

AIRPARK

STOCKTON, CALIFORNIA

599



272-ACRE MASTER-PLANNED INDUSTRIAL PARK
3.47M TOTAL SF | 50K - 2.5M SF BUILDINGS | FLEXIBLE CONFIGURATIONS



BLAKE RASMUSSEN
Executive Managing Director
+1 209 481 7044
blake.rasmussen@cushwake.com
Lic # 01010250

KEVIN DAL PORTO
Executive Managing Director
+1 209 601 2476
kevin.dalporto@cushwake.com
Lic # 01212935

TYSON VALLENARI, SIOR
Executive Managing Director
+1 510 919 2328
tyson.vallenari@cushwake.com
Lic # 01480887

PROPERTY SUMMARY

Airpark 599 is a fully entitled, master-planned logistics park on 272 acres next to the Stockton Metropolitan Airport + Highway 99 in Stockton, California. As a hub for all major markets in Northern California, Airpark 599 will add 3.47 million square feet of Class A space—suitable for e-commerce fulfillment, distribution, or advanced manufacturing—while improving area infrastructure and bringing new jobs to a large, skilled workforce.

Airpark 599's centralized location offers ideal transportation needs with the ability to connect to area highways + interstates (Hwy 99, I-5, I-205), nearby rail intermodal facilities (BNSF, Union Pacific), regional ports (Port of Stockton, Port of Oakland) and air cargo transportation (Stockton Metro Airport).



LOGISTICS

- Located next to Stockton Metro Airport
- Nearby Class 1 intermodal facilities (BNSF, Union Pacific)
- STAA rated truck routes
- Direct access to Interstate 5 and Hwy 99
- 72 miles to the Port of Oakland
- Close proximity to Bay Area + Sacramento markets



LABOR

- Access to a diverse + skilled workforce
- 1 Million people within 30-mile drive
- Population of 311,000 in the City of Stockton
- Wide array of available + affordable housing opportunities



INFRASTRUCTURE

- Ample electrical service for heavy manufacturing
- Abundant sewer and water capacity for wet + high-employment uses
- Multiple data + telco service providers
- Off-site storm drainage for efficient site coverage



