



FOR LEASE

4243 ARCH ROAD

STOCKTON, CA

±12,000 SF
WAREHOUSE WITH
OFFICE BUILDING

PLANNED BUILDING
IMPROVEMENTS

ACCESS TO CA HWY 99



STEVE DUNN

Senior Director
+1 209 992 0953
steve.dunn@cushwake.com
LIC #01410812

TYSON VALLENARI, SIOR

Executive Managing Director
+1 510 919 2328
tyson.vallenari@cushwake.com
LIC #01480887

FOR LEASE

4243 ARCH ROAD
STOCKTON, CALIFORNIA



PROPERTY SUMMARY

±12,000 SF warehouse facility within the core industrial area of Stockton, California available for lease. The subject property is optimal for a variety of tenant uses.

PROPERTY HIGHLIGHTS

- Well-located building on Arch Road with great access to CA Highway 99
- Desirable size for a variety of tenant uses
- ±12,000 SF warehouse building on ±0.94 Acres
- Concrete padding/loading areas
- ±16' to 18' clearance height
- Four (4) grade-level doors (3 Doors are 12'x14' and 1 Door is 10'x10')
- Direct access to area highways (CA Hwy 99, 4, I-5)
- Close proximity to BNSF intermodal facility and Stockton Metro Airport
- Planned Improvements:
 - Exterior paint & facade
 - Office & restroom
 - HVAC Rehab
 - Concrete driveway improvements

PROPERTY INFORMATION

Asking Price: Contact Broker

Space Available: ±12,000 SF

APN: 179-260-440

Parcel Size: ±0.94 Acres

Building Size: ±12,000 SF (±100' X ±120')

Divisibility: Divisible to approx. ±6,000 SF (±100' X ±60')

Zoning: IL (Industrial Limited)

Year Built: 1987

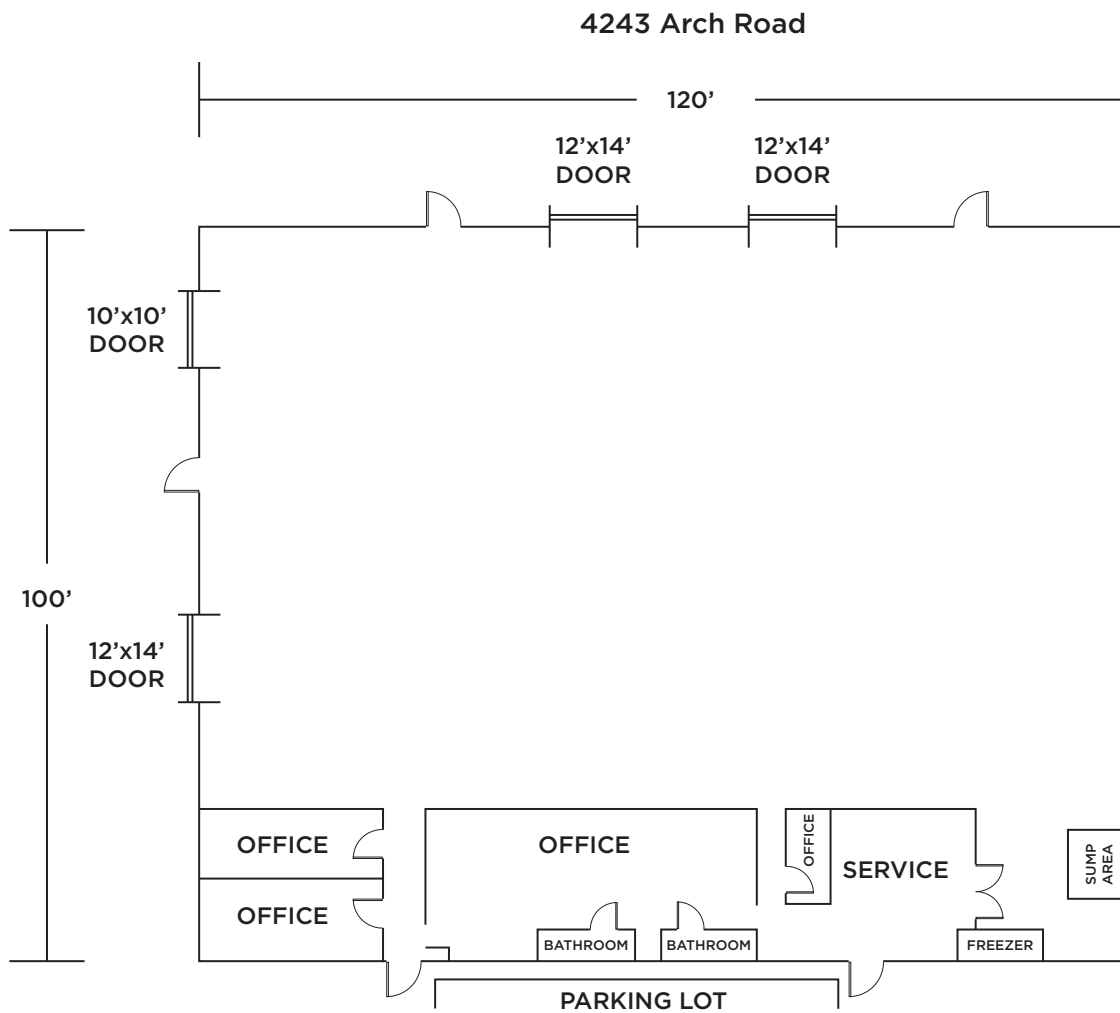
FOR LEASE

4243 ARCH ROAD
STOCKTON, CALIFORNIA



SITE PLAN

±12,000 SF WAREHOUSE / OFFICE BUILDING



- (1) GL Door 10'x10'
- (3) GL Doors 12'x14'
- ±16'3" CH to Bottom of Wood Beam
- ±18'7" CH to Bottom of Roof Insulation



FOR LEASE

4243 ARCH ROAD
STOCKTON, CALIFORNIA



MARKET VIEW

SURROUNDING TENANTS





For more information, please contact:

STEVE DUNN

Senior Director
+1 209 992 0953
steve.dunn@cushwake.com
LIC #01410812

TYSON VALLENARI, SIOR

Executive Managing Director
+1 510 919 2328
tyson.vallenari@cushwake.com
LIC #01480887

3255 West March Lane The Grupe Building
Stockton, CA 95219
+1 209 992 0953

cushmanwakefield.com



4243 ARCH ROAD