

Arch Road Business Park

3663

ARCH ROAD

Stockton • California

**FOR LEASE
OR SALE**



Jones Lang LaSalle Brokerage, Inc., CA Real Estate License #01856260

PROPERTY FEATURES



Available **Suite 150:** $\pm 3,158$ SF
Unit is in shell condition and can be built out to meet tenant's space requirements;
Can be combined with Suite 200

Suite 200: $\pm 4,096$ SF
 ± 226 SF office and one (1) grade-level door
Combine with Suite 150 for $\pm 7,254$ SF warehouse with ± 226 SF office

Suite 600: $\pm 3,400$ SF
 ± 400 SF private office, small lobby, and $\pm 10,400$ SF of fenced yard/parking.
One (1) grade level door.

Combined Total: $\pm 10,654$ SF

Total Building Size $\pm 32,640$ SF

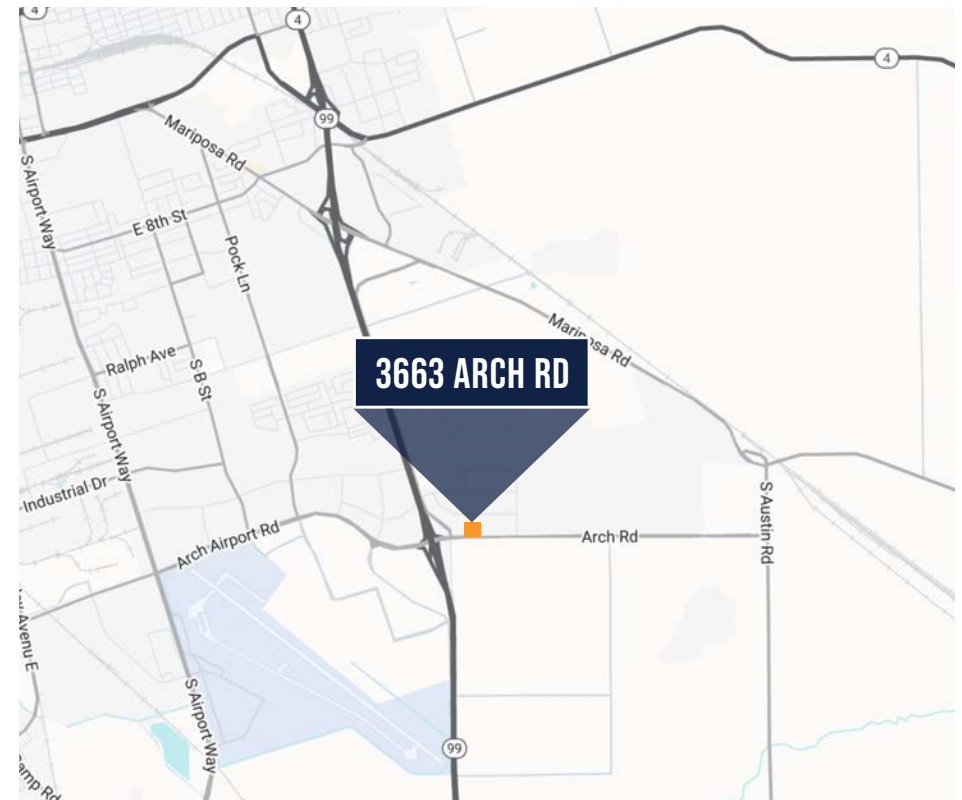
Parcel Size ± 2.5 Acres

Clear Height 16'

