

CBRE



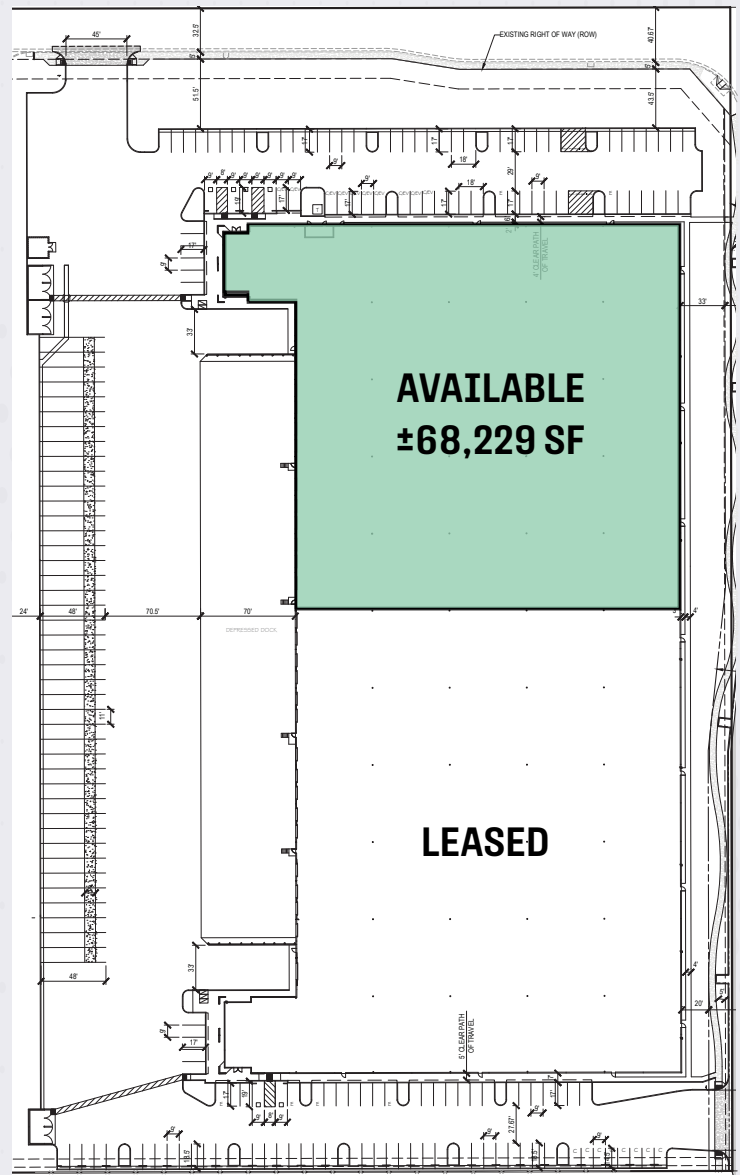
1440 PERFORMANCE DRIVE STOCKTON, CA



±68,229 SF
SPACE FOR LEASE

PROPERTY FEATURES

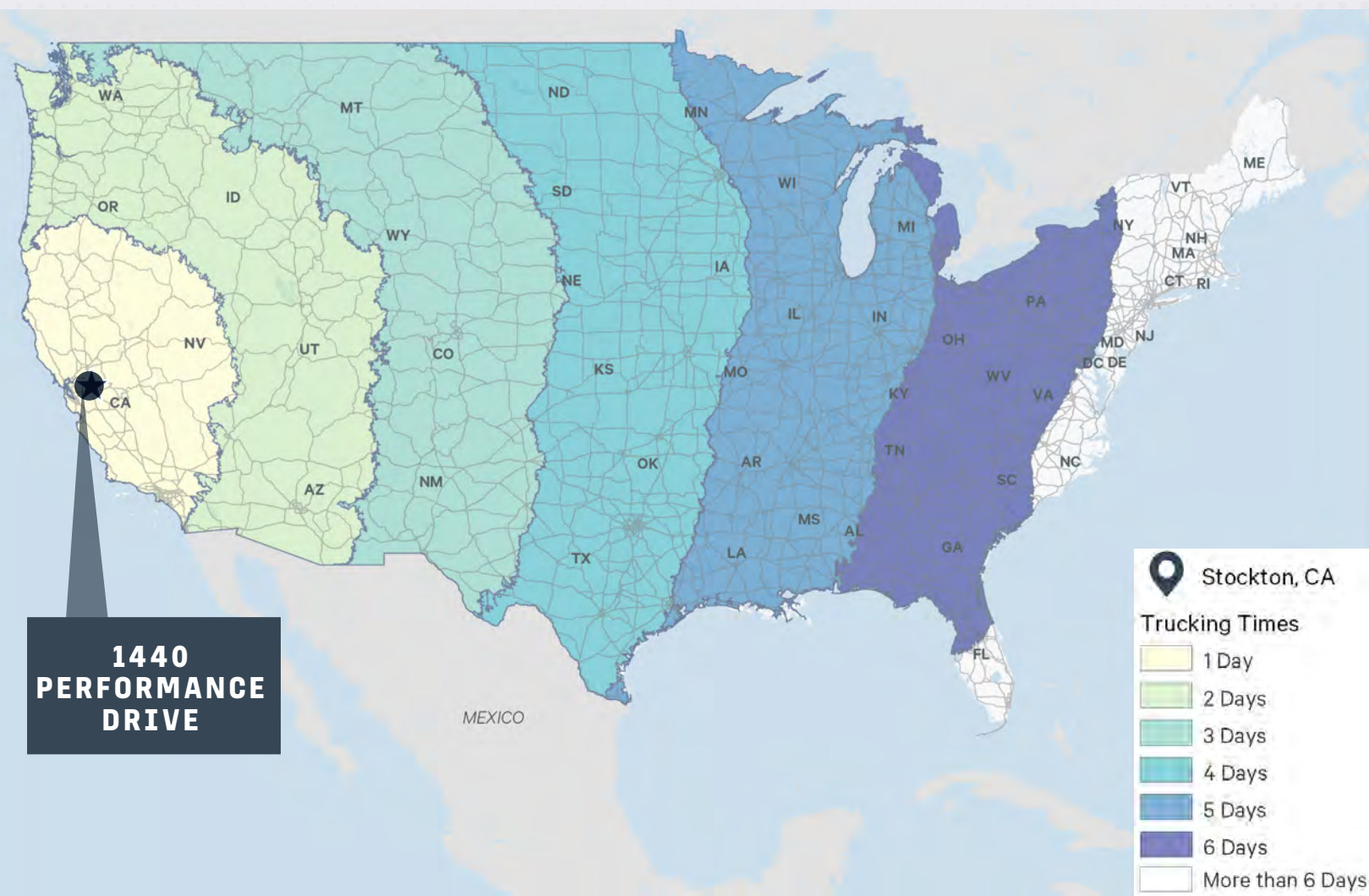
Available:	±68,229 SF
Building Size:	±185,193 SF
Office:	±863 SF
Dock Doors:	8 (9' x 10')
Grade Level Door:	1 (12' x 14')
Column Spacing:	57' x 57'
Concrete Apron:	±70'
Clear Height:	29' - 32'
Fire Sprinklers:	ESFR
Warehouse Lighting:	LED with motion sensors
Electrical:	2,500 Amps, 277/480V
Construction:	Concrete tilt-up
Auto Parking:	153
Trailer Parking:	42
Skylights:	55 (4' x 8')
Zoning:	I-G (City of Stockton)



TENANT AERIAL



TRANSIT TIMES



TRANSIT ANALYSIS FROM THE CENTRAL VALLEY

	Distance	Time		Distance	Times
Sacramento, CA	54 mi.	56 min.	Seattle, WA	804 mi.	12 hr. 30 min
San Francisco, CA	82 mi.	1hr 33 min.	Tucson, AZ	820 mi.	13 hr. 15 min
Reno, NV	181 mi.	3hr 5 min.	Albuquerque, NM	1,030 mi.	15 hr. 30 min
Los Angeles, CA	335 mi.	5hr 20 min.	Helena, MT	1,052 mi	15 hr. 20 min
San Diego, CA	455 mi.	7hr 50 min.	Sante Fe, NM	1,190 mi.	16 hr.30 min
Las Vegas, NV	512 mi.	7hr 45 min.	Sonora, MX	1,080 mi.	18 hr. 9 min
Boise, ID	600 mi.	9hr 30 min.	Cheyenne, WY	1,136 mi.	17 hr. 10 min
Portland, OR	630 mi.	9hr 50min.	Denver, CO	1,216 mi.	18 hr. 20 min
Salt Lake City, UT	698 mi.	10hr 15 min.	Omaha, NE	1,630 mi.	23 hr. 20 min
Phoenix, AZ	710 mi.	11hr 40 min.	Tulsa, OK	1,675 mi.	25 hr. 10 min

