

# MARIPOSA INDUSTRIAL PARK

Mariposa Road | Stockton, California

±177-Acre Business Park | ±152,190 - 1,388,800 SF Building Sizes

FOR SALE/LEASE/BUILD-TO-SUIT



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## PROPERTY INFORMATION

Total Land Size:	177 Acres
Total Building SF:	3,168,190 SF
Zoning:	IL (City of Stockton)
Sewer:	City of Stockton
Water:	City of Stockton
Electrical:	PG&E
Gas:	PG&E
Storm:	On-Site Detention

Mariposa Industrial Park is a new 177-Acre business + logistics park project within the central industrial hub of Stockton, California. The project is strategically located with direct access to Central Valley +Bay Area markets through nearby highways (I-5, CA Hwy 4, CA Hwy 120), intermodal facilities (BNSF, Union Pacific) air cargo (Stockton Metro), and ports (Port of Oakland, Port of Stockton).

Mariposa Industrial Park offers a large population and workforce—drawing from the cities from Stockton, Modesto, Lathrop, Tracy, and surrounding areas.





## CONCEPTUAL SITE PLAN 1

### PHASE I 69.56 ACRES

BUILDING 1 1,388,800 SF

AUTO PARKING 854 STALLS  
TRAILER PARKING 344 STALLS

### PHASE II 107.48 ACRES

BUILDING 5 152,190 SF

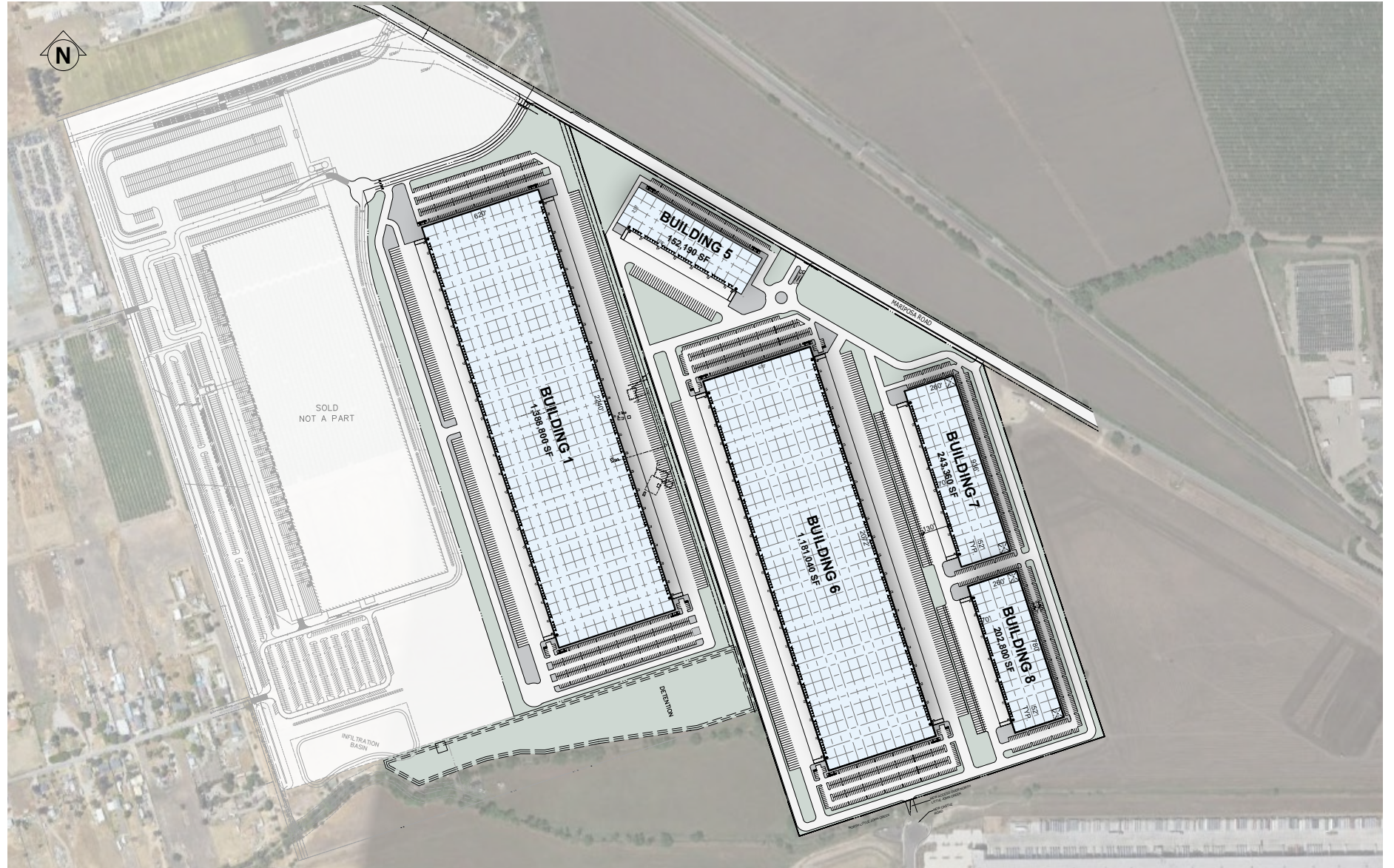
BUILDING 6 1,181,040 SF

BUILDING 7 243,360 SF

BUILDING 8 202,800 SF

AUTO PARKING 1,463 STALLS  
TRAILER PARKING 445 STALLS

\* Site plan subject to change. Proposed site plan may be altered to fit tenant needs. Contact broker for details.