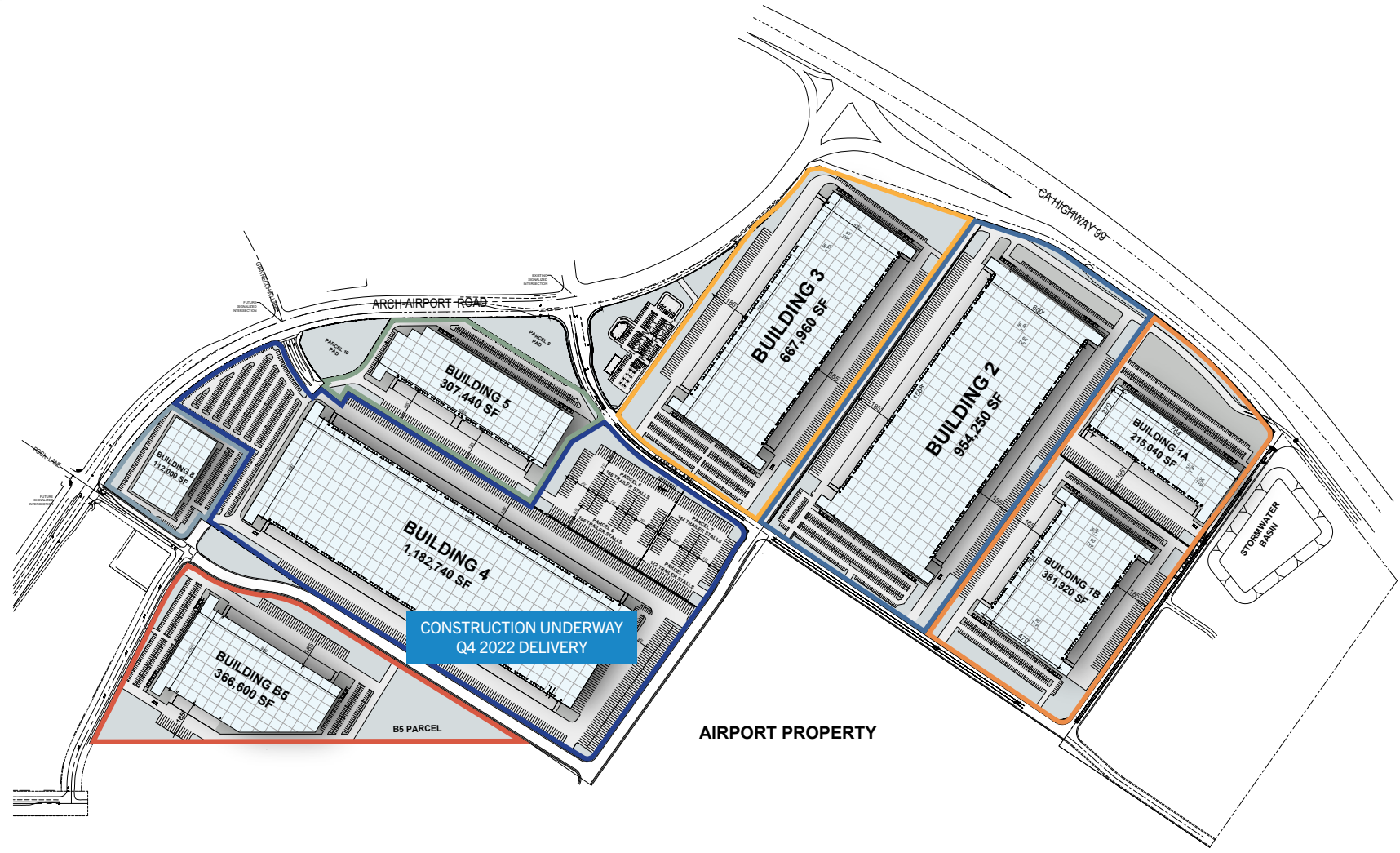


CONSTRUCTION HIGHLIGHTS

- Phased construction plan to facilitate county infrastructure
- Newly constructed roadways + signalized intersections surrounding the park
- Centralized location connecting to area freeways, intermodal facilities + ports throughout the Central Valley and Bay Area
- Premium, Class A warehouse facilities with modern office/amenities
- Suitable for fulfillment center or distribution-type location
- Optimal truck court size + trailer parking
- Flexible site or building configurations to fit tenant needs

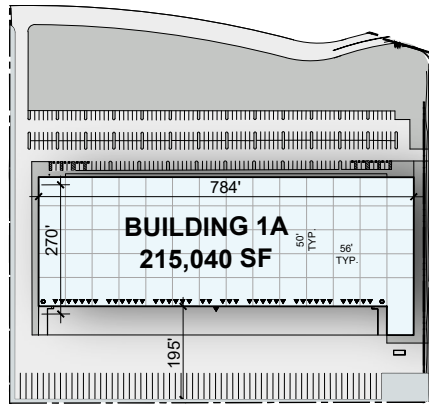
PROPOSED SITE PLAN*

SITE 1	39.10 AC
BUILDING 1A	215,040 SF
BUILDING 1B	381,920 SF
SITE 2	45.95 AC
BUILDING 2	954,250 SF
SITE 3	36.58 AC
BUILDING 3	667,960 SF
SITE 4	57.33 AC
BUILDING 4	1,182,740 SF
SITE 5	16.36 AC
BUILDING 5	307,440 SF
SITE 8	6.54 AC
BUILDING 8	112,000 SF
SITE B5	28.16 AC
BUILDING B5	366,600 SF

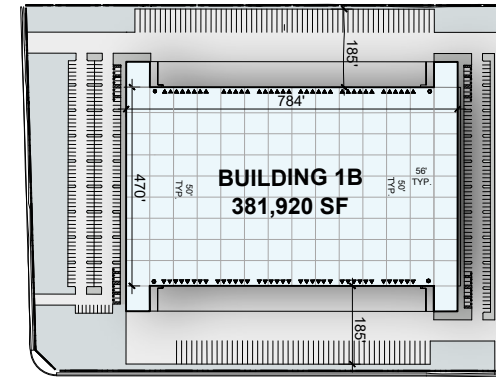


*SUBJECT TO CHANGE. PROPOSED SITE PLAN MAY BE ALTERED TO FIT TENANT NEEDS. CONTACT BROKER FOR DETAILS.

