

Industrial Warehouse • Arch Road Business Park

# 2385

**±12,966-27,330 SF  
FOR LEASE**

ARCH AIRPORT ROAD

Stockton • California



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

# PROPERTY FEATURES

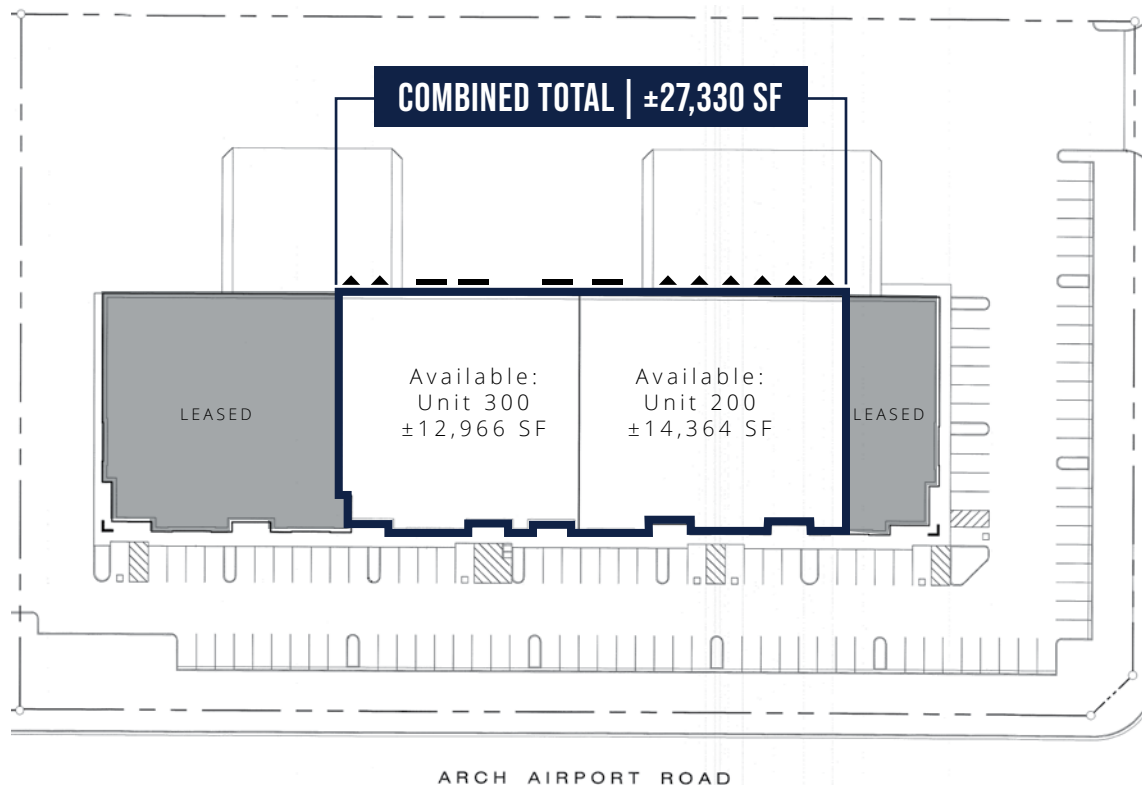
Available **Suite 200** |  $\pm 14,364$  SF  
 $\pm 850$  SF office  
 6 dock doors  
 1 grade level door

**Suite 300** |  $\pm 12,966$  SF  
 $\pm 4,500$  SF office  
 $\pm 3,575$  SF tech area  
 2 dock doors  
 3 grade level doors

**Combined Total:  $\pm 27,330$  SF**

Total Building Size	$\pm 45,486$ SF
Lot Size	$\pm 4.06$ Acres
Power	277/480v (as indicated)
Clear Height	22'
Column Spacing	57' x 57'
Sprinklers	.33/3,000
Zoning	I-G (City of Stockton)
Lease Rate	Contact Broker

## SITE PLAN



— Grade level doors  
 ▲ Dock doors



### EXCLUSIVE BROKERS

#### TIM MUSTIN

Managing Director  
 tim.mustin@jll.com  
 +1 209 390 1687  
 RE License #01857876