## CONCEPTUAL SITE PLAN 2

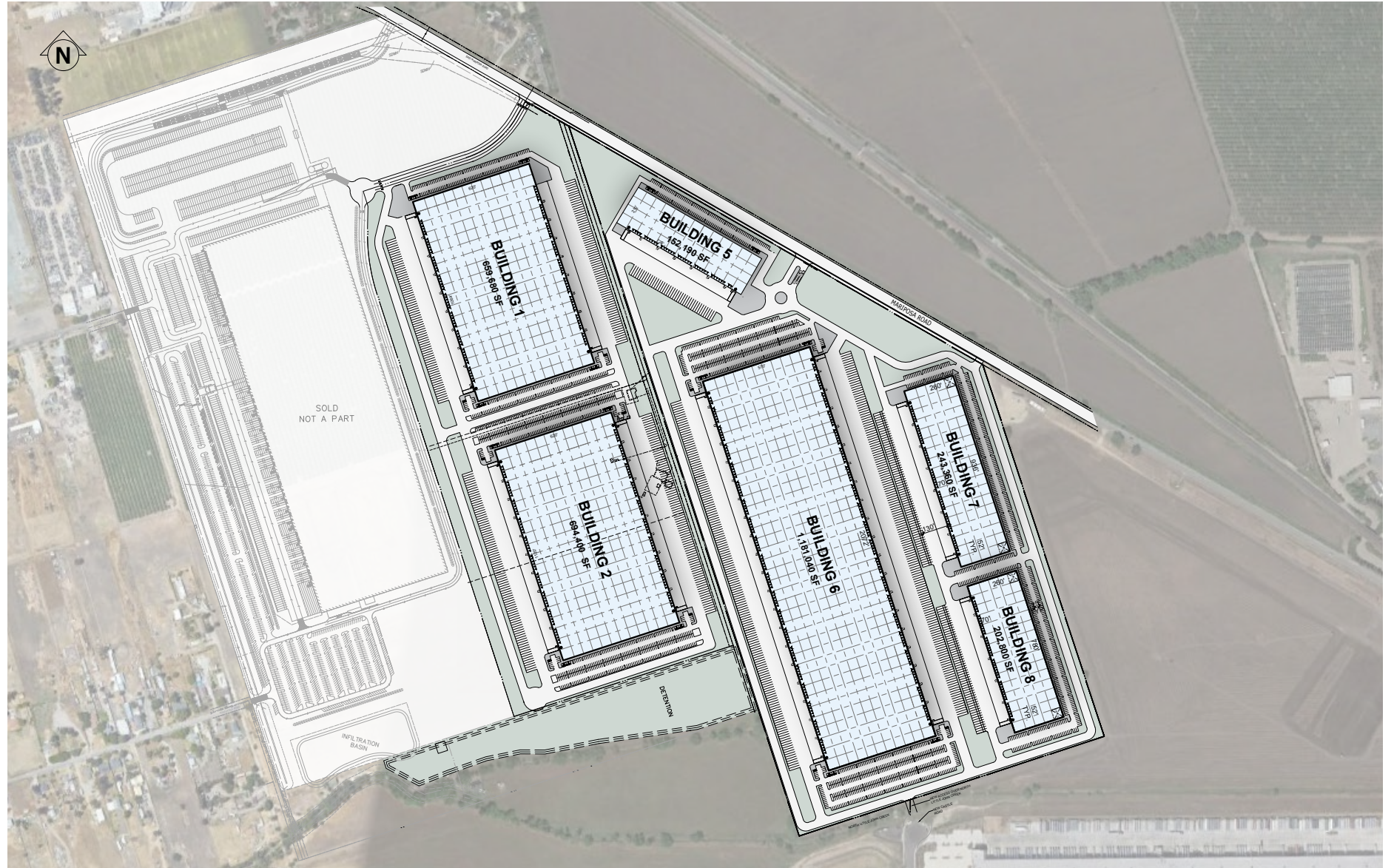
### PHASE I 69.56 ACRES

BUILDING 1	659,680 SF
BUILDING 2	694,400 SF
AUTO PARKING	898 STALLS
TRAILER PARKING	320 STALLS

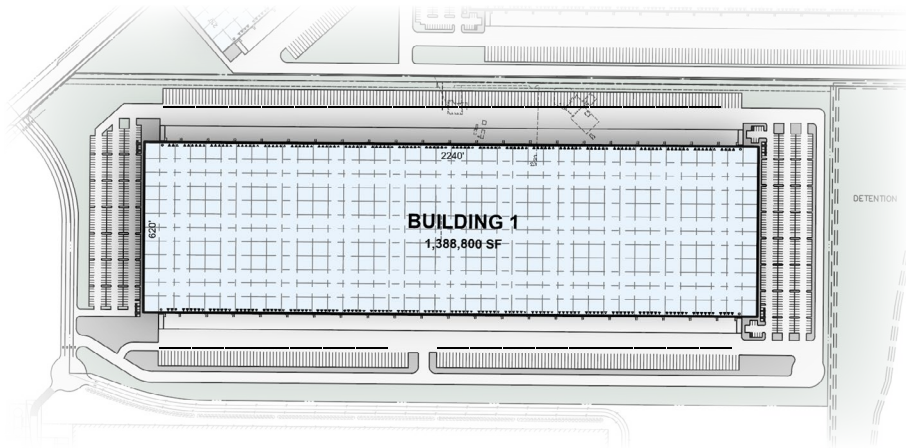