BUILDING SPECIFICATIONS

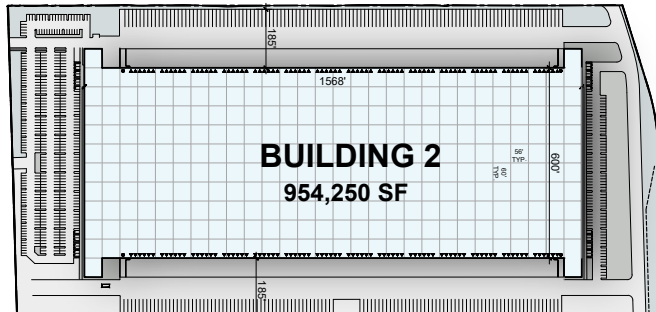


BUILDING 1A	
BUILDING SF	215,040 SF
BUILDING DIMENSIONS	784' X 270'
CLEARANCE HEIGHT	40'
COLUMN SPACING	56' X 50'
DOCK-HIGH DOORS	144
GRADE LEVEL DOORS	4
TRUCK COURT	195'
FLOORING	7" REINFORCED CONCRETE
AUTO PARKING	320
TRAILER PARKING	68

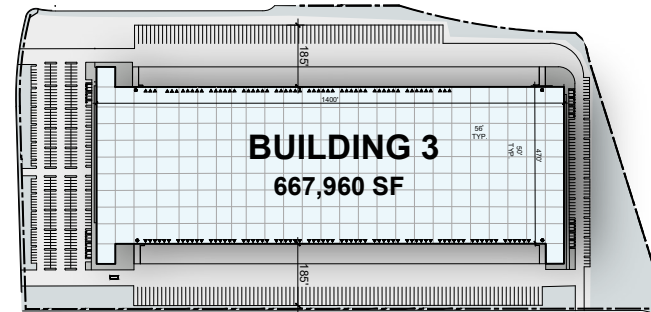


BUILDING 1B	
BUILDING SF	381,920 SF
BUILDING DIMENSIONS	784' X 470'
CLEARANCE HEIGHT	40'
COLUMN SPACING	60' X 50'
DOCK-HIGH DOORS	75
GRADE LEVEL DOORS	4
TRUCK COURT	185'
FLOORING	7" REINFORCED CONCRETE
AUTO PARKING	325
TRAILER PARKING	110

BUILDING SPECIFICATIONS



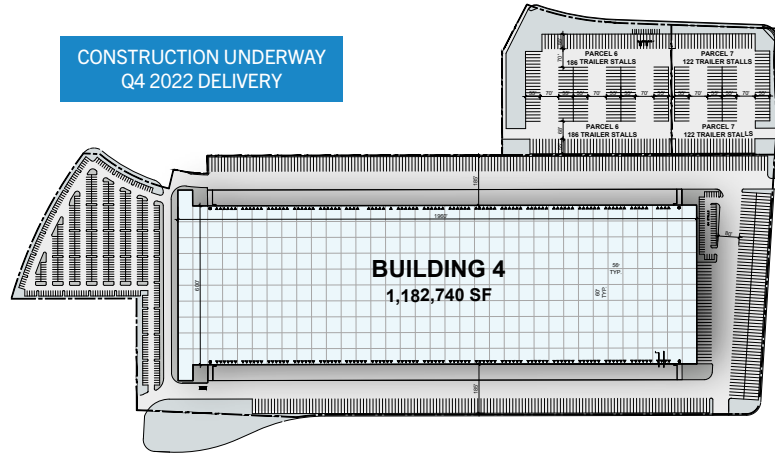
BUILDING 2	
BUILDING SF	954,250 SF
BUILDING DIMENSIONS	1568' X 600'
CLEARANCE HEIGHT	40'
COLUMN SPACING	60' X 56'
DOCK-HIGH DOORS	166
GRADE LEVEL DOORS	4
TRUCK COURT	185'
FLOORING	7" REINFORCED CONCRETE
AUTO PARKING	476
TRAILER PARKING	400