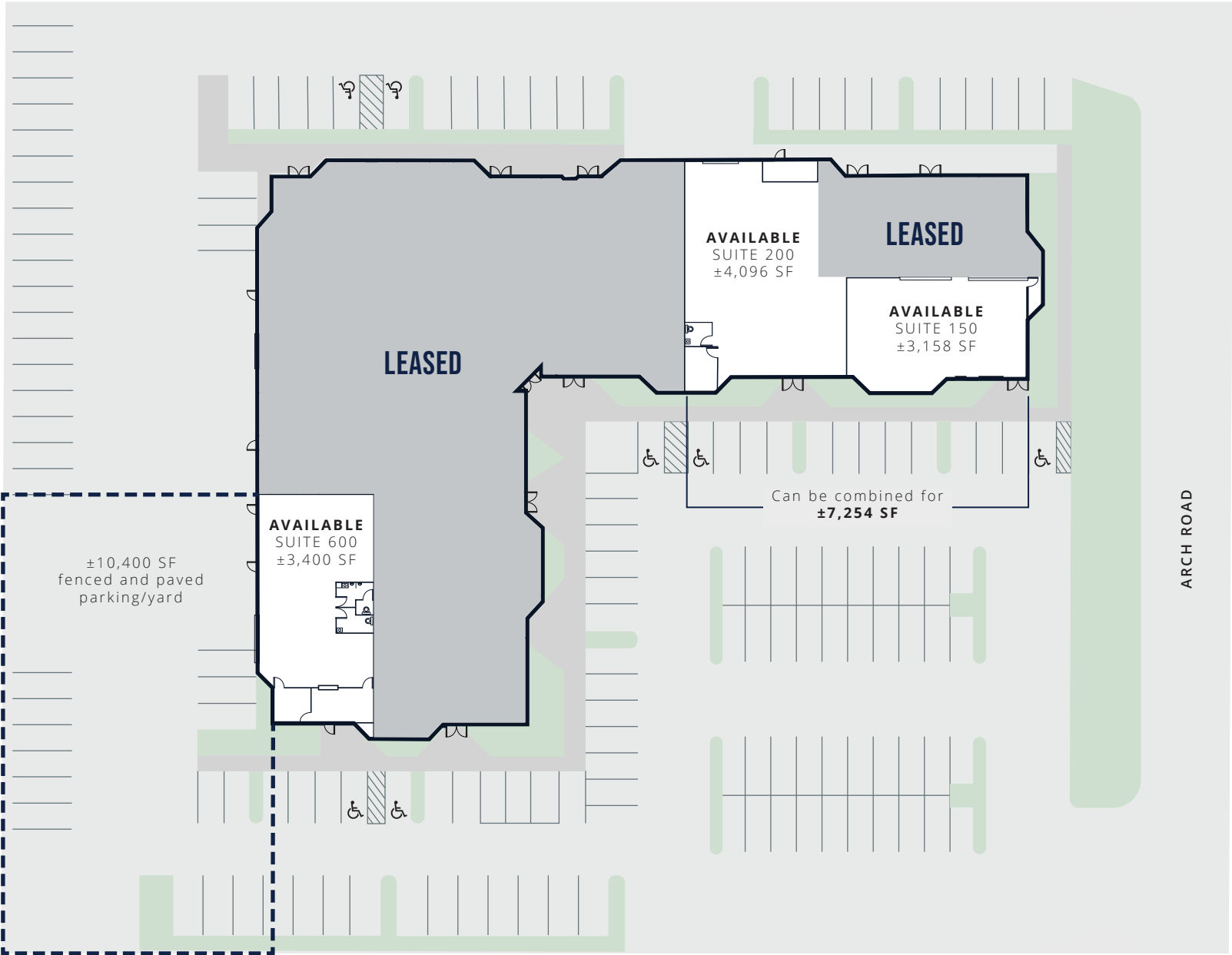
Frontage Arch Road

Access Immediate access to Hwy 99

Lease Rate/Sale Price Contact broker



FLOOR PLAN



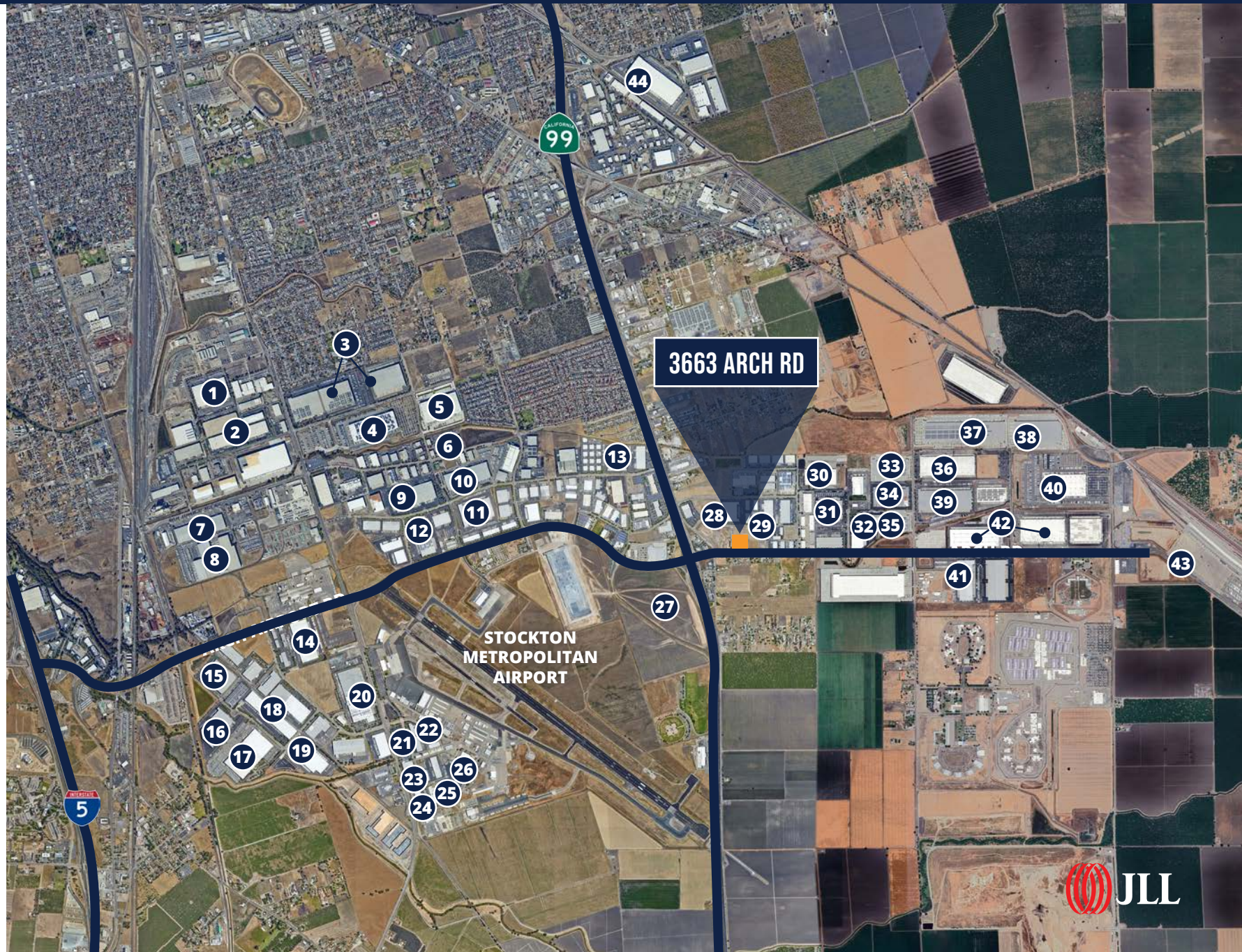
*FLOOR PLANS NOT
DRAWN TO SCALE



CORPORATE NEIGHBORS



- 1 O'Reilly
- 2 Niagara
- 3 Cost Plus World Market
- 4 Amazon
- 5 Pratt Industries
- 6 Home Depot
- 7 Allen Distribution
- 8 C&S Wholesale Grocers
- 9 Raley's
- 10 Trader Joe's
- 11 Whirlpool
- 12 Staples
- 13 Lifestyle
- 14 CPFD (Costal Pacific)
- 15 BMW
- 16 Prism Logistics
- 17 Dollar Tree
- 18 Pactiv
- 19 Costco Wholesale
- 20 Simpson StrongTie
- 21 Vander-Bend
- 22 Aero Turbine
- 23 Aramark
- 24 Premier Finishing
- 25 Keurig Dr Pepper
- 26 Stericycle
- 27 Target
- 28 Weber
- 29 International Paper
- 30 DHL
- 31 Pace Supply
- 32 Allen Distribution
- 33 Amazon
- 34 Fox
- 35 Pitney Bowes
- 36 KeHe
- 37 Amazon
- 38 Allen Distribution
- 39 General Mills
- 40 Amazon
- 41 FedEx
- 42 Niagara
- 43 BNSF
- 44 Costco





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