

# 1605 + 1625 Tillie Lewis Drive

Stockton Industrial Park | Stockton, CA

## Warehouse/Distribution/Light Manufacturing

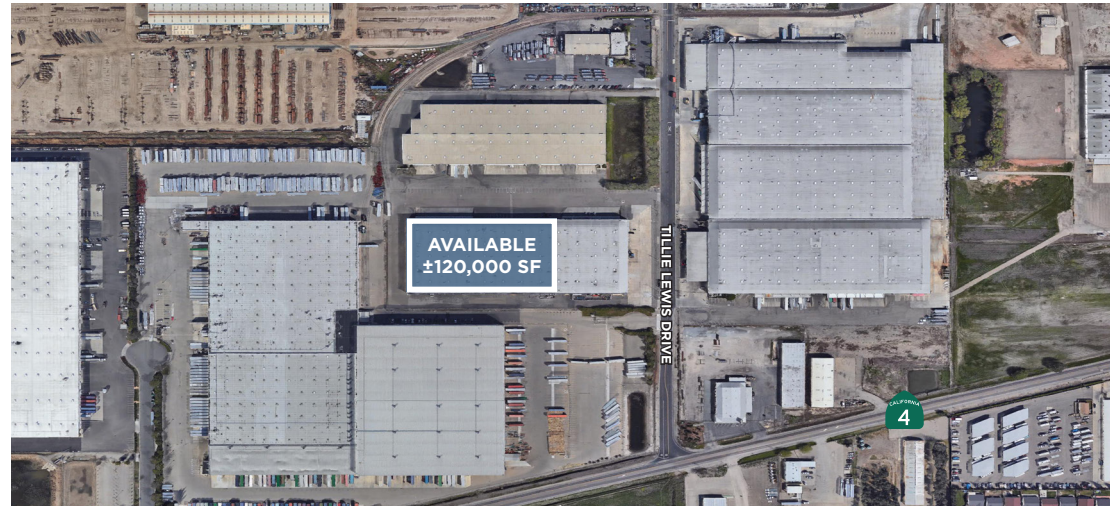
Excellent distribution/light manufacturing space strategically located directly off of Interstate 5 with easy access to Highway 99, via the Crosstown Freeway (Hwy 4), and the Port of Stockton. This site features ample truck staging areas and drive through and around capability providing many loading & unloading options to suit a user's specific needs.

- Contact broker for more information and lease rates
- Do not contact tenant. All tours to be scheduled through the broker.
- Master Lease Expiration: August 31, 2026