### PHASE II 107.48 ACRES

BUILDING 5	152,190 SF
BUILDING 6	1,181,040 SF
BUILDING 7	243,360 SF
BUILDING 8	202,800 SF
AUTO PARKING	1,463 STALLS
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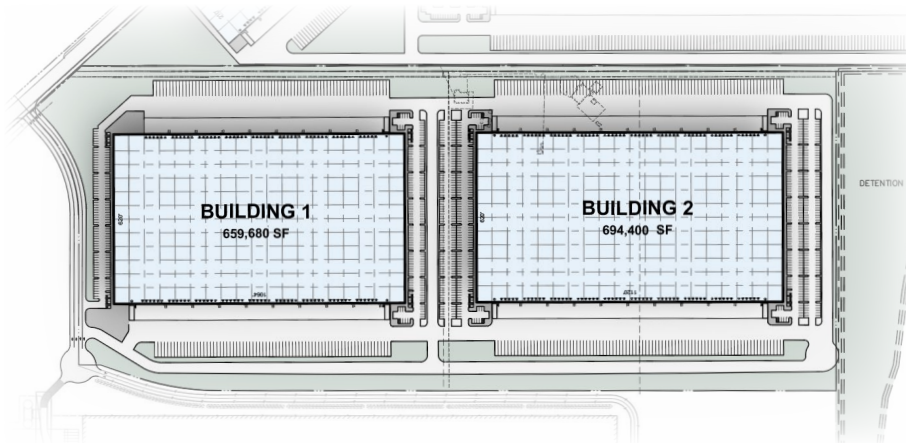


