



**4810** FITE COURT  
STOCKTON, CA



FOR LEASE | ±122,146 SF INDUSTRIAL WAREHOUSE WITH YARD AREA

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## PROPERTY INFORMATION

Land Size:	±8.48 Acres
Building Size:	±122,146 SF
Building Dimensions:	402' x 312'
Clearance Height:	32'
Column Spacing:	57' x 50'
Dock Level Doors:	17 (9' x 10')
Grade Level Doors:	2

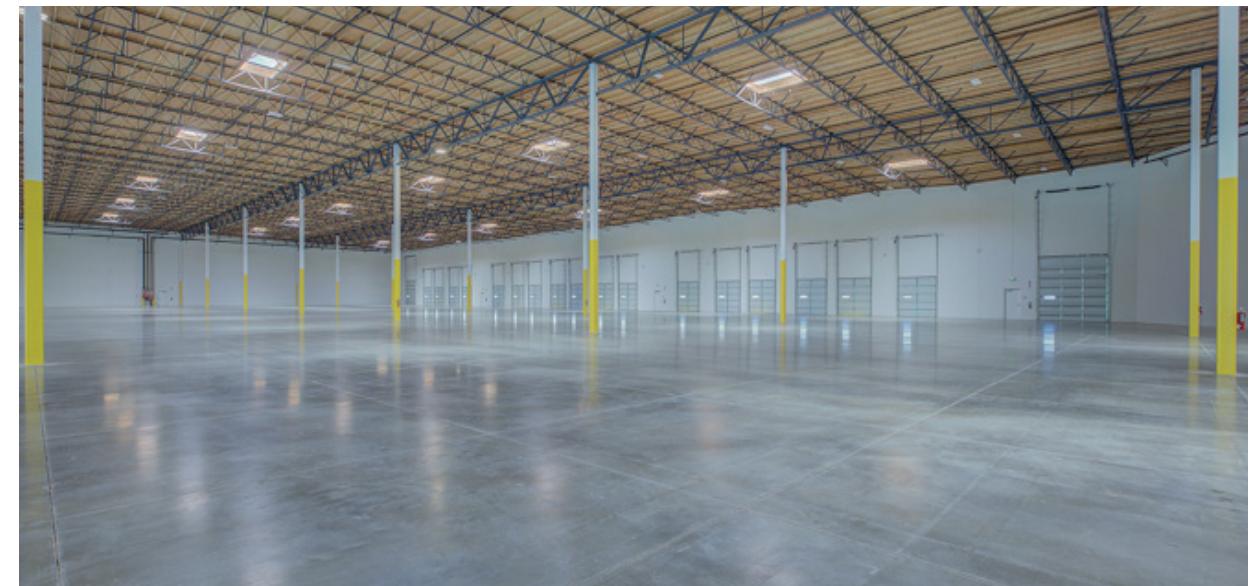
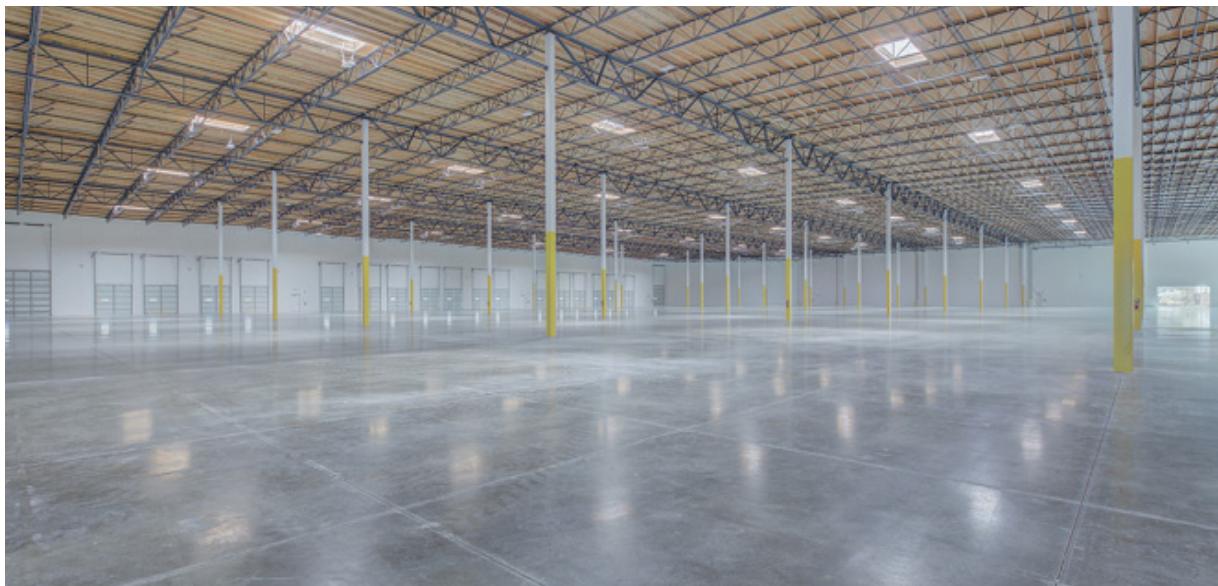
Office Size:	±2,633 SF
Building Power:	2,000 amps (277/480v)
Sprinkler System:	ESFR
Skylights:	1%
Auto Parking:	66 Stalls
Trailer Parking:	55 Stalls
Zoning:	IL, City of Stockton

