

3616 SOUTH B STREET

Stockton, California 95206

For Sale | ±25.49 Acres | Up to 500,000+ SF

TYSON VALLENARI, SIOR
Executive Managing Director
+1 510 919 2328
tyson.vallenari@cushwake.com
Lic #01480887

KEVIN DAL PORTO
Executive Managing Director
+1 209 601 2476
kevin.dalporto@cushwake.com
Lic #01212935



PROPERTY INFORMATION

Address:	3616 S B Street, Stockton, CA
APN:	177-140-260
Land Size:	±25.49 Acres
Site Dimensions:	±1,035' x ±1,095'
Zoning:	General Industrial (IG) - City of Stockton
Spec Building Size:	Option 1: ±525,000 SF (Single Building) Option 2: ±242,768 SF (Building 1) ±276,030 SF (Building 2)
Topgraphy:	Level
Flood Zone:	Zone X
Gas:	PG&E
Electric:	PG&E
Sewer/Storm:	City of Stockton
Water:	California Water Service
Storm:	City of Stockton



OPTION 1: SINGLE BUILDING (±514,909 SF)

Building Size: ±525,000 SF

Building Dimensions: 856' x 580'

Office Size: ±6,000 SF (Spec) or BTS

Site Dimensions: ±1,035' x ±1,095'

Column Spacing; 56' x 50'

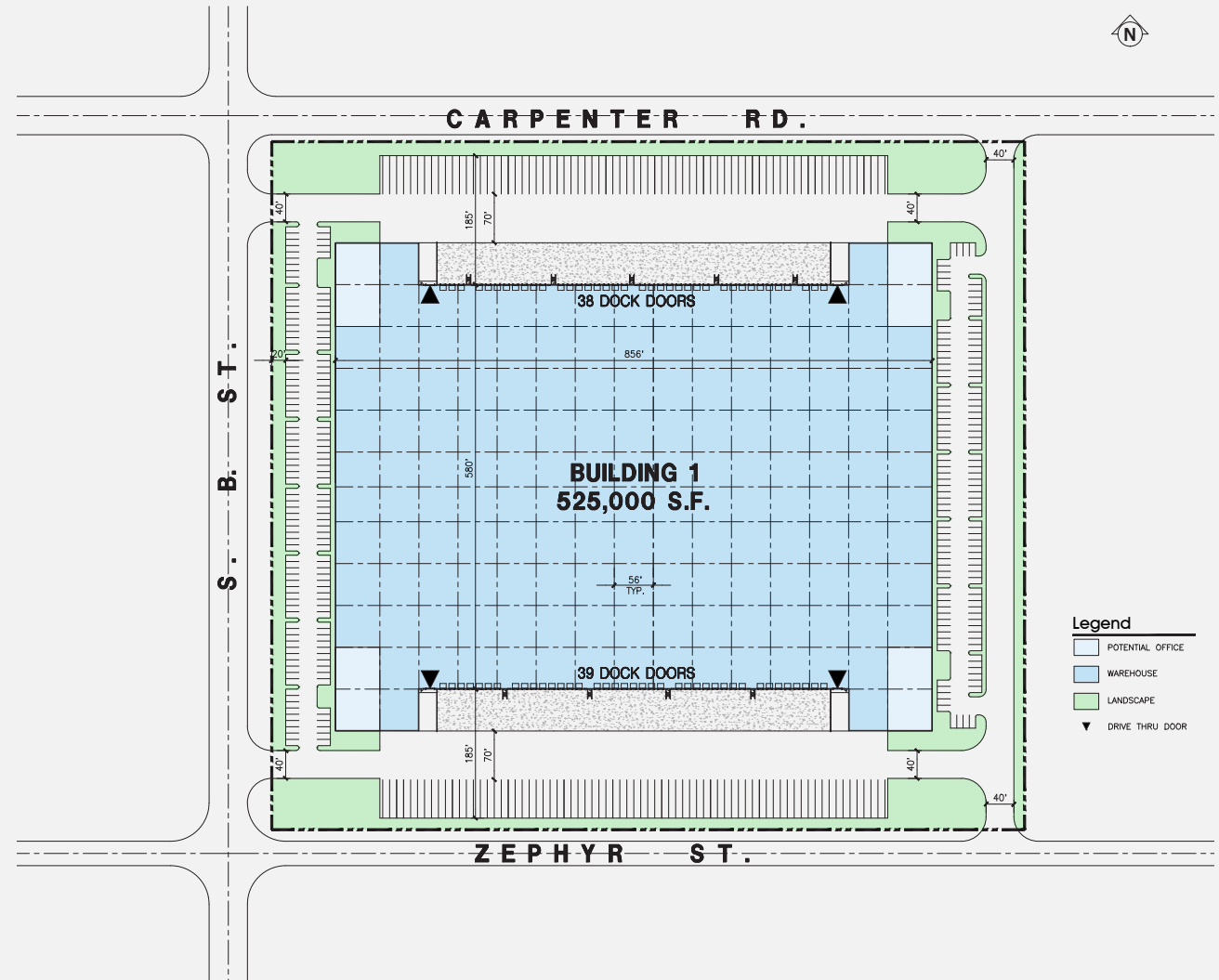
Clearance Height: 36'