## BUILDING SPECIFICATIONS



### BUILDING 1 (SITE PLAN 1 OPTION)

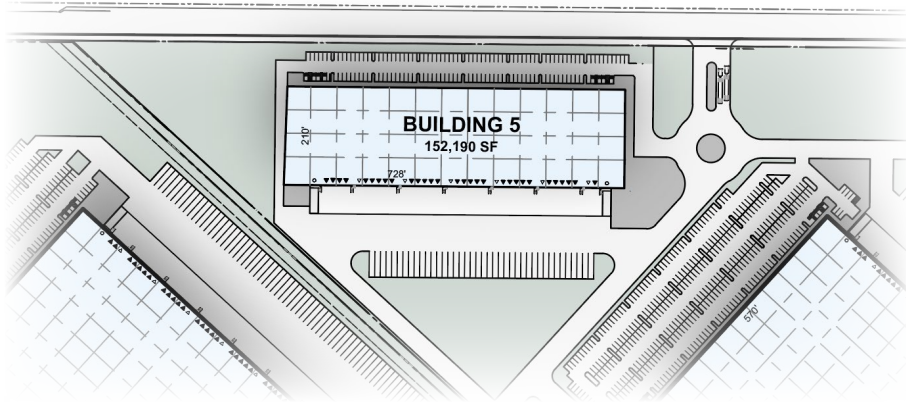
BUILDING SF	±1,388,800 SF	TRUCK COURT	150'
BUILDING DIMENSIONS	620' x 2,240'	DOCK-HIGH DOORS	254
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	4
CLEARANCE HEIGHT	40'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	56' x 60'	AUTO PARKING	854
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	344
SPRINKLERS	ESFR		



### BUILDING 1 + 2 (SITE PLAN 2 OPTION)

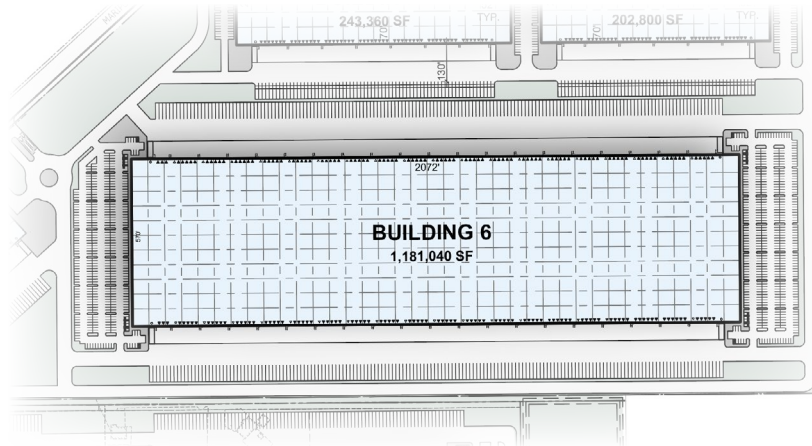
BUILDING SF	1: ±659,680 SF    2: ±694,400 SF	TRUCK COURT	150'
BUILDING DIMENSIONS	1: 620' x 1,064'    2: 620' x 1,120'	DOCK-HIGH DOORS	1: 107    2: 118
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	1: 4    2: 4
CLEARANCE HEIGHT	40'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	56' x 60'	AUTO PARKING	1: 301    2: 356
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	1: 118    2: 176
SPRINKLERS	ESFR		

