FOR LEASE

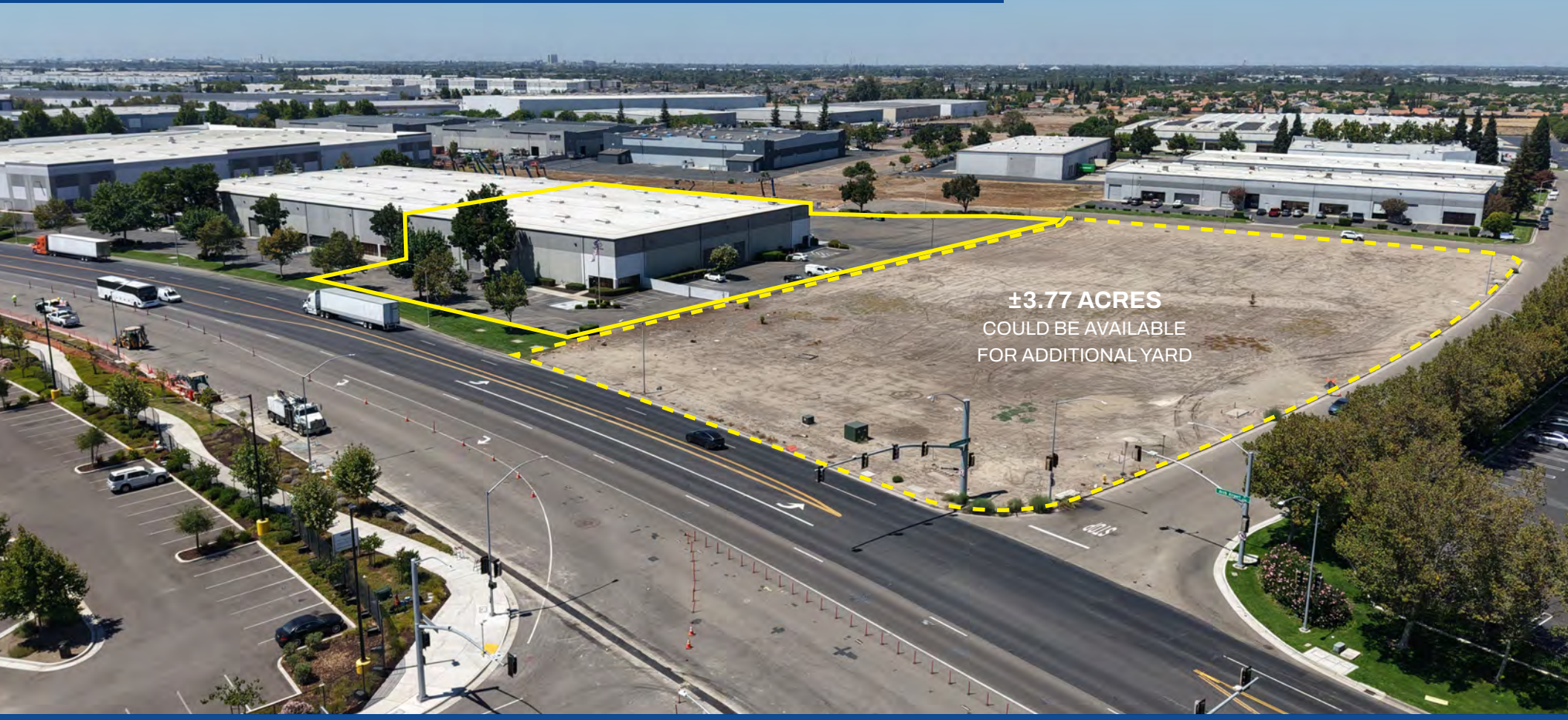
Stockton Airport Submarket
2610 Lycoming Street, Suite 200, Stockton, California

±49,550 SF Warehouse/Distribution Facility with Fenced Yard
***additional ±3.77 acres (div.) of excess yard could be available**

BUZZ OATES

Colliers

AVAILABLE FEBRUARY 2027



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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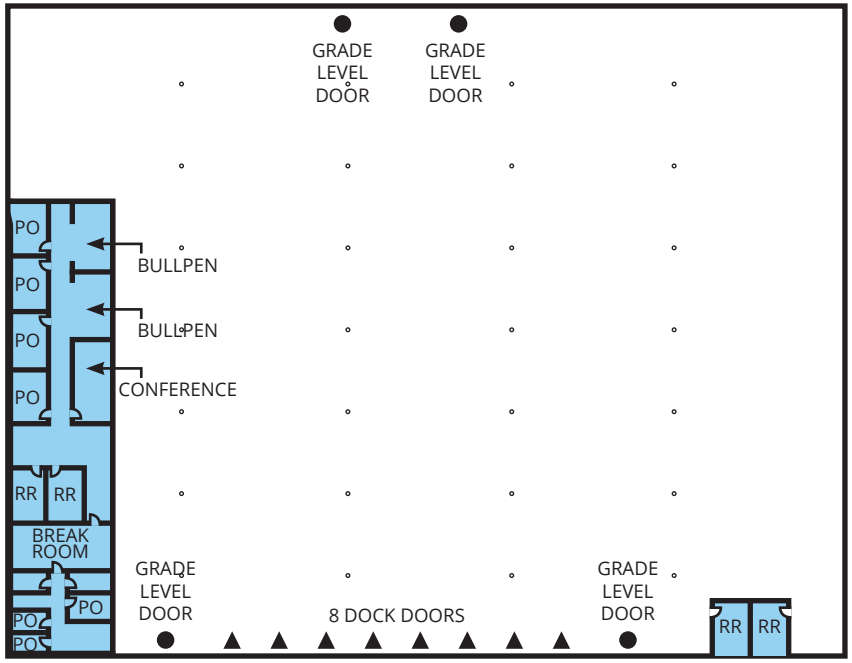
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3439 Brookside Road, Suite 108
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Property Overview

Property Address	2610 Lycoming, Stockton, California 95206
Available Unit Size	±49,550 SF
Office	±3,675 SF
Dock Loading	Eight (8) dock doors
Grade Loading	Four (4) grade level doors (12' x 14')
Yard	Paved, fenced and secured
Auto Parking	±72 stalls
Clear Height	±24'
Indicated Power	Two (2) 200 amp panels at 480V, 3-phase
Fire Suppression	0.33 gpm / 3,000 SF
Column Spacing	±50' x 25'
Lighting	LED
Construction Type	Concrete tilt-up
Roof	Spray Foam, R-11 insulated
Zoning	IG, Industrial General (City of Stockton)
Excellent freeway access to I-5 and Hwy 99	
Fronts Arch-Airport Road	
Lease Rate:	**Contact Broker**

Site Plan





Location -

- Excellent 5 & 99 Access
- Proximity to Union Pacific & BNSF Intermodal Facilities
- Proximity to Port of Stockton

BUZZ OATES

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Stockton Airport Submarket
2610 Lycoming Street
Stockton, California



Submarket Industrial Occupiers

BUZZ OATES

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GREAT LOCATION
EASY ACCESS TO MAJOR ARTERIALS
I-5, I-205, HWY 99 & HWY 120

INTERMODAL FACILITIES
WITHIN CLOSE PROXIMITY TO
UP & BNSF INTERMODAL FACILITIES

FREIGHT
MULTIPLE PORTS LOCATED WITHIN
60 MILES OF THE LOCATION

Stockton Airport Submarket
2610 Lycoming Street
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