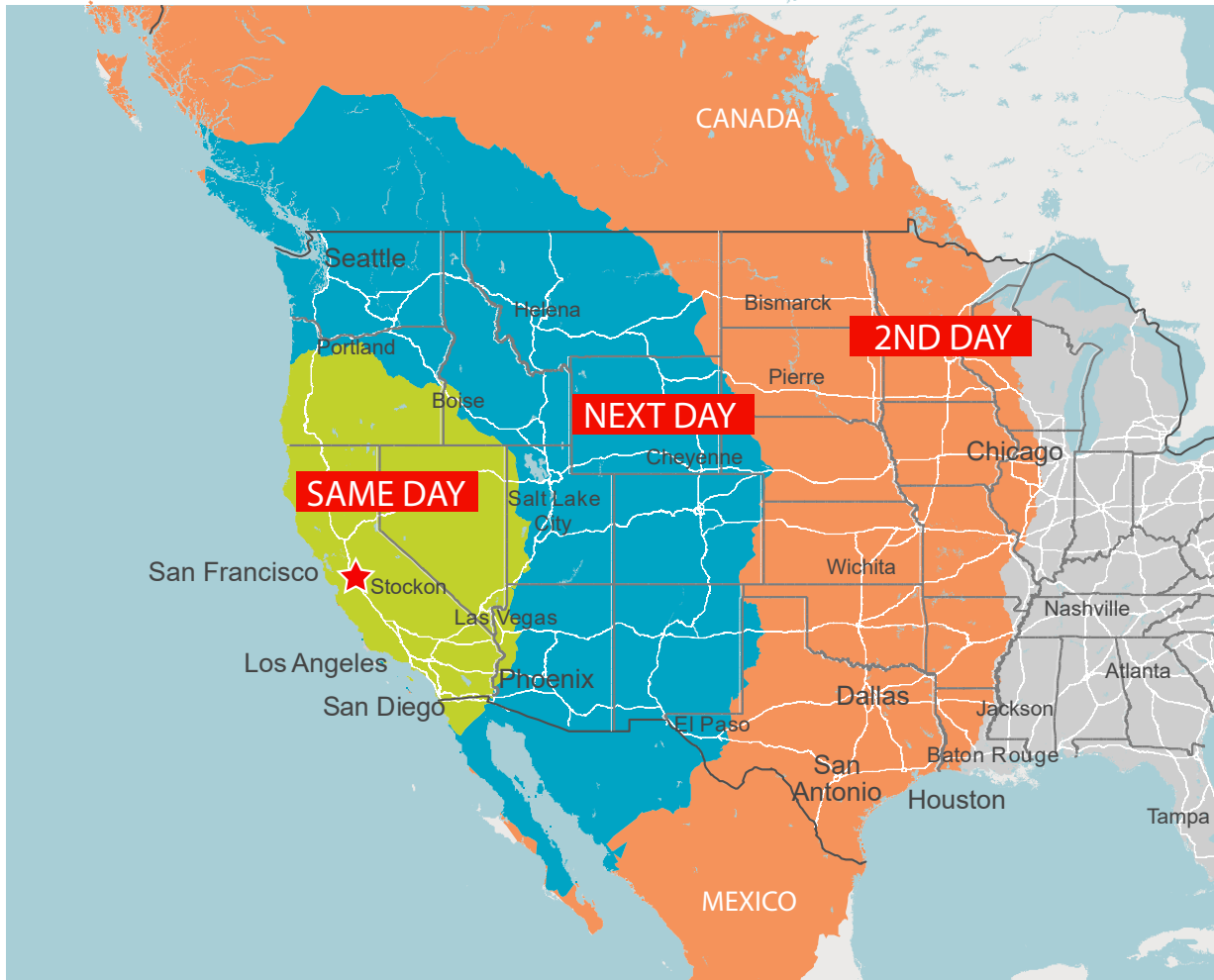
Market View



Site Location & Area



Access to Markets



LOCATION	MILES
Sacramento	50
Oakland	71
San Francisco	83
Los Angeles	338
San Diego	464
Las Vegas	525
Portland	625
Salt Lake City	697
Phoenix	709
Seattle	801
Denver	1,211
Dallas	1,683
Chicago	2,096

DRIVE TIMES	POPULATION
Same Day	45,925,208
Next Day	77,037,078
2-Day	138,070,457



Exclusively Listed By:

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