**Asking Rate: \$0.48/SF NNN**

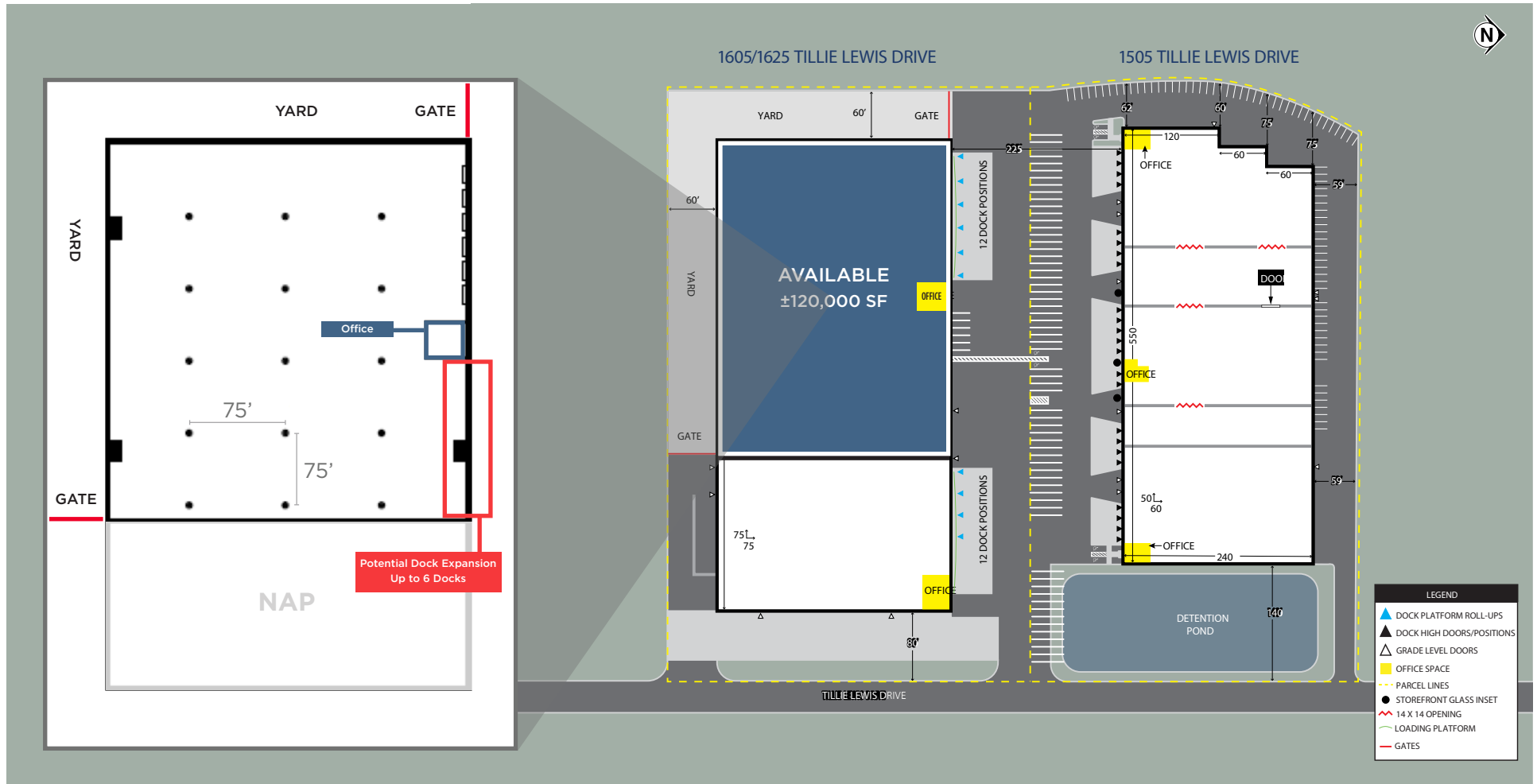
## Property Features

Available Building SF:	<b>Up to ±120,000 SF</b>
Divisible SF:	<b>±60,000 SF</b>
Office SF:	<b>±1,200 SF</b>
Building Dimensions:	<b>400' x 300'</b>
Column Spacing:	<b>75' x 75'</b>
Clearance Height:	<b>±28'</b>
Dock High Positions:	<b>12 Spot Dock Well</b>
Dock Expansion:	<b>Potential 6 Dock Door Expansion</b>
Grade Level Doors:	<b>Three (3) ±14'x16' GL Doors</b>
Fencing:	<b>Secured Fence Back + Side</b>
Parking:	<b>Large Parking/Staging Area</b>
Yard Space:	<b>Fenced Yard in Back + Side of Building</b>
Zoning:	<b>I-G, City of Stockton</b>