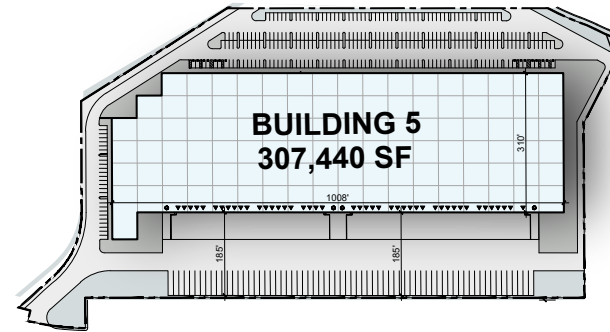
BUILDING 3	
BUILDING SF	667,960 SF
BUILDING DIMENSIONS	1400' X 470'
CLEARANCE HEIGHT	40'
COLUMN SPACING	56' X 50'
DOCK-HIGH DOORS	126
GRADE LEVEL DOORS	4
TRUCK COURT	185'
FLOORING	7" REINFORCED CONCRETE
AUTO PARKING	464
TRAILER PARKING	178

BUILDING SPECIFICATIONS

CONSTRUCTION UNDERWAY
Q4 2022 DELIVERY

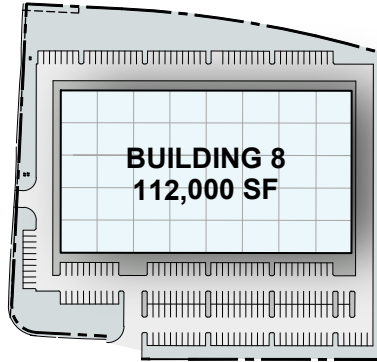


BUILDING 4	
BUILDING SF	1,182,740 SF
BUILDING DIMENSIONS	1960' X 600'
CLEARANCE HEIGHT	40'
COLUMN SPACING	56' X 60'
DOCK-HIGH DOORS	216
GRADE LEVEL DOORS	4
TRUCK COURT	185'
FLOORING	7" REINFORCED CONCRETE
AUTO PARKING	697
TRAILER PARKING	792 (COMBINED W/PARCEL 6+7)

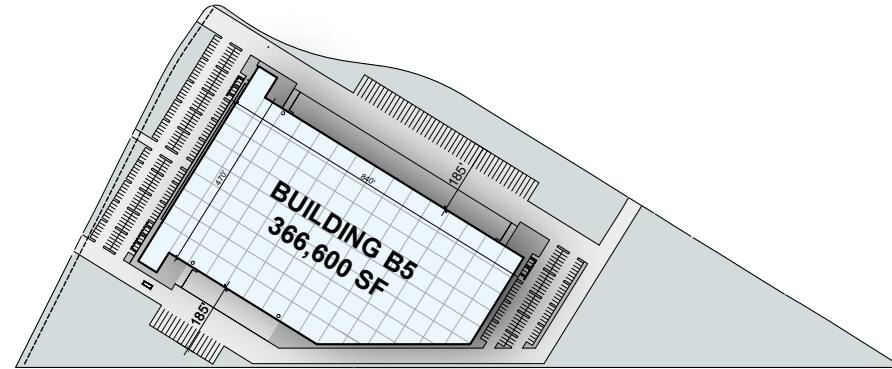


BUILDING 5	
BUILDING SF	307,440 SF
BUILDING DIMENSIONS	1008' X 310'
CLEARANCE HEIGHT	40'
COLUMN SPACING	56' X 50'
DOCK-HIGH DOORS	46
GRADE LEVEL DOORS	2
TRUCK COURT	185'
FLOORING	7" REINFORCED CONCRETE
AUTO PARKING	307
TRAILER PARKING	68

