

CENTRAL INDUSTRIAL CENTER

1021 INDUSTRIAL DRIVE | STOCKTON, CA



State-of-the-Art Distribution and Manufacturing Buildings

Three Buildings Totaling ±1,090,160 SF For Lease



EXCLUSIVE LISTING AGENTS:

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BUILDING 3:
±833,280 SF

Building 1

CENTRAL INDUSTRIAL CENTER

3



BUILDING SPECS:

Building Size: ±135,200 SF

Office: To Suit

Clear height: 32'

Column spacing: 52' x 50'

Dock Doors: 29

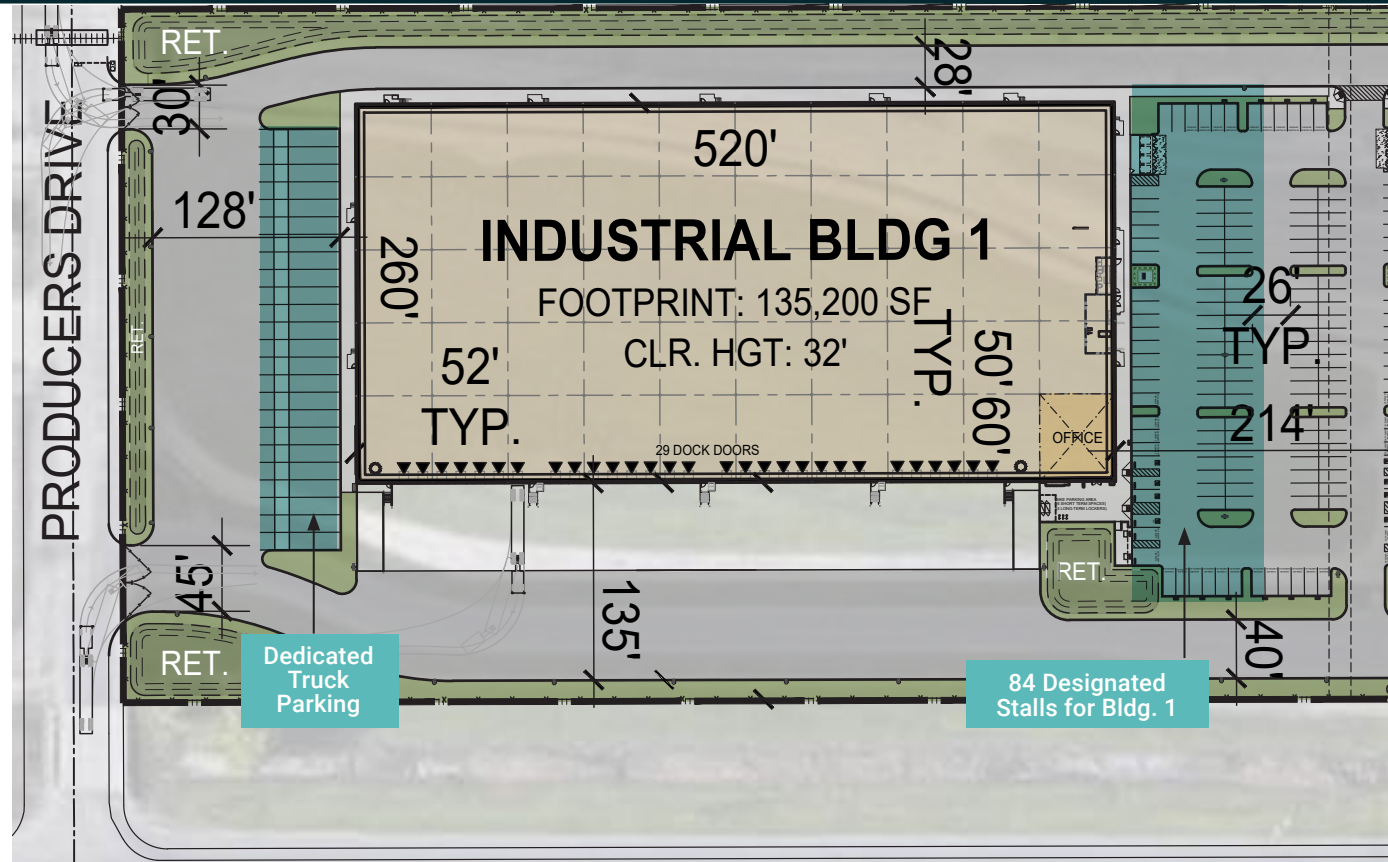
Ground-Level Doors: 2

Parking Stalls: 84

Truck Stalls: 24

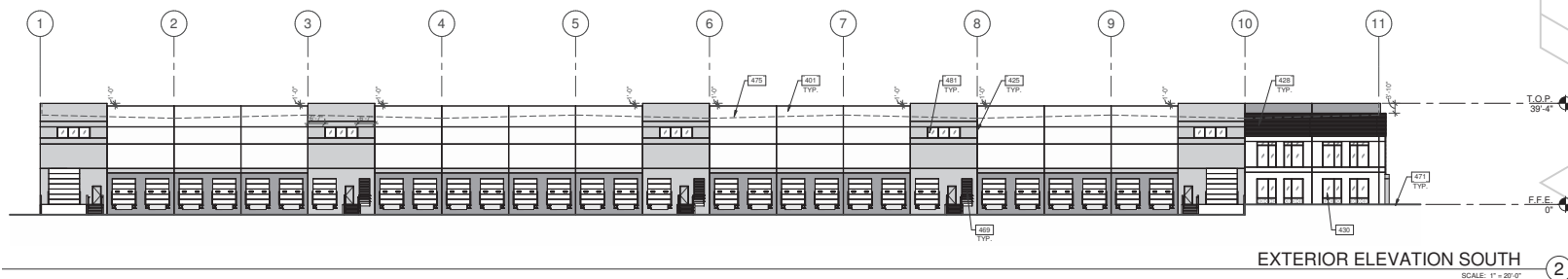
Truck Court: 135'

Sprinklers: ESFR



BUILDING 1 - ELEVATION

SITE PLAN





BUILDING SPECS:

Building Size: ±121,680 SF

Office: To Suit

Clear height: 32'

Column spacing: 52' x 50'