Dock-High Doors: 77

Grade-Level Doors: 4

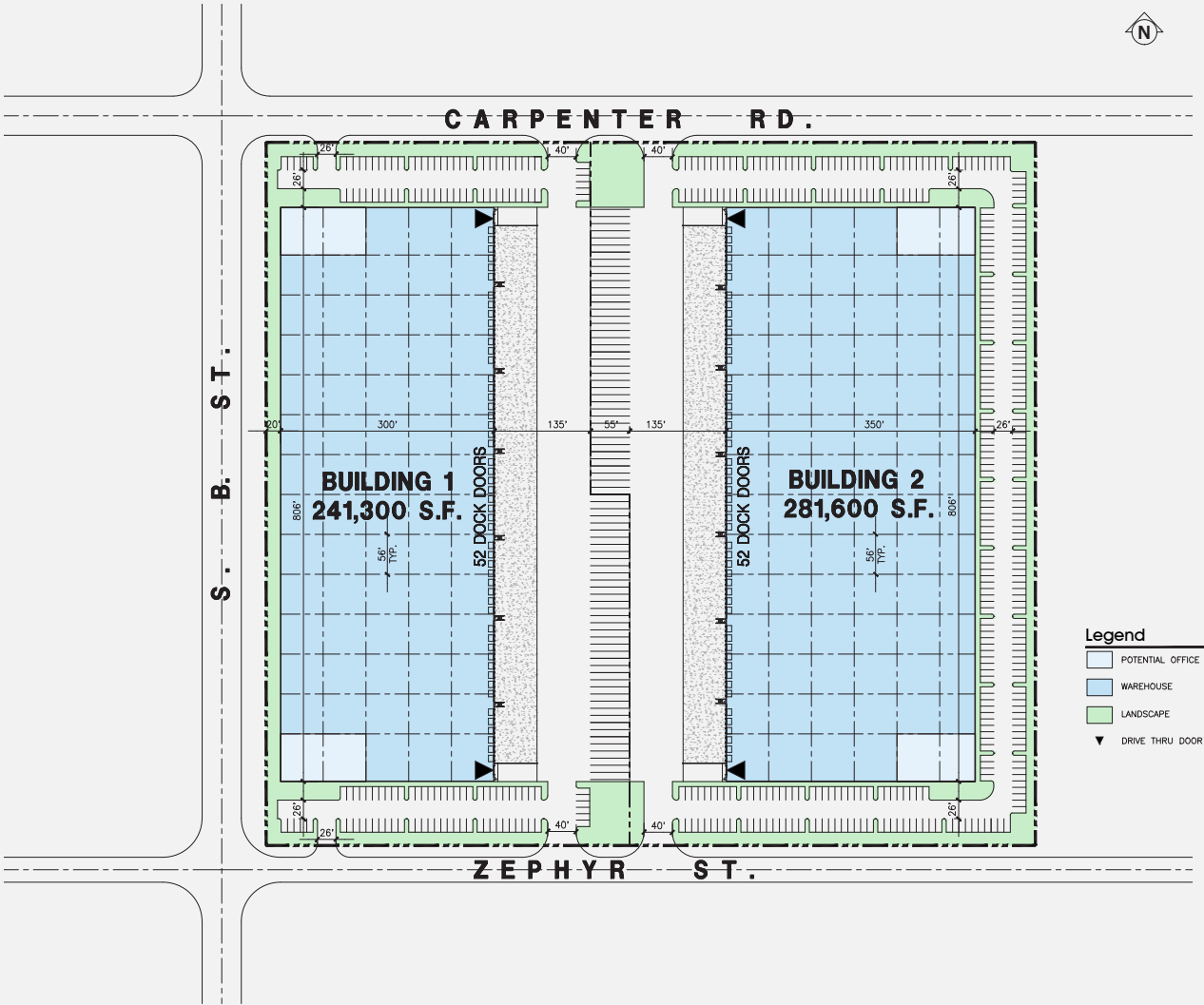
Auto Parking: 279

Trailer Parking: 144

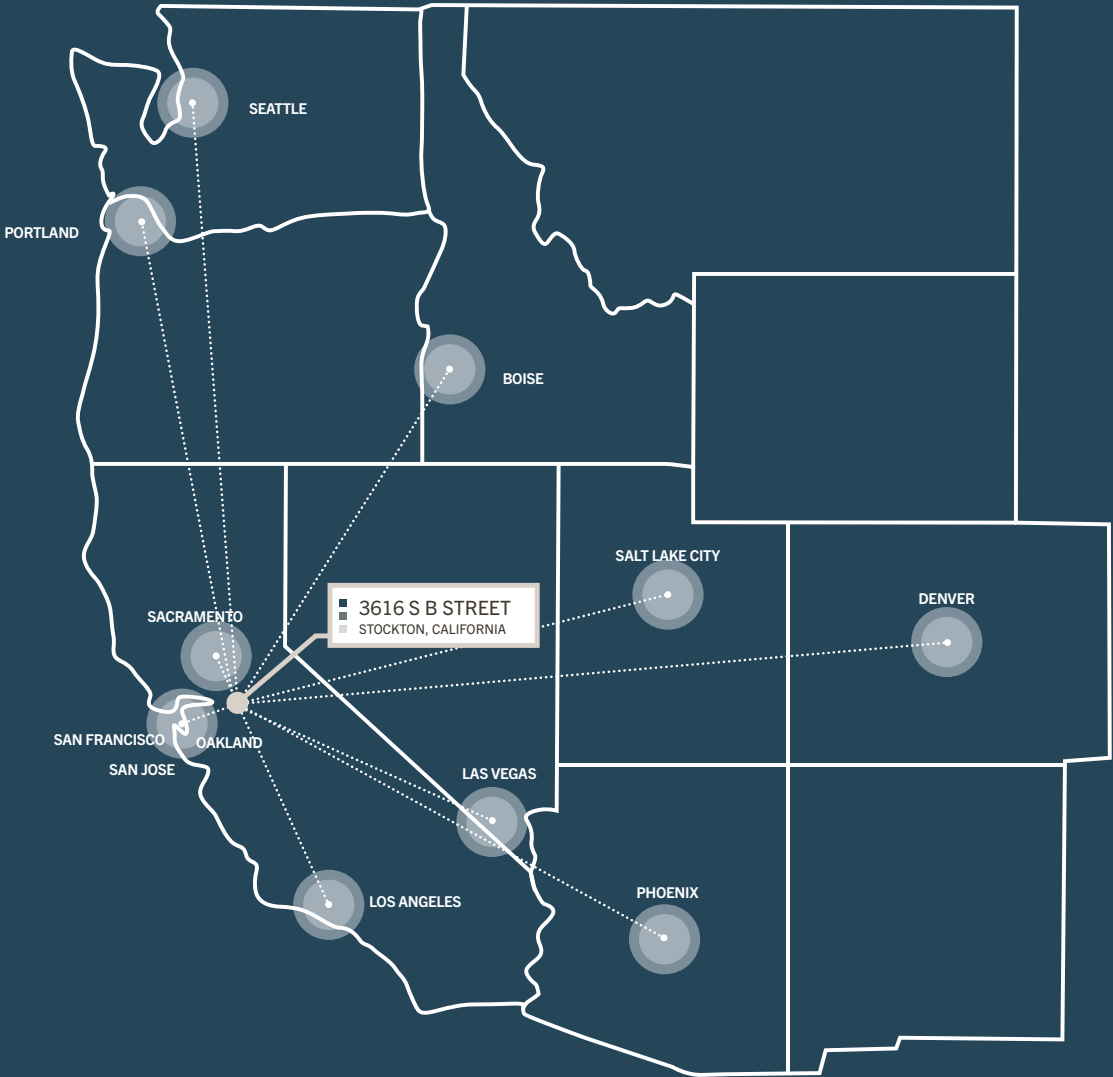


OPTION 2: MULTI BUILDING (1: ±242,768 SF) (2: ±276,030 SF)

Building 1 Size:	±241,300 SF
Building Dimensions:	806' x 300'
Office Size:	±6,000 SF (Spec) or BTS
Column Spacing:	56' x 50'
Clearance Height:	36'
Dock-High Doors:	52
Grade-Level Doors:	2
Auto Parking:	142
Trailer Parking:	40
Building 2 Size:	±281,600 SF
Building Dimensions:	806' x 350'
Office Size:	±10,000 SF (Spec) or BTS
Column Spacing:	56' x 50'
Clearance Height:	36'
Dock-High Doors:	52
Grade-Level Doors:	2
Auto Parking:	350
Trailer Parking:	40