## BUILDING SPECIFICATIONS



### BUILDING 5

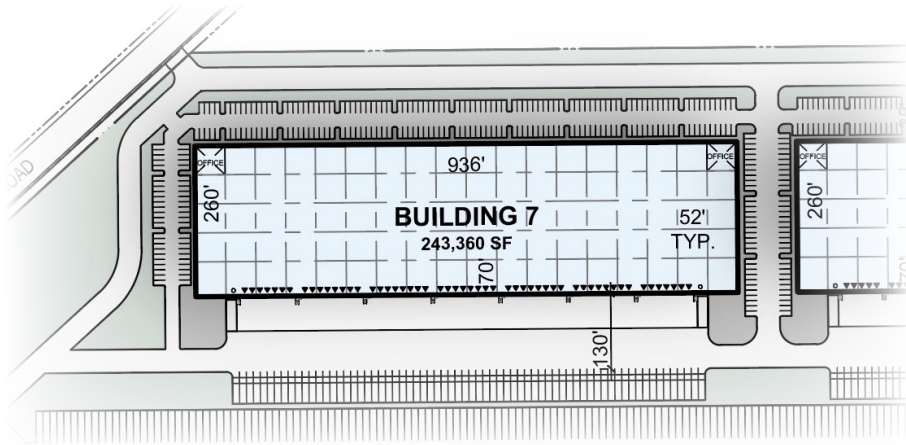
BUILDING SF	±152,190 SF	TRUCK COURT	150'
BUILDING DIMENSIONS	210' x 726'	DOCK-HIGH DOORS	36
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	2
CLEARANCE HEIGHT	40'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	56' x 60'	AUTO PARKING	138
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	40
SPRINKLERS	ESFR		



### BUILDING 6

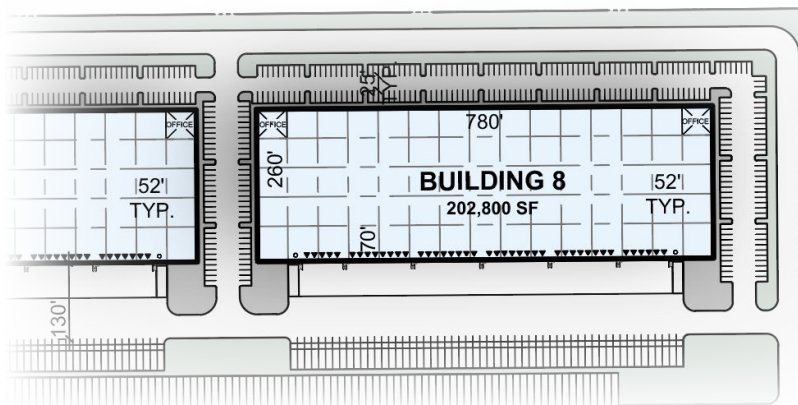
BUILDING SF	±1,181,040 SF	TRUCK COURT	150'
BUILDING DIMENSIONS	570' x 2,072'	DOCK-HIGH DOORS	110
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	4
CLEARANCE HEIGHT	40'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	56' x 60'	AUTO PARKING	785
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	332
SPRINKLERS	ESFR		

## BUILDING SPECIFICATIONS



### BUILDING 7

BUILDING SF	±243,360 SF	TRUCK COURT	130'
BUILDING DIMENSIONS	260' x 936'	DOCK-HIGH DOORS	44
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	2
CLEARANCE HEIGHT	40'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	52' x 50'	AUTO PARKING	272
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	68
SPRINKLERS	ESFR		



### BUILDING 8

BUILDING SF	±202,800 SF	TRUCK COURT	130'
BUILDING DIMENSIONS	260' x 780'	DOCK-HIGH DOORS	35
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	2
CLEARANCE HEIGHT	40'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	52' x 50'	AUTO PARKING	267
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	56
SPRINKLERS	ESFR		









## ACCESS TO MARKETS

CITY	MILES
SACRAMENTO	50
OAKLAND	80
SAN JOSE	84
SAN FRANCISCO	87
FRESNO	145
LOS ANGELES	340
LAS VEGAS	515
BOISE	602
PORTLAND	630
SALT LAKE CITY	698
PHOENIX	711
SEATTLE	803
DENVER	1,213