Dock Doors: 25

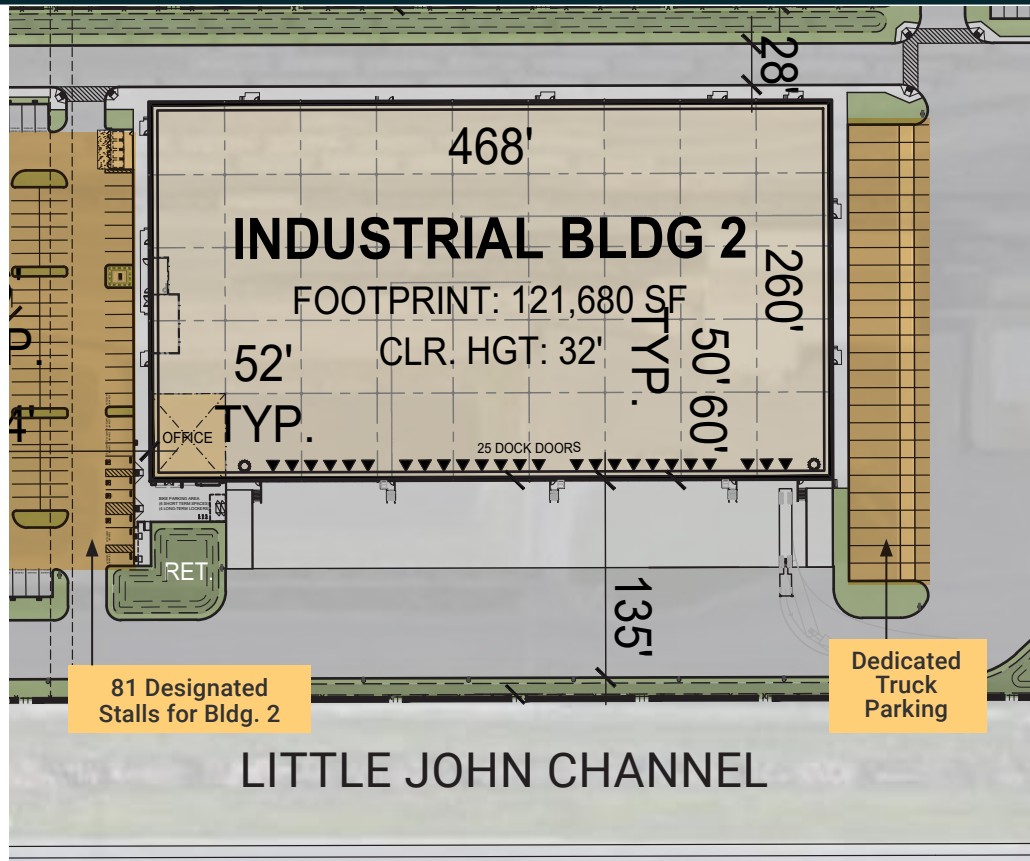
Ground-Level Doors: 2

Parking Stalls: 81

Truck Stalls: 26

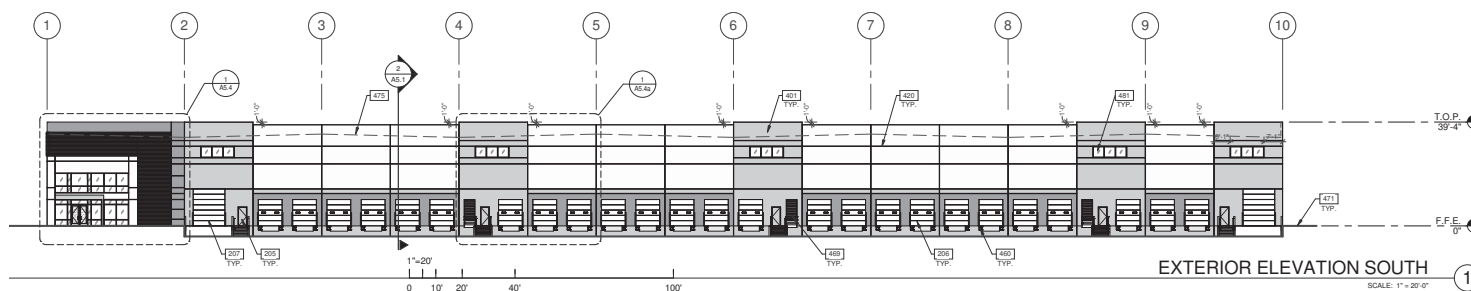
Truck Court: 135'

Sprinklers: ESFR



BUILDING 2 - ELEVATION

SITE PLAN





BUILDING SPECS:

Building Size: ±833,280 SF

Office: To Suit

Clear height: 40'

Column spacing: 56' x 50'