## PROPERTY HIGHLIGHTS

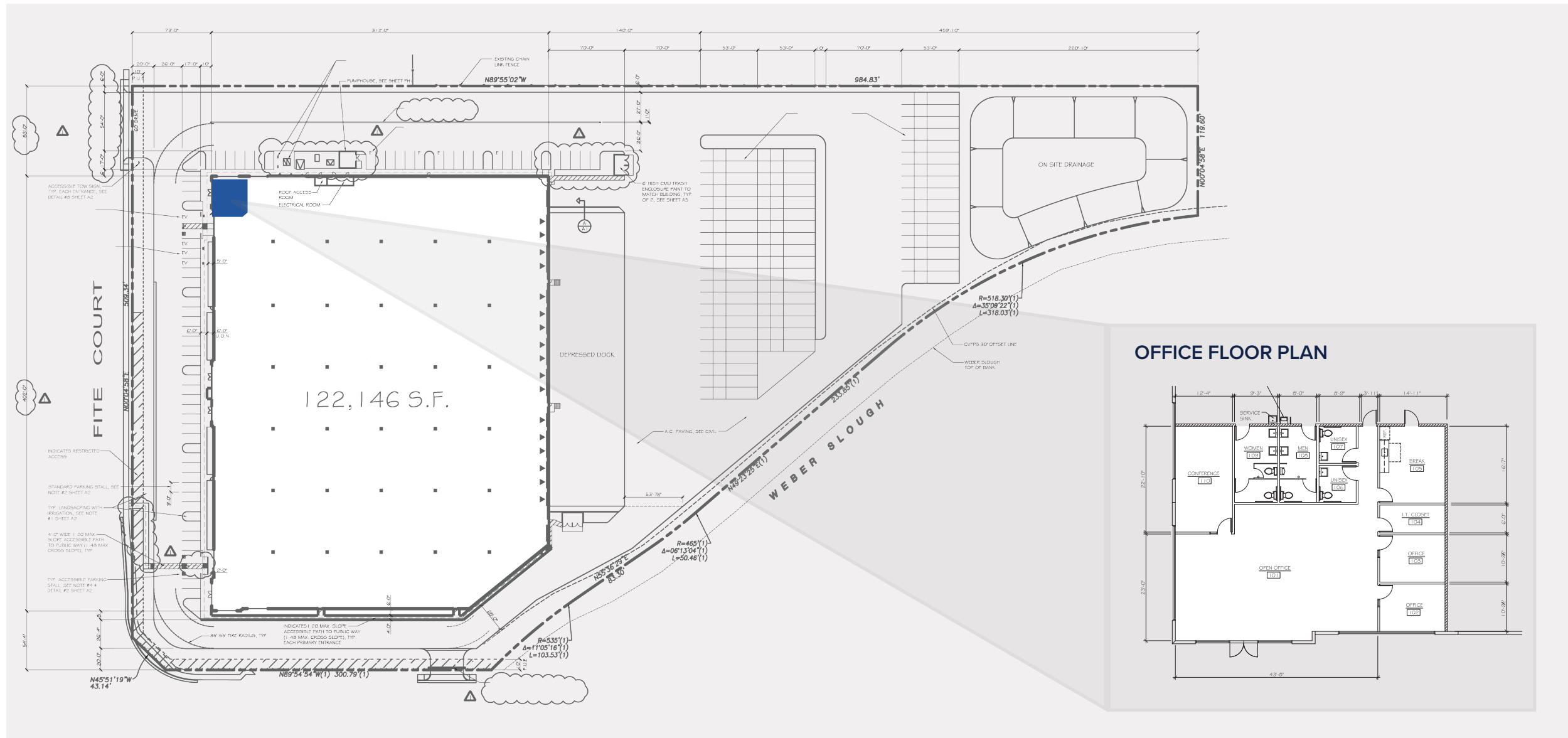
- 6" steel reinforced slab - 4,000 psi
- 70' concrete dock aprons
- ±2,633 SF office
- Building demisable to ±36,533 SF (See Demisable plans page 6-7)
- Eight (8) dock levelers (every other door) - 35,000 lb mechanical pit levelers
- LED Warehouse lighting (1 x 800 SF)
- Interior walls painted white + columns painted yellow to 8'
- Extra yard area available beyond the truck courts
- Hybrid roof system - steel structure with wood deck + 60 mil TPO membrane
- Divisible to 2 tenants, allowing for secured truck courts
- **Available Now: Contact Broker for Details**



