

FOR SALE
±79,040 SF

4547 FRONTIER WAY

STOCKTON, CALIFORNIA

INDUSTRIAL BUILDING WITH EXTRA LAND



LOCATION: 4547 Frontier Way, City of Stockton, San Joaquin County, California. Located in the Arch Road Business Park with outstanding access to Highway 99, Interstate 5 and UPRR and BNSF Intermodal. Corporate neighbors include Kraft, Sysco, FedEx, CostPlus, Raley's, Whirlpool, McDonald's, Trader Joe's and many others.

PARCEL: 7.66 acres. County Assessor's number 179-250-38

FEATURES:

- ◆ ±79,040 SF concrete tilt up building
- ◆ 10 dock high doors with pit levelers and seals
- ◆ 4 grade level loading doors
- ◆ 1000 amps, 480V power well distributed (verify)
- ◆ Natural gas service
- ◆ Fire sprinklers
- ◆ T-1 lines
- ◆ Security Camera System
- ◆ Energy efficient fluorescent warehouse lighting
- ◆ Fully Fenced Site
- ◆ State Enterprise Zone
- ◆ 28' average ceiling height
- ◆ 28.6' x 50' average column spacing
- ◆ ±4,800 two story office, recently remodeled
- ◆ Additional shipping office area
- ◆ Potentially divisible
- ◆ Extra land for parking, storage or expansion
- ◆ Frontage on Three Streets

PRICE: \$4,742,000.00 (\$60.00/SF)

FOR FURTHER INFORMATION PLEASE CONTACT:

John H. McManus, CCIM
Senior Director
209.546.7424

john.mcmanus@cushwake.com

Kevin R. Ahaesy
Director
510.891.5828

kevin.ahaesy@cushwake.com



**CUSHMAN &
WAKEFIELD®**

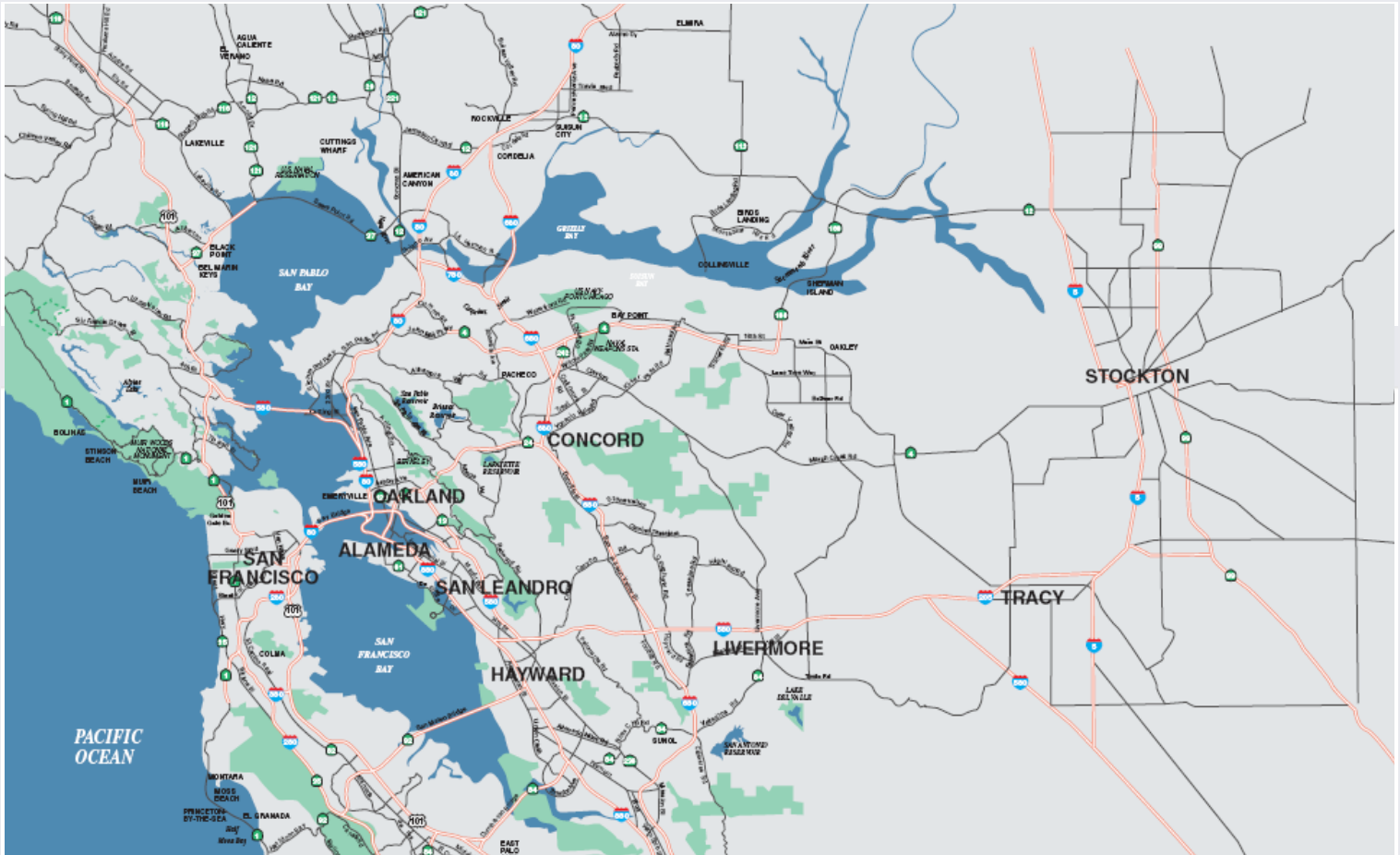
Global Real Estate SolutionsSM

No warranty written or representation, expressed or implied, is made to the accuracy of the information contained herein, the same is submitted subject to errors, omission, change of price, rental or other conditions, without notice, and to any special listing conditions imposed by our principles.

4547 FRONTIER WAY STOCKTON, CALIFORNIA

FOR SALE
±79,040 SF

REGIONAL MAP / LOCAL MAP



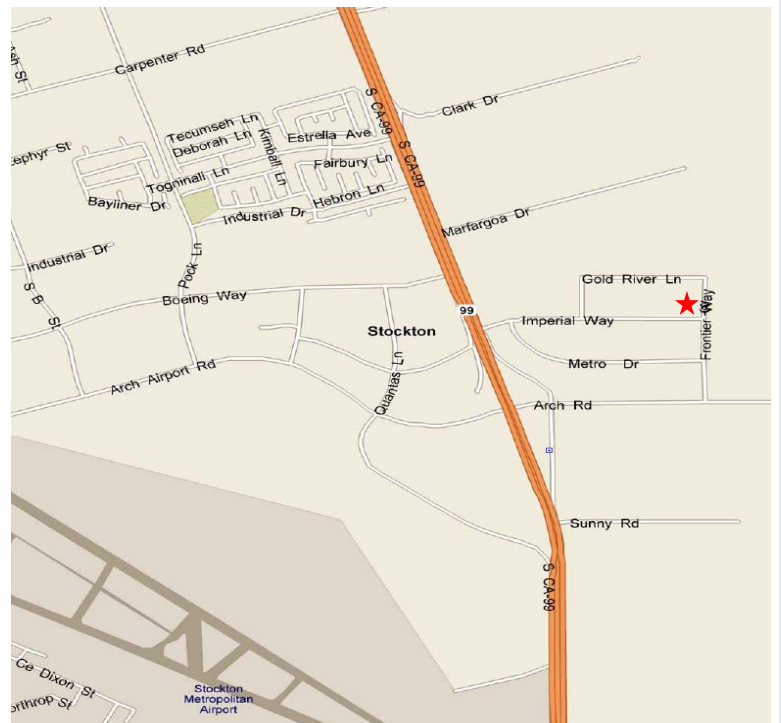
FOR FURTHER INFORMATION, PLEASE CONTACT:

John H. McManus, CCIM
Senior Director
john.mcmanus@cushwake.com
209.546.7424

Kevin R. Ahaesy
Director
kevin.ahaesy@cushwake.com
510.891.5828



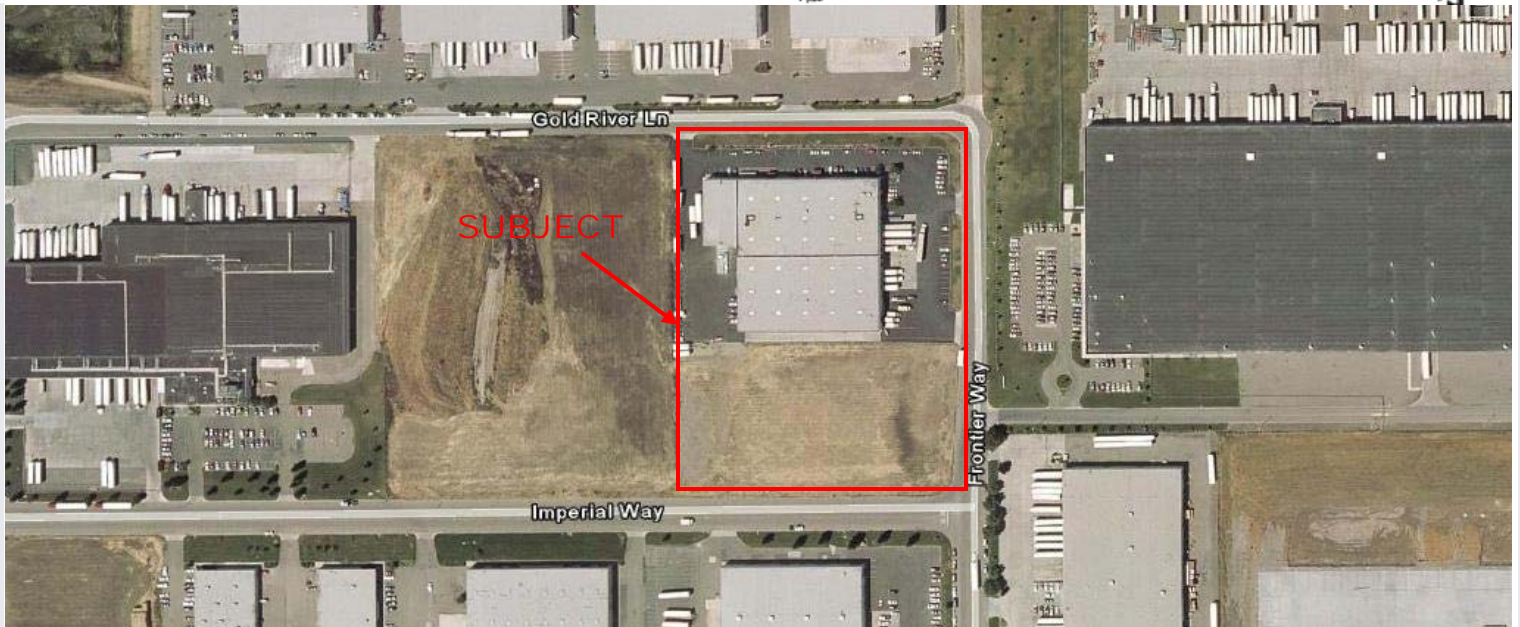
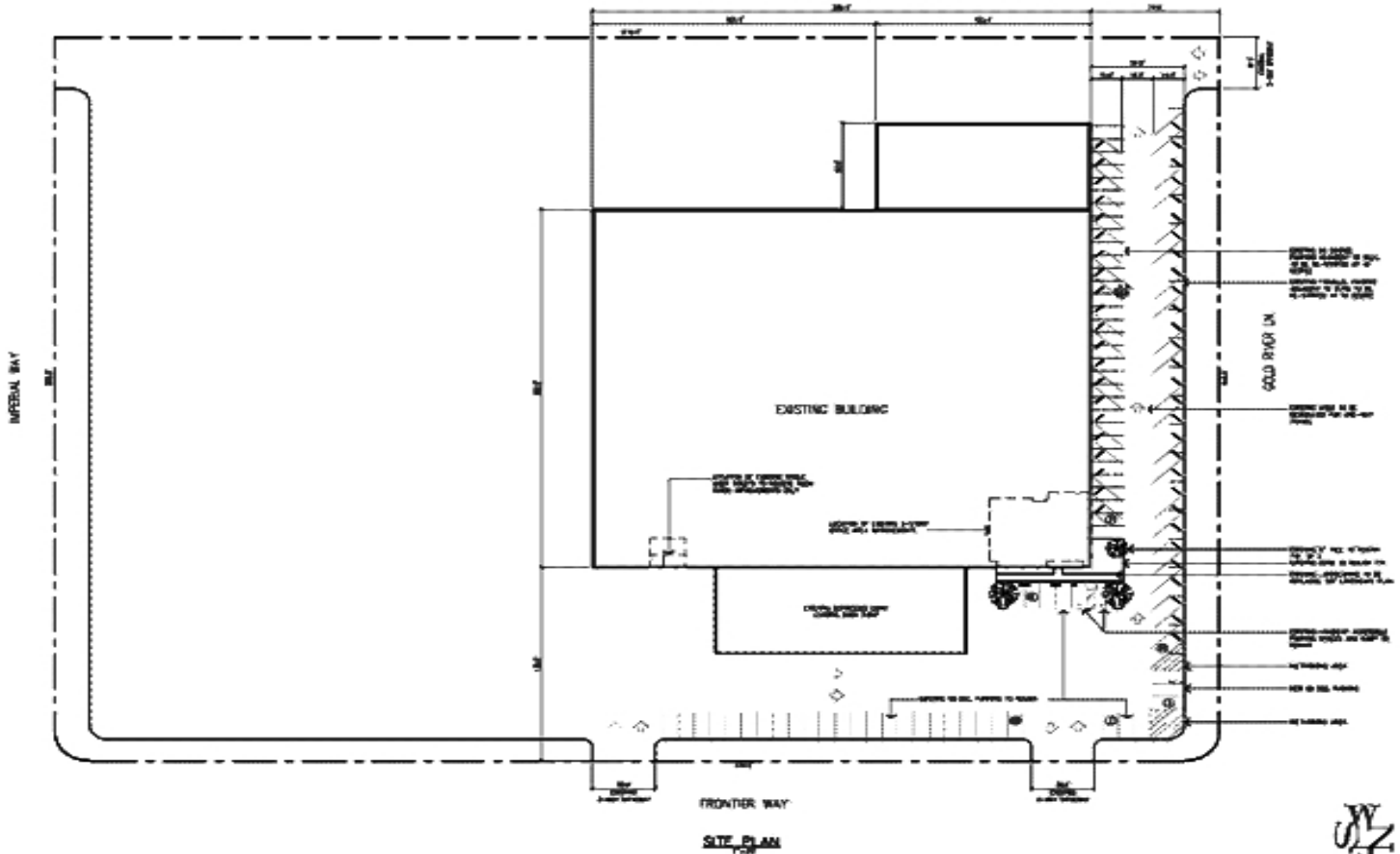
No warranty written or representation, expressed or implied, is made to the accuracy of the information contained herein, the same is submitted subject to errors, omission, change of price, rental or other conditions, without notice, and to any special listing conditions imposed by our principles



4547 FRONTIER WAY STOCKTON, CALIFORNIA

FOR SALE
±79,040 SF

SITE PLAN / AERIAL



FOR FURTHER INFORMATION, PLEASE CONTACT:

John H. McManus, CCIM
Senior Director

john.mcmanus@cushwake.com
209.546.7424

Kevin R. Ahaesy
Director

kevin.ahaesy@cushwake.com
510.891.5828

No warranty written or representation, expressed or implied, is made to the accuracy of the information contained herein, the same is submitted subject to errors, omission, change of price, rental or other conditions, without notice, and to any special listing conditions imposed by our principles.

 **CUSHMAN & WAKEFIELD**
Global Real Estate SolutionsSM