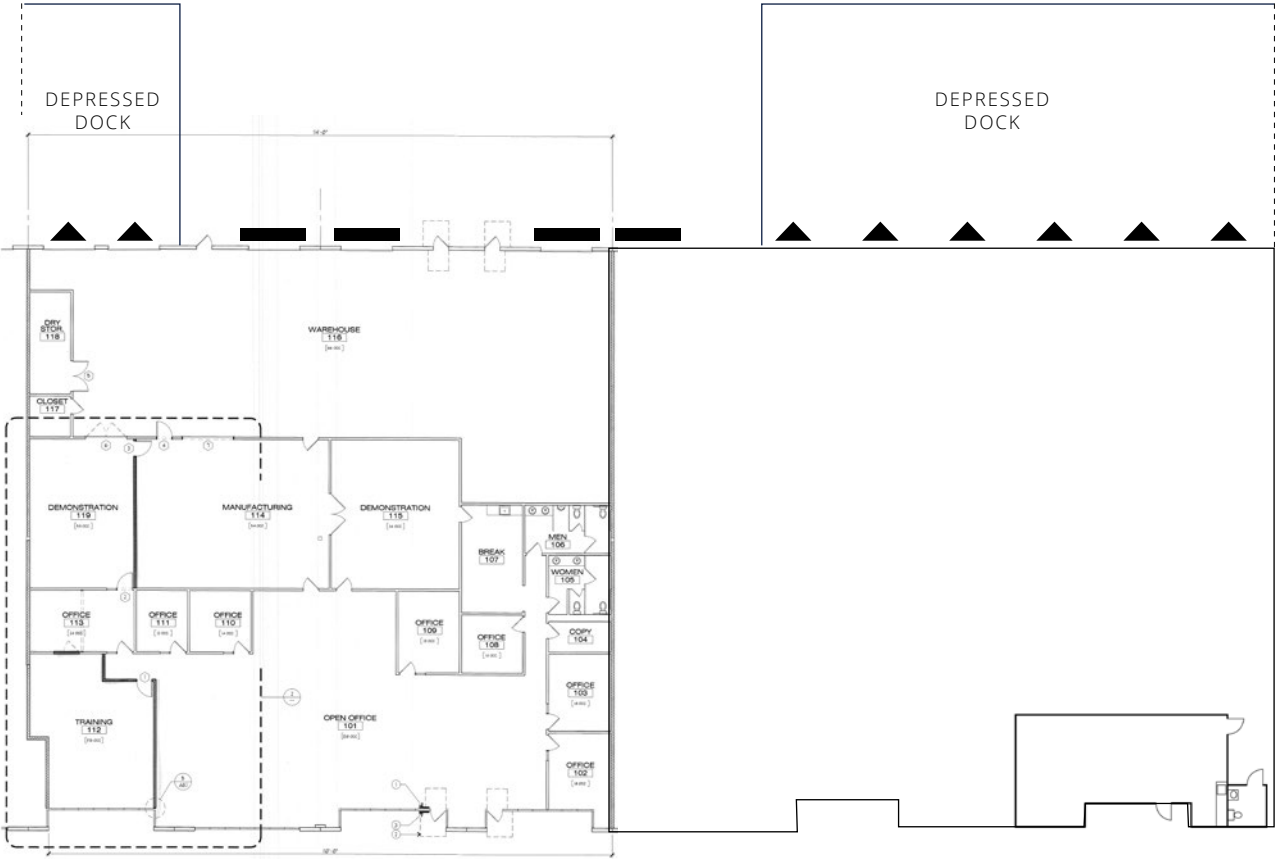
#### COURTNEY P. CRANSTON

Associate  
 courtney.cranston@jll.com  
 +1 209 390 1703  
 RE License #02070846

# FLOOR PLANS

## UNIT 300

±12,966 SF available  
 ±4,500 SF office  
 ±3,675 SF tech area  
 2 dock doors  
 3 grade level doors