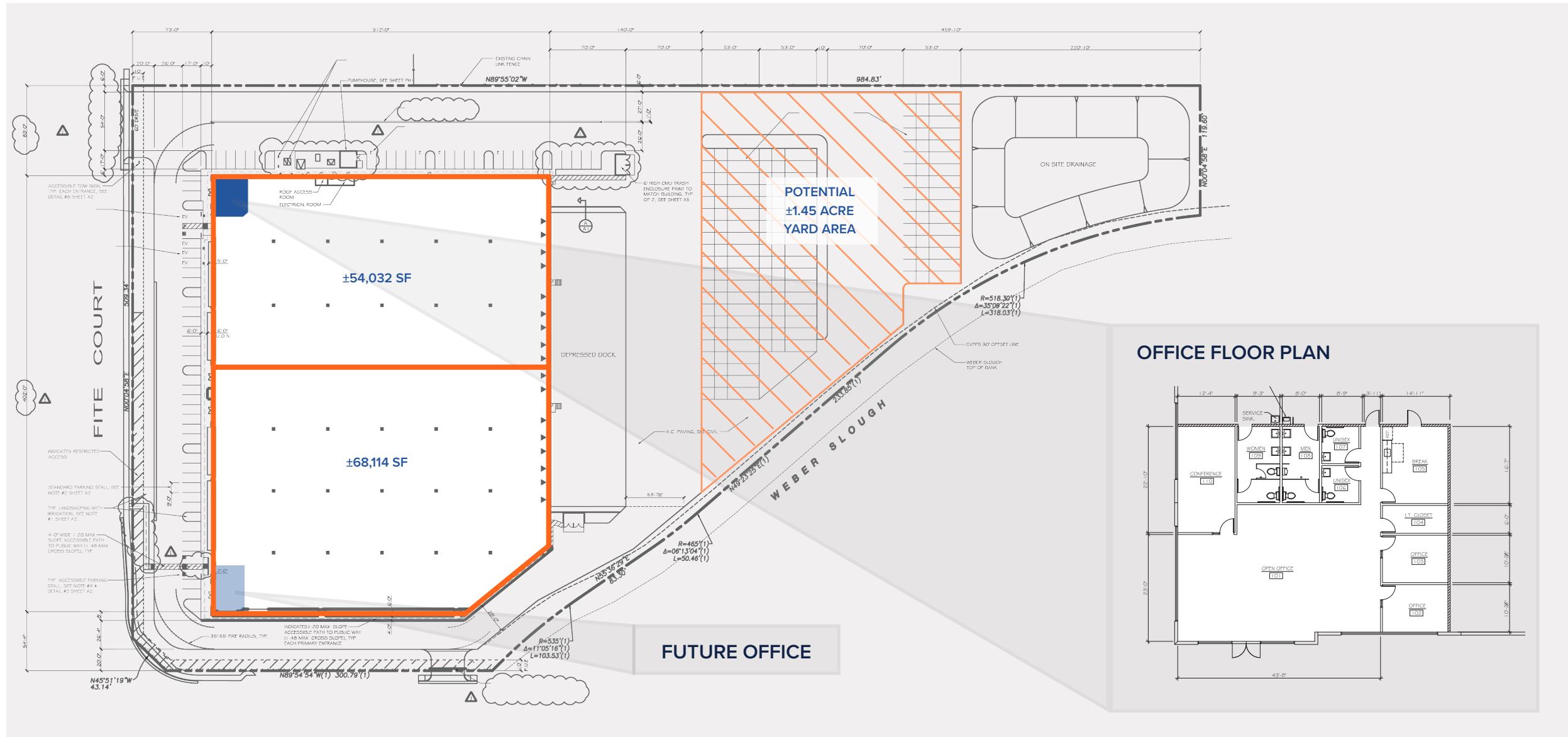




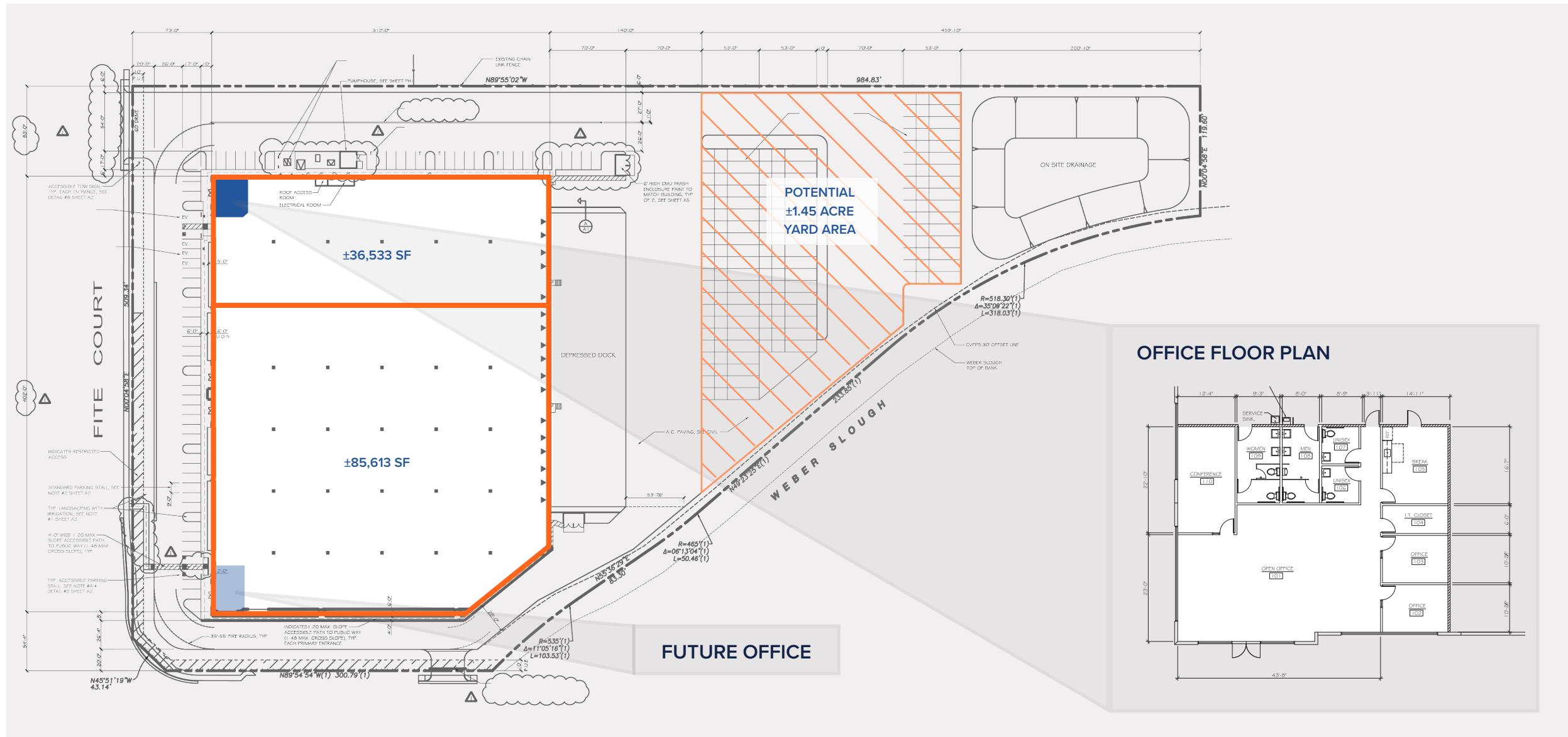
SITE MAP



## DEMISING PLAN - OPTION 1



## DEMISING PLAN - OPTION 2

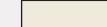


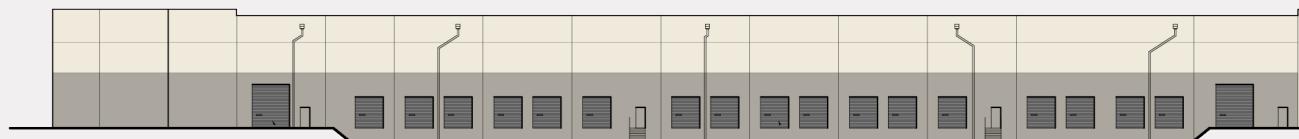