Dock Doors: 134

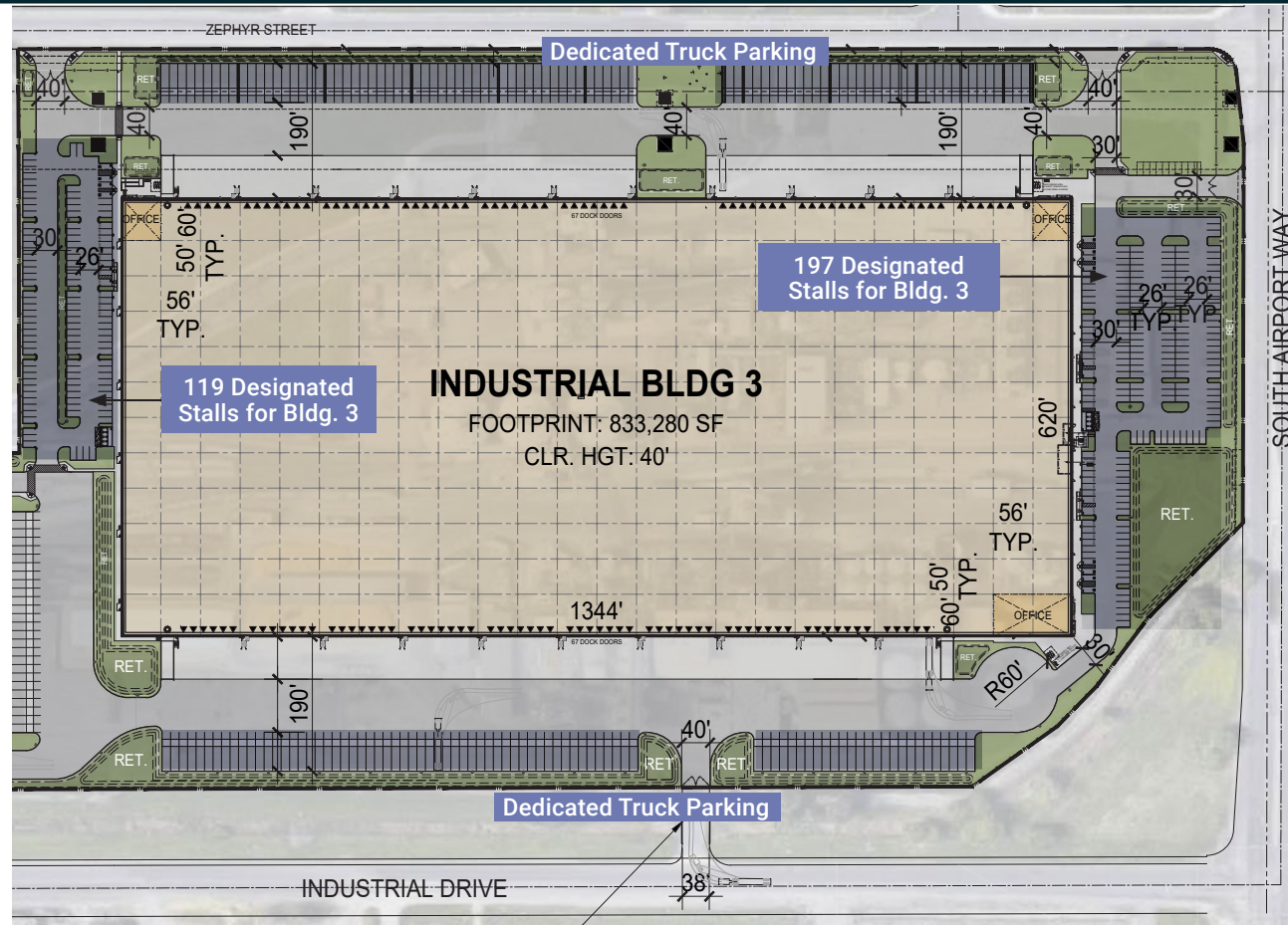
Ground-Level Doors: 4

Parking Stalls: 316

Truck Stalls: 172

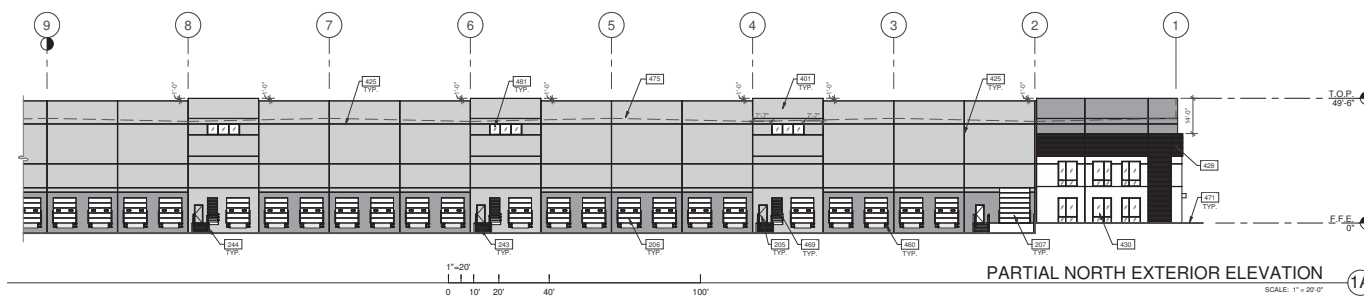
Truck Court: 190'