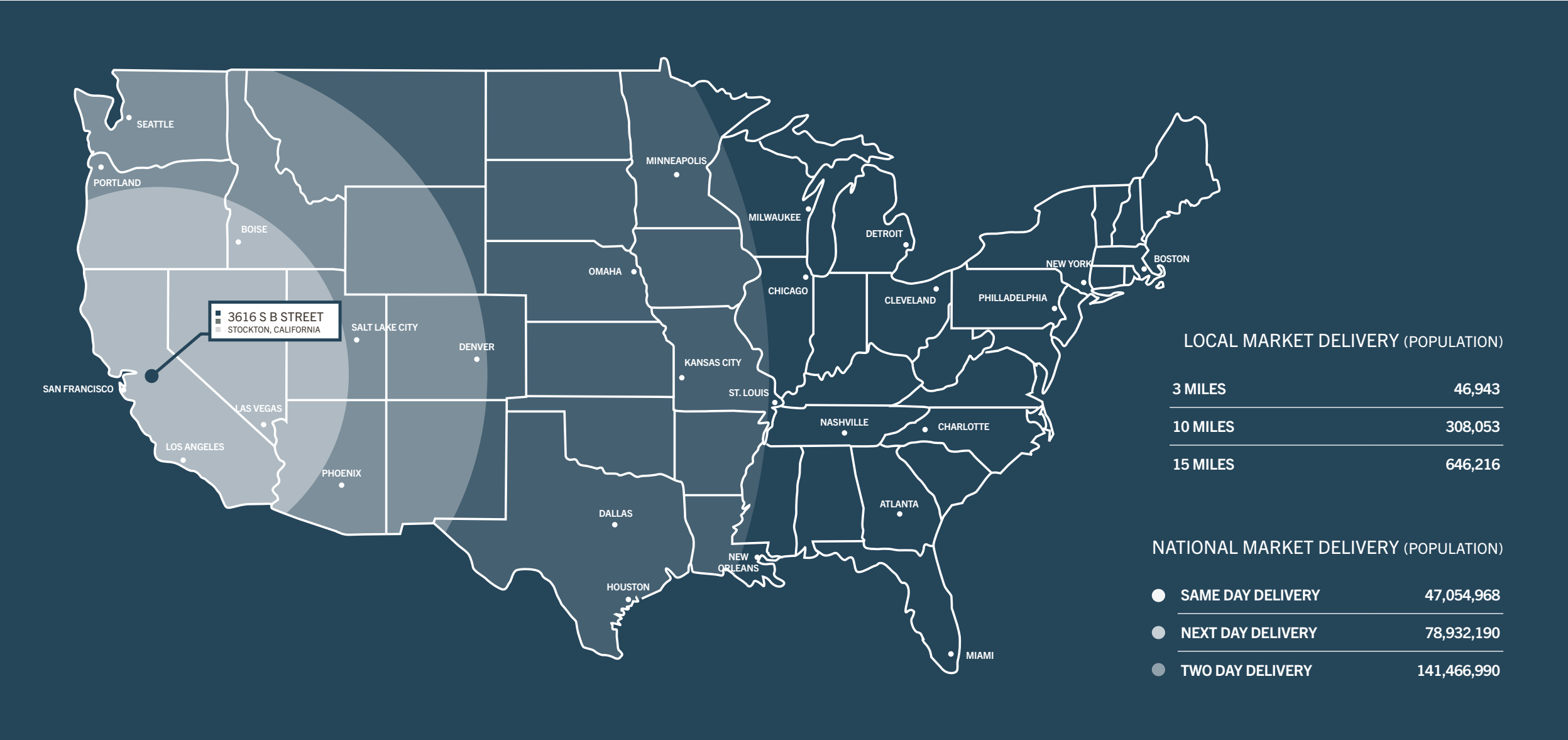


ACCESS TO MARKETS

CITY	MILES
SACRAMENTO	53
SAN JOSE	73
OAKLAND	74
SAN FRANCISCO	82
FRESNO	120
LOS ANGELES	342
LAS VEGAS	512
BOISE	602
PORTLAND	631
SALT LAKE CITY	698
PHOENIX	707
SEATTLE	804
DENVER	1,172

PORTS	MILES
STOCKTON	6
OAKLAND	70
LA/LONG BEACH	369
PORTLAND	641
SEATTLE	805

AIRPORTS	MILES
STOCKTON	2
SACRAMENTO	62
OAKLAND	65
SAN JOSE	70
SAN FRANCISCO	84





3616 SOUTH B STREET

Stockton, California 95206

TYSON VALLENARI, SIOR

Executive Managing Director

+1 510 919 2328

tyson.vallenari@cushwake.com

Lic #01480887

KEVIN DAL PORTO

Executive Managing Director

+1 209 601 2476

kevin.dalporto@cushwake.com

Lic #01212935



**CUSHMAN &
WAKEFIELD**

3255 W March Lane, Suite 230, Stockton, CA 95219 | cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.