## BUILDING ELEVATIONS



WEST ELEVATION

### COLOR LEGEND

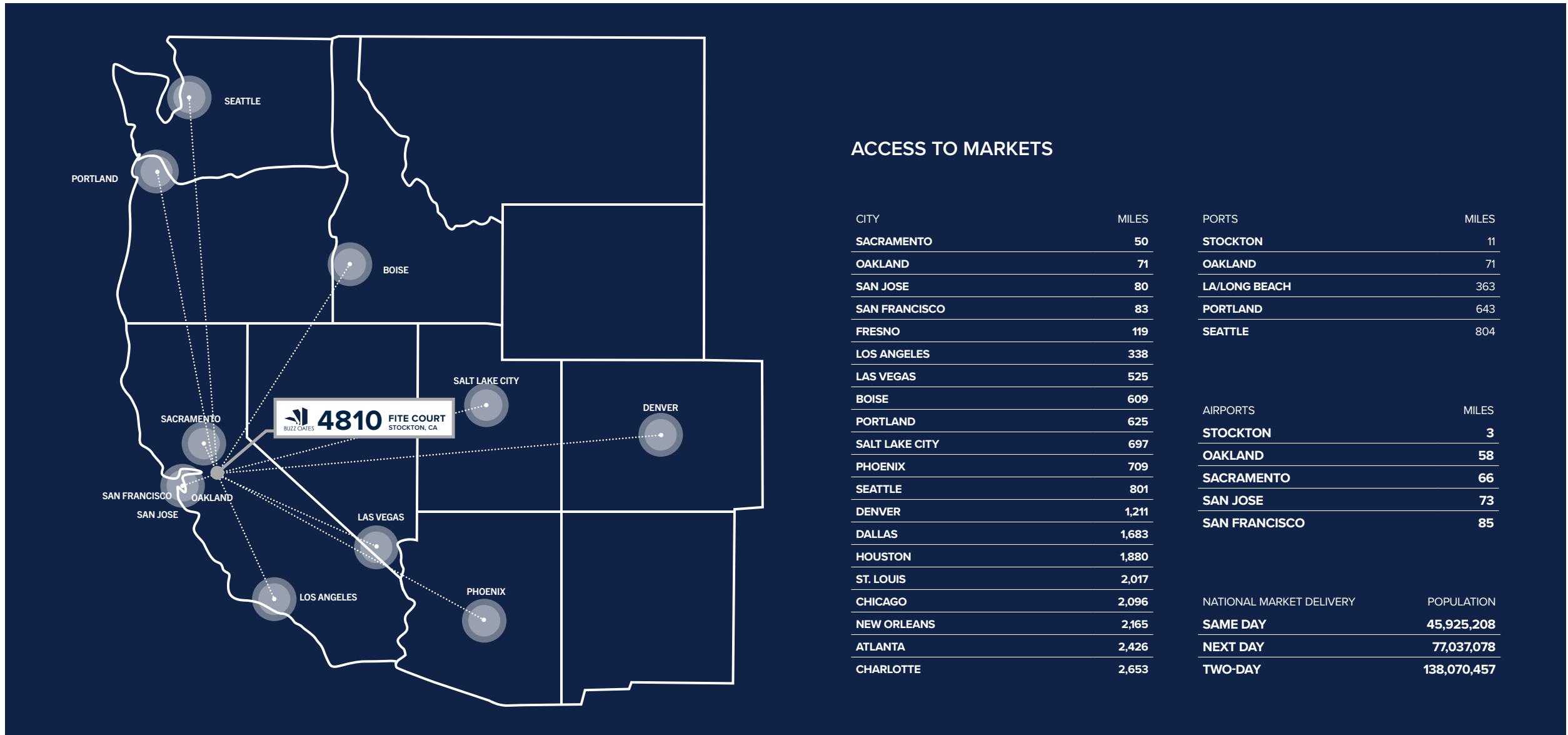
	SHERWIN-WILLIAMS PEARLY WHITE (SW7009)
	SHERWIN-WILLIAMS REPOSE GRAY (SW7015)
	SHERWIN-WILLIAMS DORIAN GRAY (SW7017)
	SHERWIN-WILLIAMS GAUNTLET GRAY (SW7019)



EAST ELEVATION









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For more information, please contact:



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