Sprinklers: ESFR



BUILDING 3 - ELEVATION

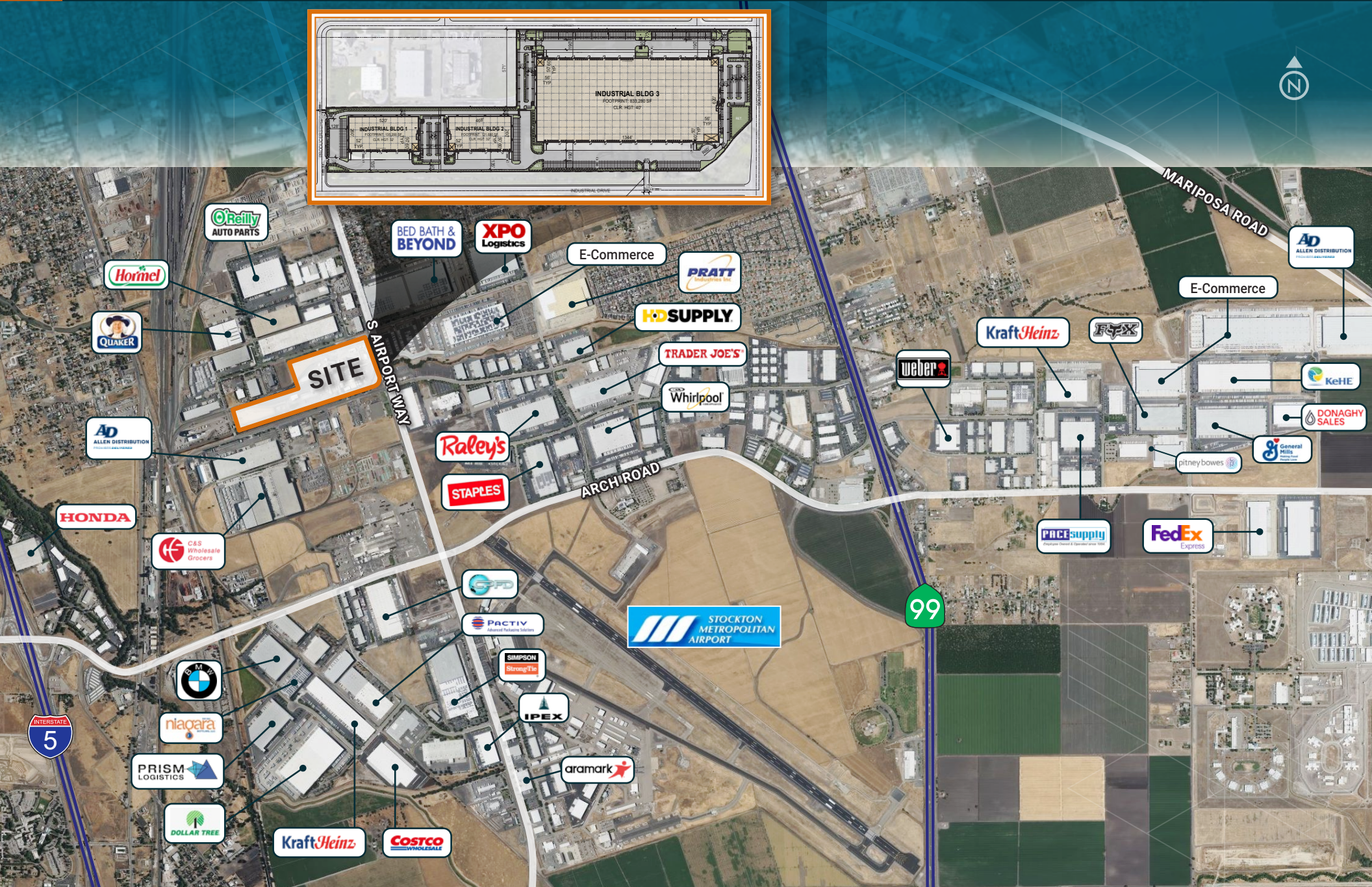
SITE PLAN



Corporate Neighbors Aerial View

CENTRAL INDUSTRIAL CENTER

6





STOCKTON LOCATION ADVANTAGE

CENTRAL
INDUSTRIAL
CENTER



SITE

On/Off Ramp

On/Off Ramp

99

INTERSTATE
5

ARCH ROAD

MARIPOSA ROAD

E CHARTER WAY

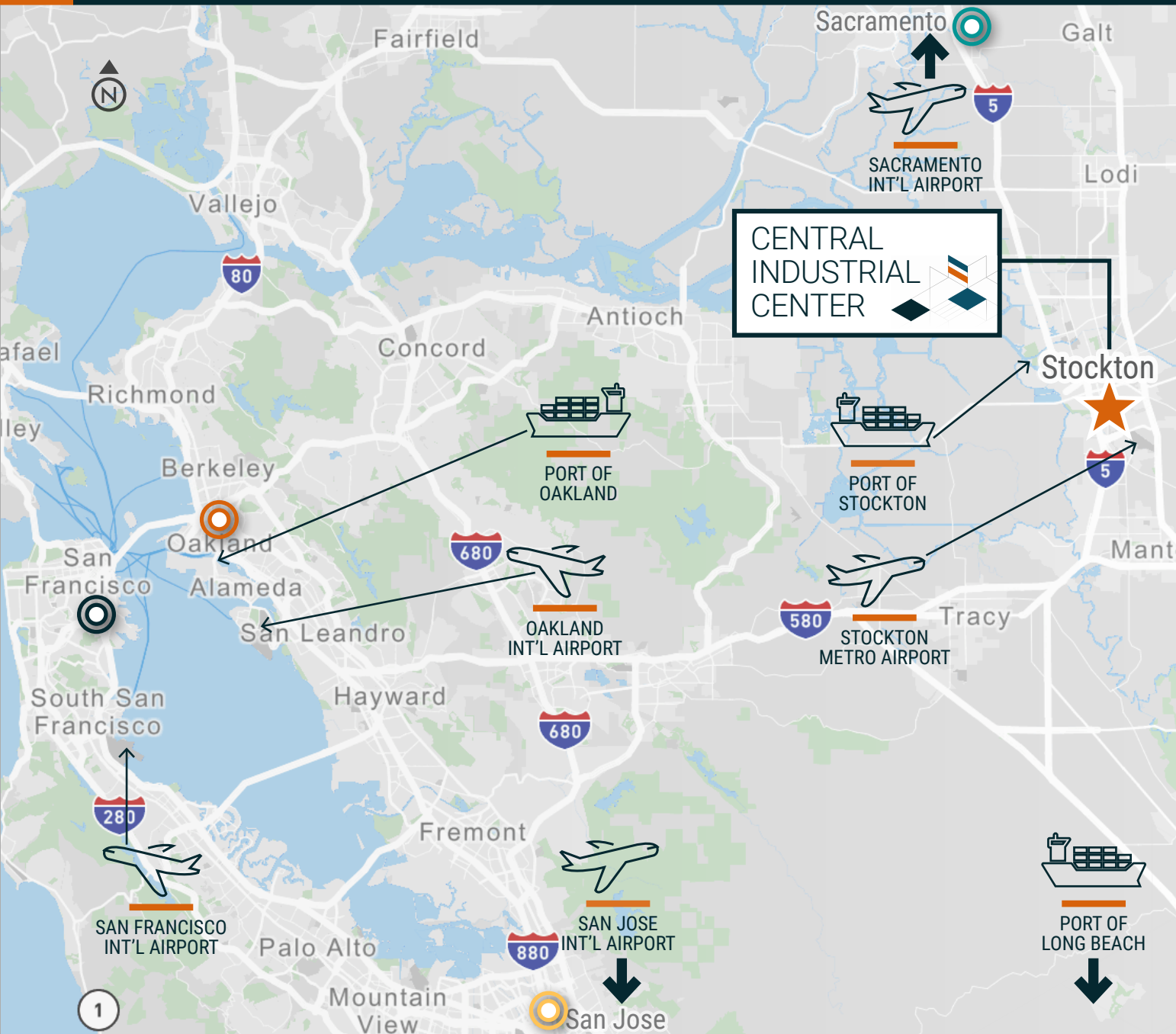
S AIRPORT WAY



Regional Market Access

CENTRAL INDUSTRIAL CENTER

8



From Site | DISTANCE



- PORT OF STOCKTON | 7.1 MILES
- PORT OF OAKLAND | 68.4 MILES
- PORT OF LONG BEACH | 360 MILES
- STOCKTON AIRPORT | 2.0 MILES
- SACRAMENTO AIRPORT | 65.2 MILES
- OAKLAND AIRPORT | 62.7 MILES
- SAN JOSE AIRPORT | 69.3 MILES
- SAN FRANCISCO AIRPORT | 78.2 MILES
- BNSF INTERMODAL | 5 MILES
- UNION PACIFIC INTERMODAL | 5 MILES

- SACRAMENTO | 54 MILES
- OAKLAND | 69 MILES
- SAN FRANCISCO | 81 MILES
- SAN JOSE | 79 MILES
- FRESNO | 121 MILES
- LOS ANGELES | 337 MILES

to Los Angeles ↓ Fresno

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