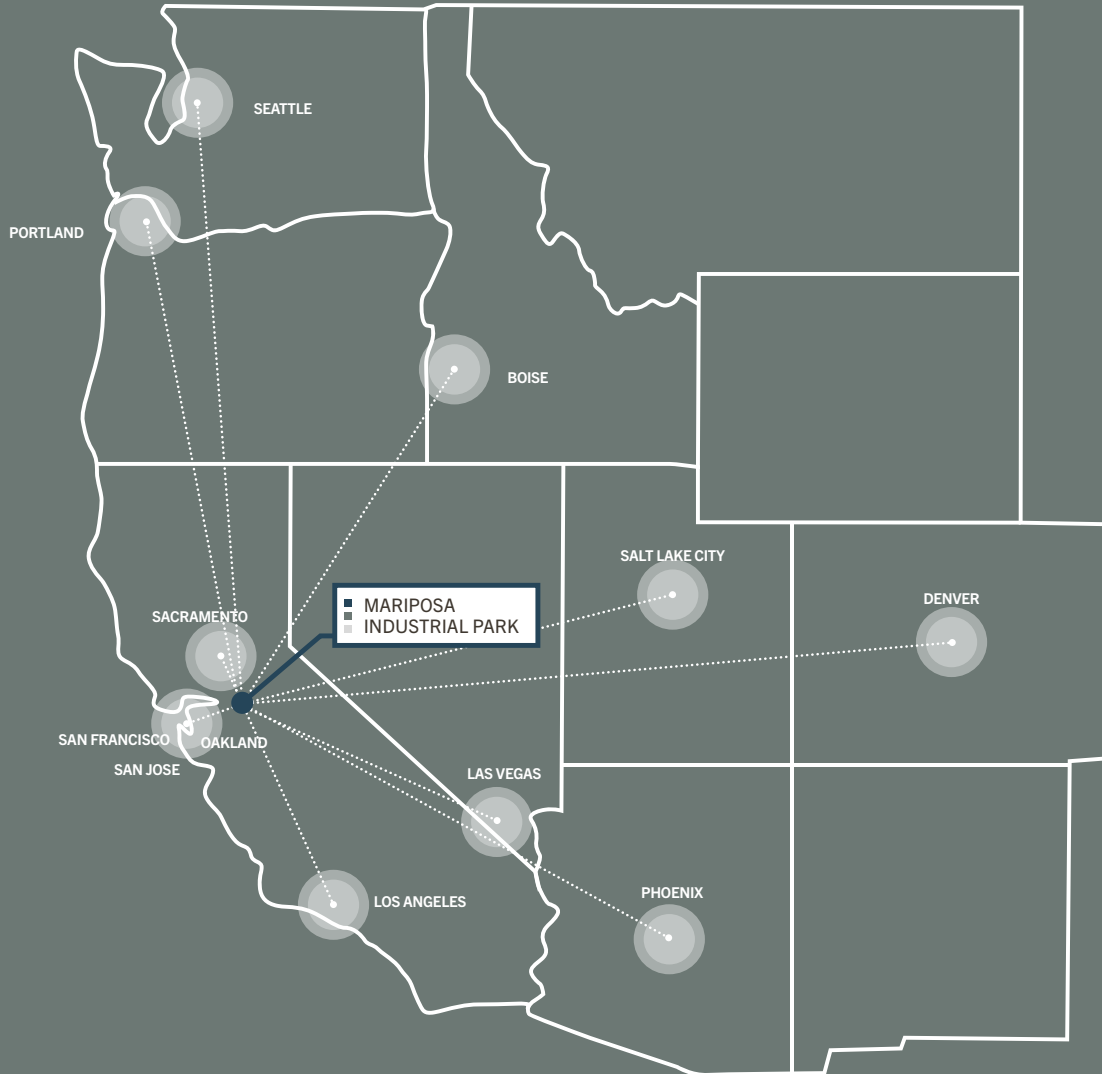
PORTS	MILES
STOCKTON	8
OAKLAND	74
LA/LONG BEACH	365
PORTLAND	642
SEATTLE	805

AIRPORTS	MILES
STOCKTON	6
SACRAMENTO	65
OAKLAND	68
SAN JOSE	76
SAN FRANCISCO	85

## MARKET DELIVERY

LOCAL MARKET (POPULATION)	
3 MILES	20,571
10 MILES	385,518
15 MILES	529,914

NATIONAL MARKET (POPULATION)	
SAME DAY	45,925,208
NEXT DAY	77,037,078
TWO DAY	138,070,457



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