**TYSON VALLENARI, SIOR**  
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LIC #01480887

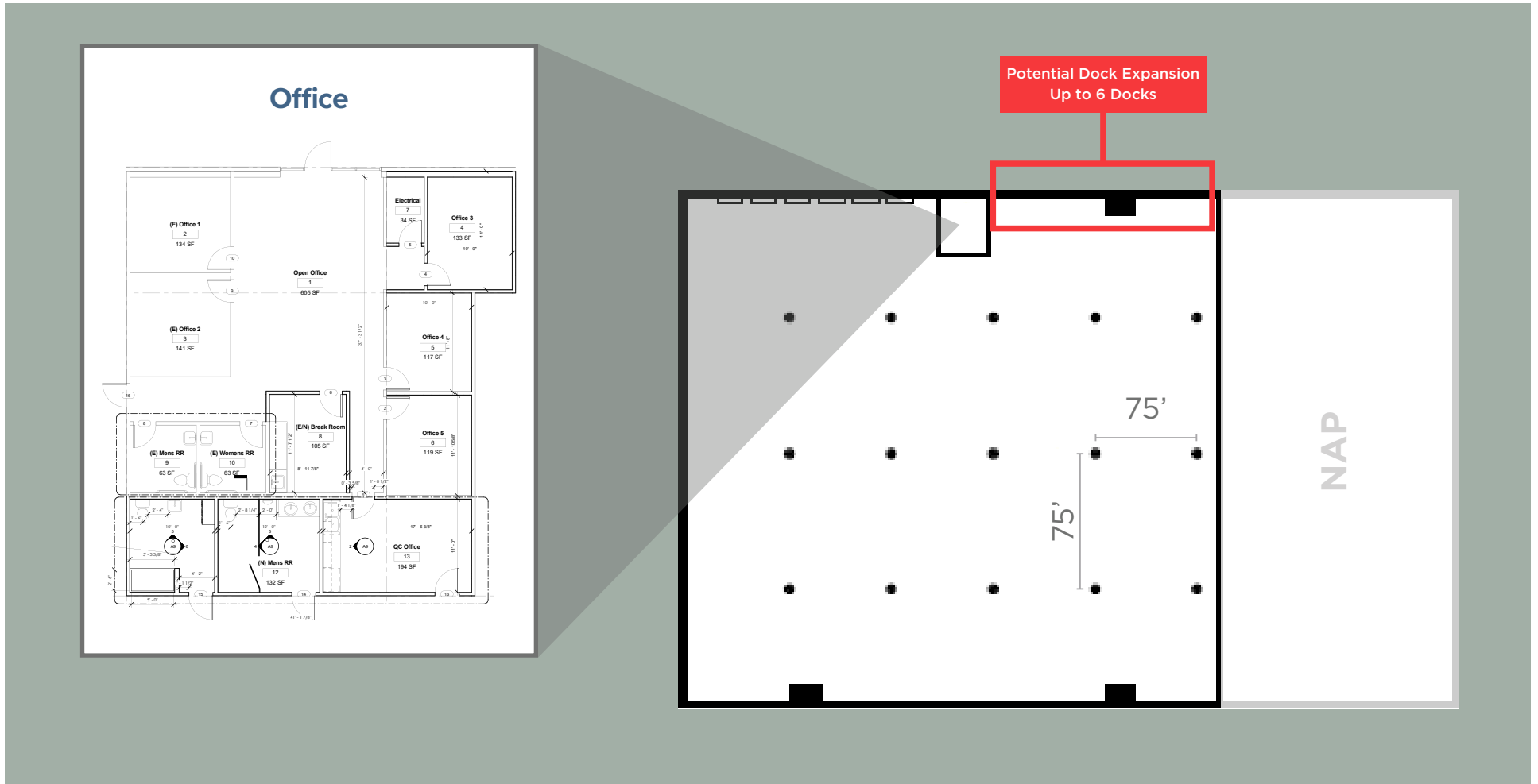
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**Site Plan**


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Floor Plan



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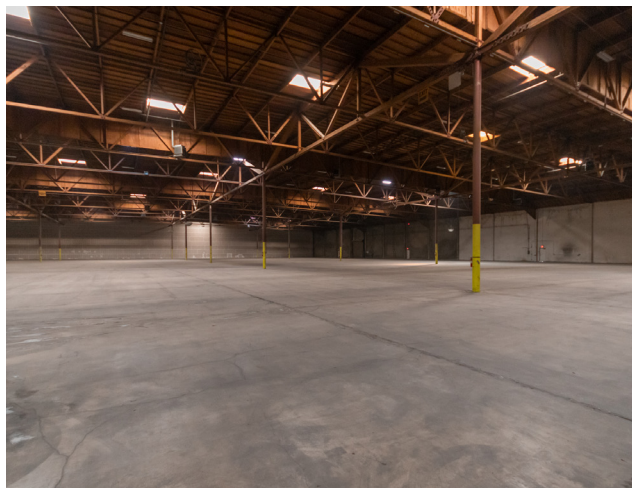


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## Property Images



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