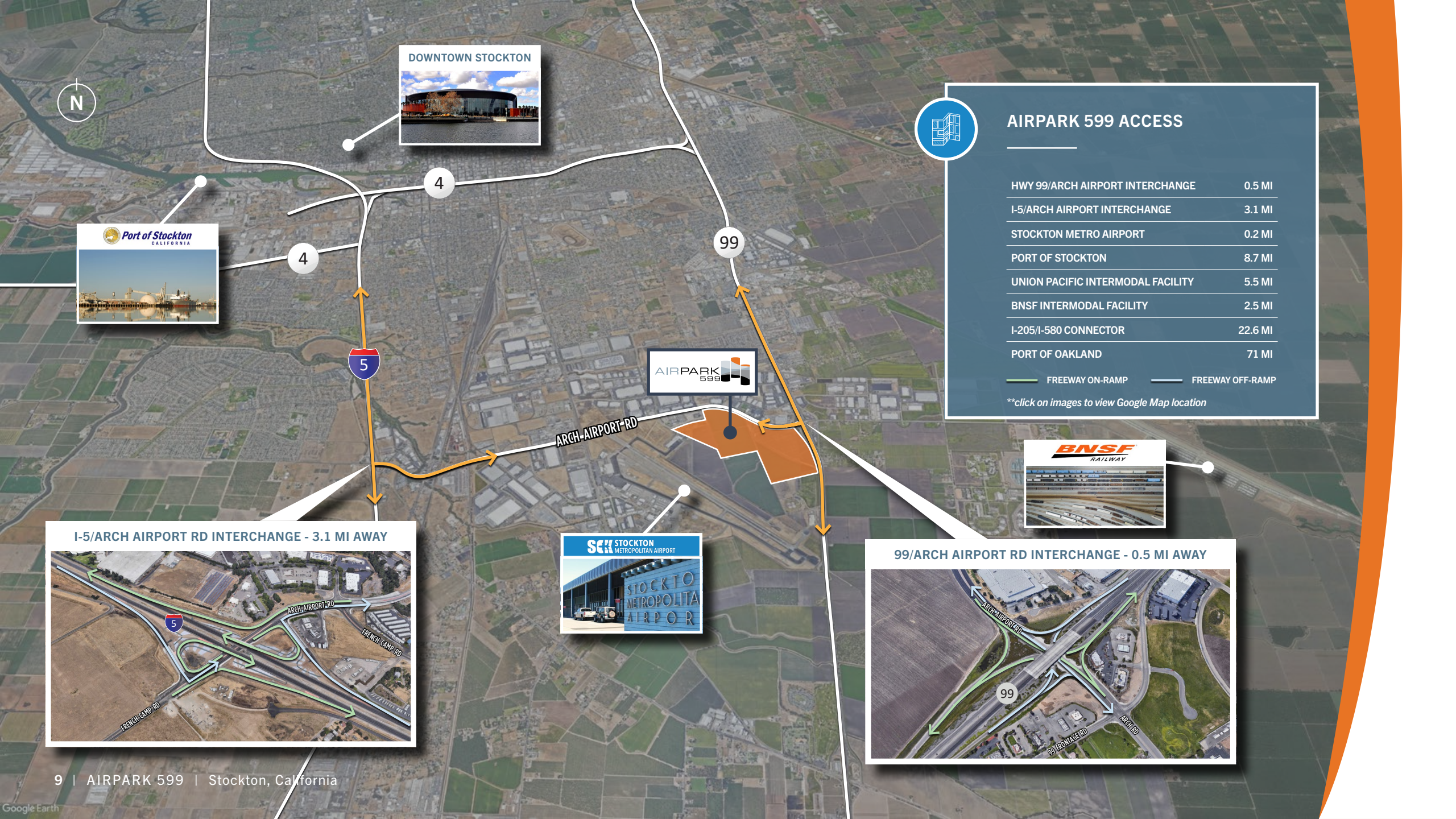
BUILDING SPECIFICATIONS



BUILDING 8	
BUILDING SF	112,000 SF
BUILDING DIMENSIONS	382' X 250'
CLEARANCE HEIGHT	-
COLUMN SPACING	-
DOCK-HIGH DOORS	-
GRADE LEVEL DOORS	-
TRUCK COURT	185'
FLOORING	7" REINFORCED CONCRETE
AUTO PARKING	207
TRAILER PARKING	-



BUILDING B5	
BUILDING SF	366,600 SF
BUILDING DIMENSIONS	972' X 570'
CLEARANCE HEIGHT	40'
COLUMN SPACING	56' X 50'
DOCK-HIGH DOORS	83
GRADE LEVEL DOORS	4
TRUCK COURT	185'
FLOORING	7" REINFORCED CONCRETE
AUTO PARKING	360
TRAILER PARKING	60



