

INDUSTRIAL/COMMERCIAL LAND FOR SALE, LEASE, OR BUILT TO SUIT

THREE (3) PARCELS AVAILABLE TOGETHER OR SEPARATELY (14.4± AC)

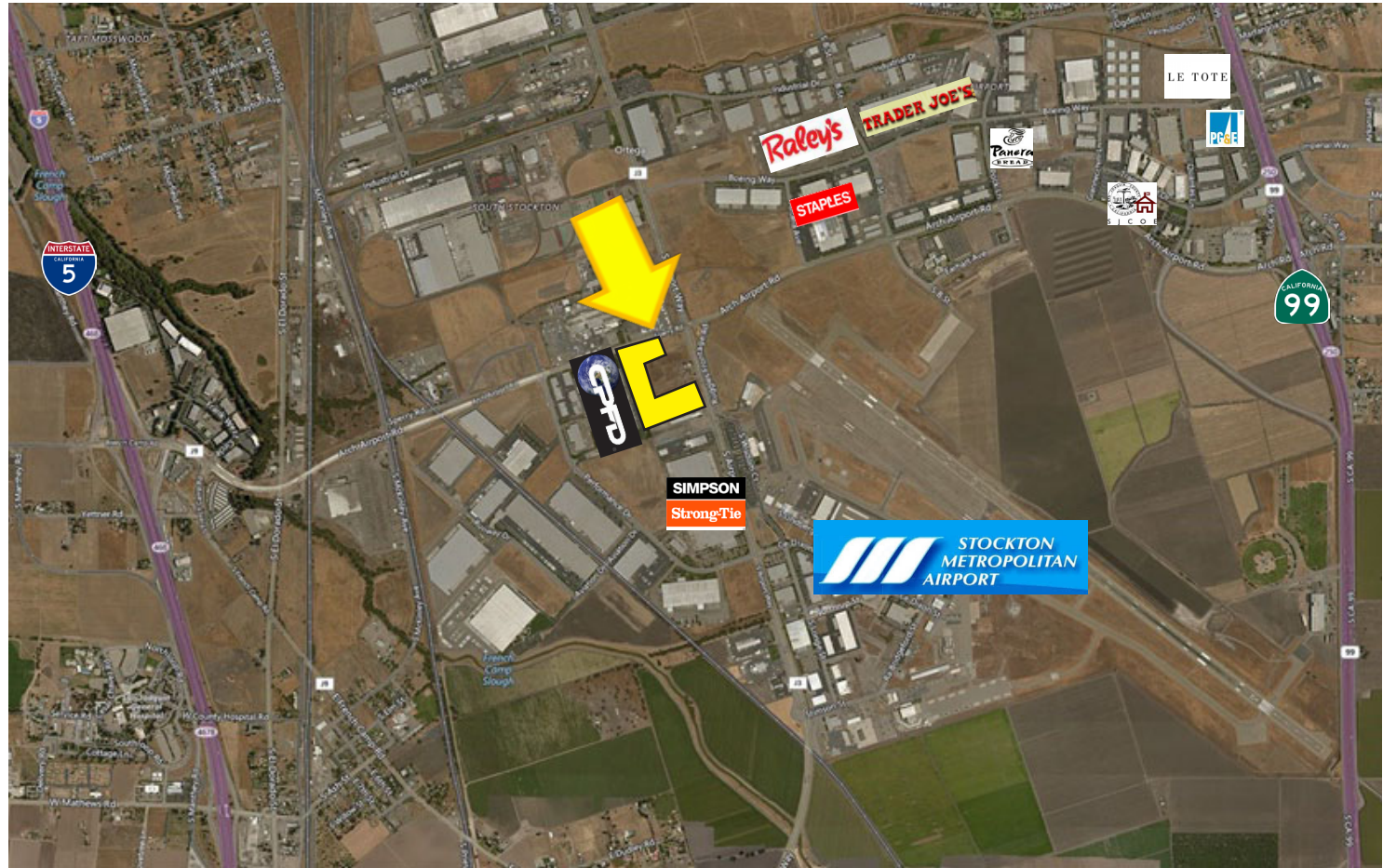
AIRPORT WAY AND SPERRY ROAD, STOCKTON, CA

LISTING DATA

AVAILABLE AC: 14.4± AC

LOCATION:

At the Northwest corner of Airport Way and Sperry Road - Excellent freeway access, just minutes from both Interstate 5 and Hwy 99, at the corner of Sperry Road and Airport Way. The BNSF Intermodal facility is less than 2 miles away and the UP Intermodal is approximately 3 miles south of the Project. The Property fronts the new Arch-Airport connector.



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AIRPORT WAY AND SPERRY ROAD, STOCKTON, CA

TOTAL LAND AREA: 14.4± Acres

Parcel	APN	Lot Size
#1	177-460-12	2.13± acres
#2	177-460-11	4.37± acres
#3	177-460-18	7.9± acres

Zoning: M2 – Heavy Industrial City of Stockton

Water: California Water Service

Sewer: City of Stockton

Electricity: PG&E

FEATURES:

- Contiguous to Airport Gateway Business Park
- Borders New Arch-Airport Expressway that directly connects I-5 to Hwy 99
- Parcel #3 has approved plans for a 166,000± SF distribution building
- Adjacent to proposed new gas and diesel station and convenience store to be built on the SWC of Airport Way and Sperry Road

CORPORATE NEIGHBORS INCLUDE:

Whirlpool, Niagara Water, BMW, Dollar Tree, Cost Plus, Raley's, Trader Joes, and Staples

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