REGIONAL MAP

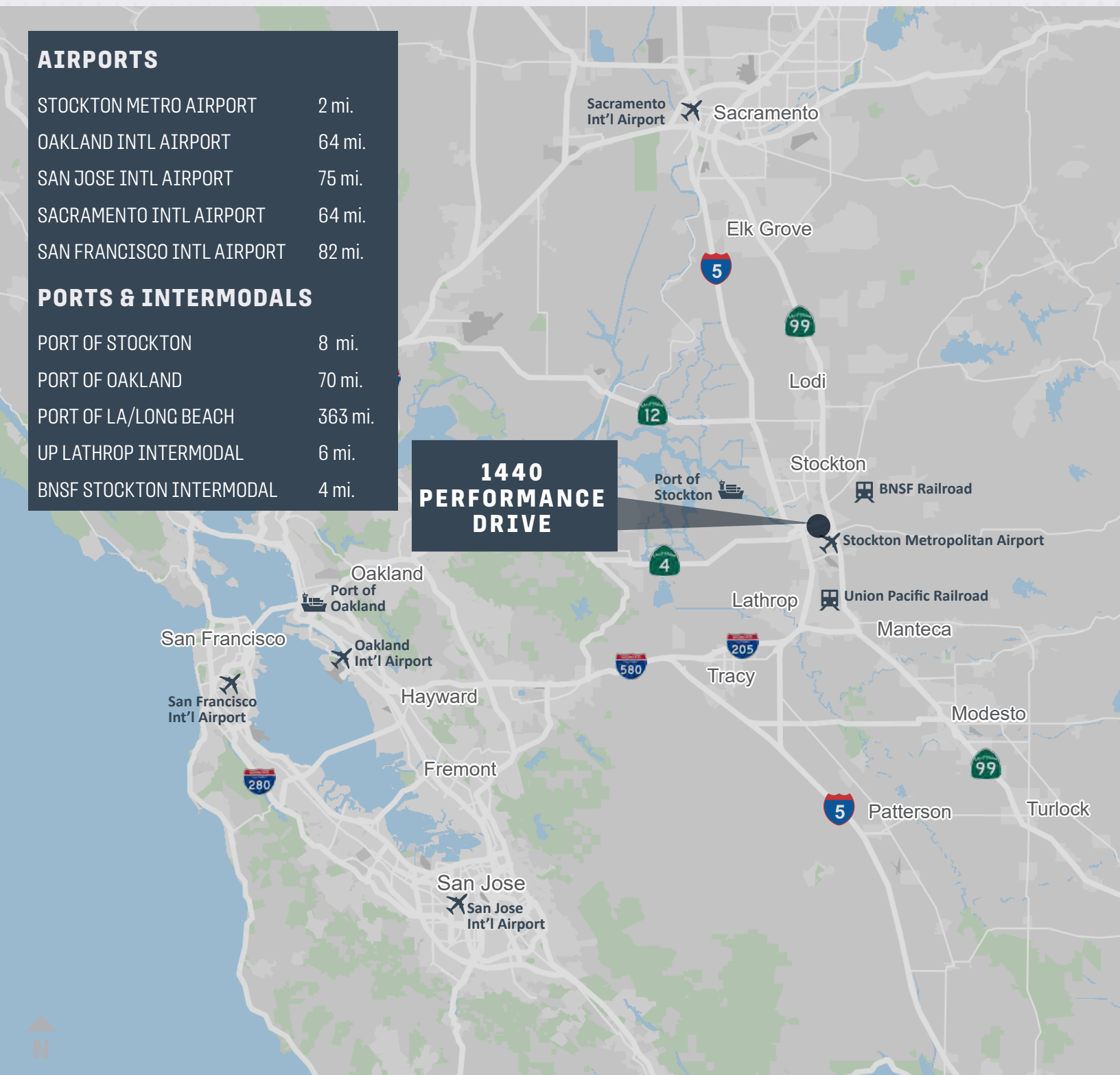
AIRPORTS

STOCKTON METRO AIRPORT	2 mi.
OAKLAND INTL AIRPORT	64 mi.
SAN JOSE INTL AIRPORT	75 mi.
SACRAMENTO INTL AIRPORT	64 mi.
SAN FRANCISCO INTL AIRPORT	82 mi.

PORTS & INTERMODALS

PORT OF STOCKTON	8 mi.
PORT OF OAKLAND	70 mi.
PORT OF LA/LONG BEACH	363 mi.
UP LATHROP INTERMODAL	6 mi.
BNSF STOCKTON INTERMODAL	4 mi.

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PERFORMANCE
DRIVE**



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