DOWNTOWN STOCKTON



Port of Stockton
CALIFORNIA



AIRPARK 599 ACCESS

HWY 99/ARCH AIRPORT INTERCHANGE	0.5 MI
I-5/ARCH AIRPORT INTERCHANGE	3.1 MI
STOCKTON METRO AIRPORT	0.2 MI
PORT OF STOCKTON	8.7 MI
UNION PACIFIC INTERMODAL FACILITY	5.5 MI
BNSF INTERMODAL FACILITY	2.5 MI
I-205/I-580 CONNECTOR	22.6 MI
PORT OF OAKLAND	71 MI

— FREEWAY ON-RAMP — FREEWAY OFF-RAMP

**click on images to view Google Map location



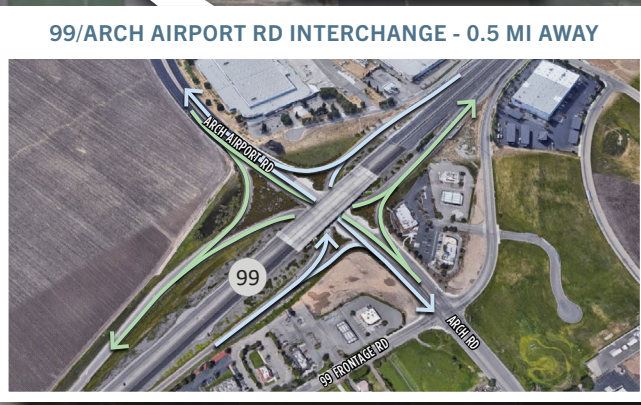
BNSF
RAILWAY



Stockton
METROPOLITAN AIRPORT



I-5/ARCH AIRPORT RD INTERCHANGE - 3.1 MI AWAY



99/ARCH AIRPORT RD INTERCHANGE - 0.5 MI AWAY



SURROUNDING TENANTS

- | | |
|---------------------------|----------------------------|
| 1. ALLEN DISTRIBUTION | 25. KINGSDOWN |
| 2. DOLLAR TREE | 26. AMAZON |
| 3. MEDLINE | 27. COST PLUS WORLD MARKET |
| 4. BAY VALLEY FOODS | 28. XPO LOGISTICS |
| 5. NIAGRA BOTTLING | 29. WHIRLPOOL |
| 6. BMW | 30. WORLD CLASS DIST. |
| 7. YD WINDOWS | 31. CROWN BOLT |
| 8. SIMPSON STRONG-TIE | 32. LUCY & ASSOCIATES |
| 9. COASTAL PACIFIC FOODS | 33. CLIMATE PROS |
| 10. C&S WHOLESALE GROCERS | 34. QUEST INDUSTRIES |
| 11. ALLEN DISTRIBUTION | 35. TRADER JOE'S |
| 12. MILESTONE TRAILER | 36. SJ DISTRIBUTORS |
| 13. ONTRAC | 37. SHEPARD BROS |
| 14. UNITED FACILITIES | 38. TENTH STREET HATS |
| 15. NIAGRA BOTTLING | 39. U.S. POSTAL SERVICE |
| 16. PRISM LOGISTICS | 40. LAWLY'S VITAMIN SUPPLY |
| 17. O'REILLY AUTO PARTS | 41. PACTIV |
| 18. STAPLES | 42. GILBERT |
| 19. BEST EXPRESS FOODS | 43. PG&E |
| 20. MAK FREIGHT | 44. LE TOTE |
| 21. PEARL CORP | |
| 22. PRIMESOURCE | |
| 23. UNIFIED GROCERS | |
| 24. STARLINE INDUSTRIES | |