## UNIT 200

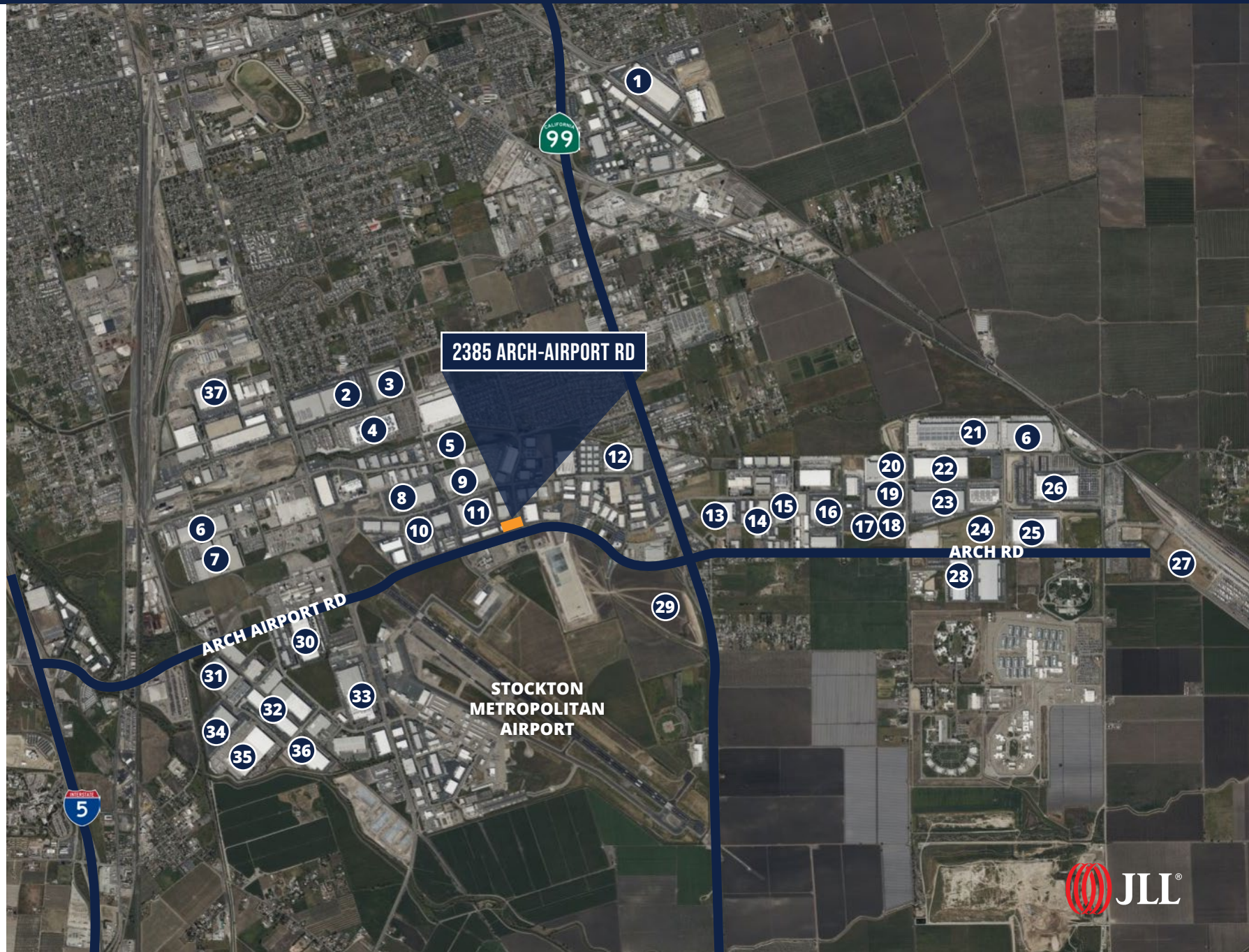
±14,364 SF  
 ±850 SF office  
 6 dock doors  
 1 grade level door

Grade level doors  
 Dock doors

\*FLOOR PLANS NOT DRAWN TO SCALE

# CORPORATE NEIGHBORS

- 1 Costco Wholesale
- 2 Cost Plus World Market
- 3 Cost Plus World Market
- 4 Amazon
- 5 Home Depot
- 6 Allen Distribution
- 7 C&S Wholesale Grocers
- 8 Raley's
- 9 Trader Joe's
- 10 Staples
- 11 Whirlpool
- 12 Lifestyle
- 13 Weber
- 14 International Paper
- 15 Southwest Traders
- 16 Pace Supply
- 17 Allen Distribution
- 18 Pitney Bowes
- 19 Fox
- 20 Amazon
- 21 Amazon
- 22 KeHe
- 23 General Mills
- 24 Niagara
- 25 Niagara
- 26 Amazon
- 27 BNSF
- 28 FedEx
- 29 Target
- 30 CPFD
- 31 BMW
- 32 Pactiv
- 33 Simpson StrongTie
- 34 Prism Logistics
- 35 Dollar Tree
- 36 Costco Wholesale
- 37 O'Reilly





**2385**  
ARCH AIRPORT ROAD

**EXCLUSIVE BROKERS**

**TIM MUSTIN**

Managing Director  
tim.mustin@jll.com  
+1 209 390 1687  
RE License #01857876

**COURTNEY P. CRANSTON**

Associate  
courtney.cranston@jll.com  
+1 209 390 1703  
RE License #02070846



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.