SEW STOCKTON
METROPOLITAN AIRPORT

AIRPARK
599

99

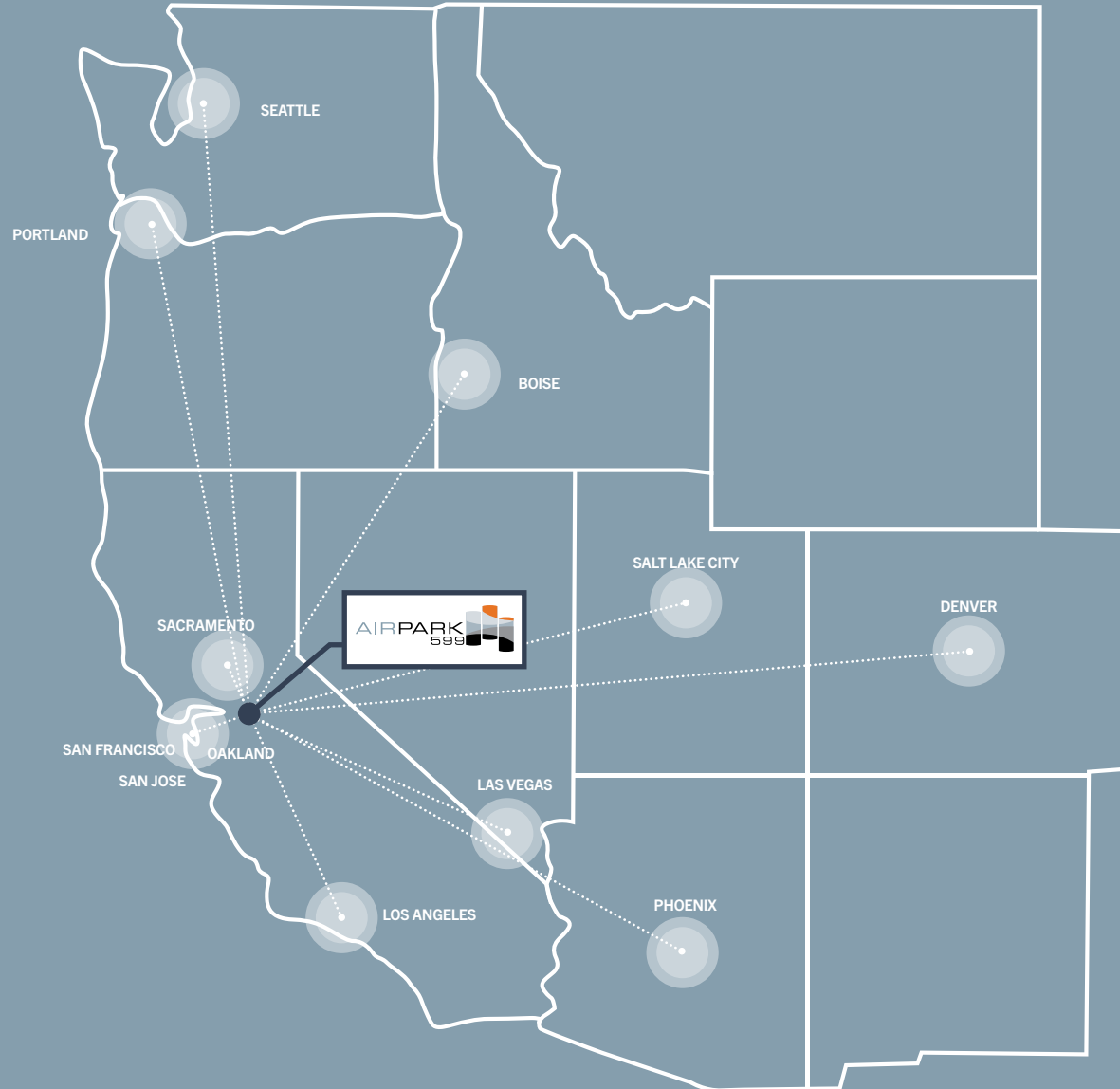


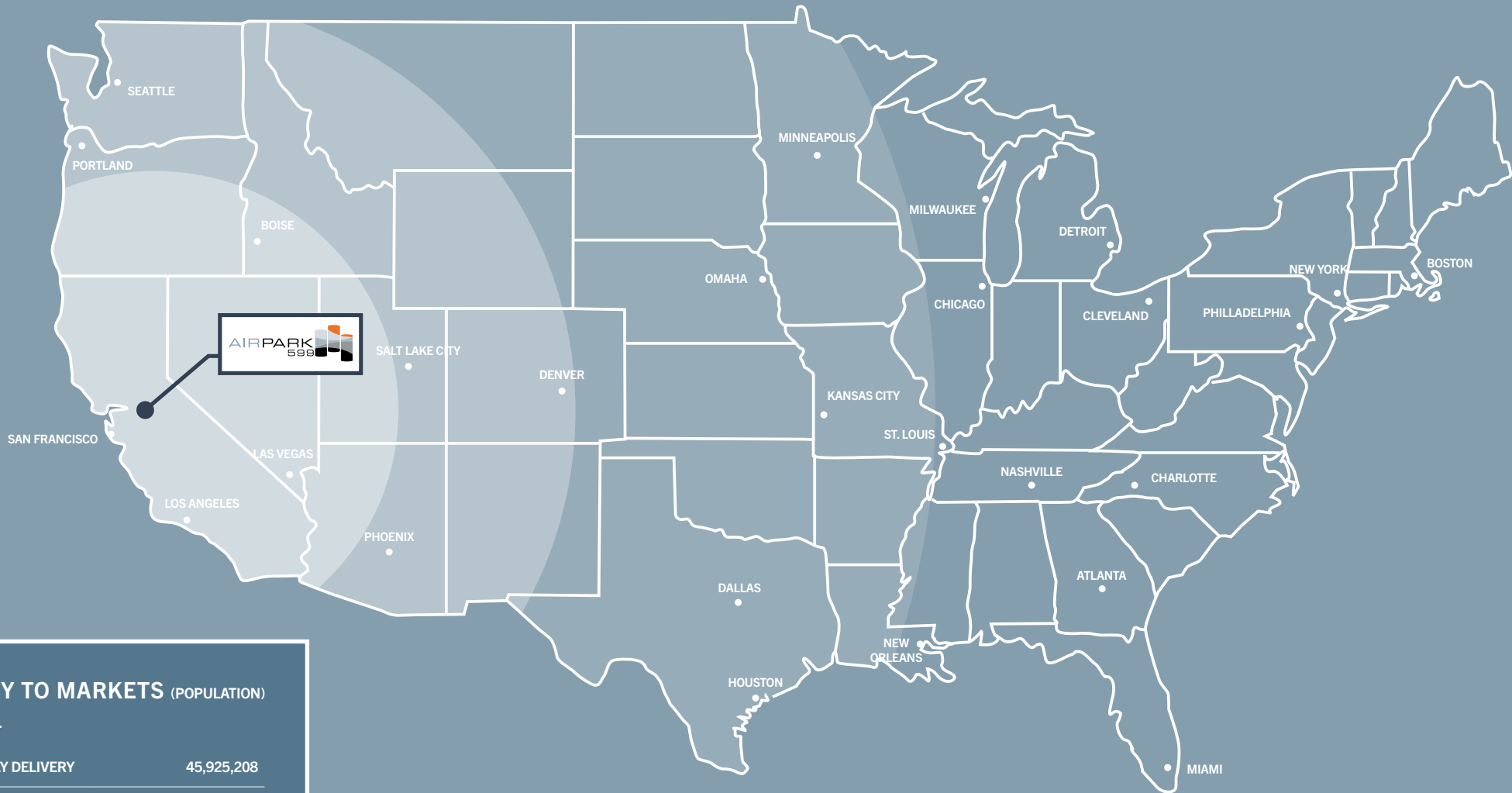
PROXIMITY TO MARKETS

CITY	MILES
SACRAMENTO	52
OAKLAND	71
SAN JOSE	74
SAN FRANCISCO	82
FRESNO	119
LOS ANGELES	336
LAS VEGAS	511
BOISE	601
PORTLAND	630
SALT LAKE CITY	698
PHOENIX	708
SEATTLE	804
DENVER	1,209

AIRPORTS	MILES
STOCKTON	1
SACRAMENTO	65
OAKLAND	65
SAN JOSE	76
SAN FRANCISCO	83

PORTS	MILES
OAKLAND	71
LA/LONG BEACH	362
PORTLAND	645
SEATTLE	808





 **DELIVERY TO MARKETS** (POPULATION)

● SAME DAY DELIVERY	45,925,208
● NEXT DAY DELIVERY	77,037,078
● TWO DAY DELIVERY	138,070,457

AIRPARK

STOCKTON, CALIFORNIA

599



AIRPARK599.COM



BLAKE RASMUSSEN

Executive Managing Director

+1 209 481 7044

blake.rasmussen@cushwake.com

Lic # 01010250

KEVIN DAL PORTO

Executive Managing Director

+1 209 601 2476

kevin.dalporto@cushwake.com

Lic # 01212935

TYSON VALLENARI, SIOR

Executive Managing Director

+1 510 919 2328

tyson.vallenari@cushwake.com

Lic # 01480887

©2021 Cushman & Wakefield. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.