

AVAILABLE FOR SUBLEASE

LEASE EXPIRATION: 3/31/28



AVAILABLE NOW

- ±10.52 ACRE YARD
- ±10,800 SF SHOP
- ±1,800 SF COVERED STORAGE AREA
- ±9,000 SF OFFICE SPACE

10.52
ACRES

161

TRANSPORTATION CT

FRENCH CAMP CALIFORNIA

STEVE DUNN

Senior Director
+1 209 992 0953
steve.dunn@cushwake.com
Lic #01410812

TYSON VALLENARI

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

PROPERTY HIGHLIGHTS

±10.52 Acre Yard

- Fully Fenced, Lit & Secure w/ Cameras & Automated Gates
- Multiple Access Points for Divisibility or Separate Functions
- Site is Comprised Mostly Compacted Rock and Pavement

±10,800 SF Shop/Warehouse

- ±120' X ±90' – Clear span inside with no posts/columns CH ±16' to ±18'
- 8 Each ±16' X ±16' Roll Up Doors with Electric Openers (4 on each side for drive thru)
- 1 Each ±12' X ±16' Roll Up Door with Electric Openers
- Space Heaters, Air Compressor with Hose Lines

±1,800 SF Covered Storage Area

- ±20' X ±90' – Clear span inside with no posts/columns
- Concrete Floor with Ceiling Lights
- Adjacent to the Shop Building (former wash rack area)

±9,000 SF Office/Training/Drivers Rest Area

- 2 Story – ±4,500 SF per Floor (±50' X ±90')
- Men's & Women's Restrooms on both floors
- 3 Shower/Locker Rooms on the 2nd Floor
- Two (2) exterior stairways and One (1) interior stairway for Multiple Entrance Locations
- Multiple Private Offices and Large Open Spaces for Bull Pen Cubicles and other Uses on each floor
- Breakroom located on each floor

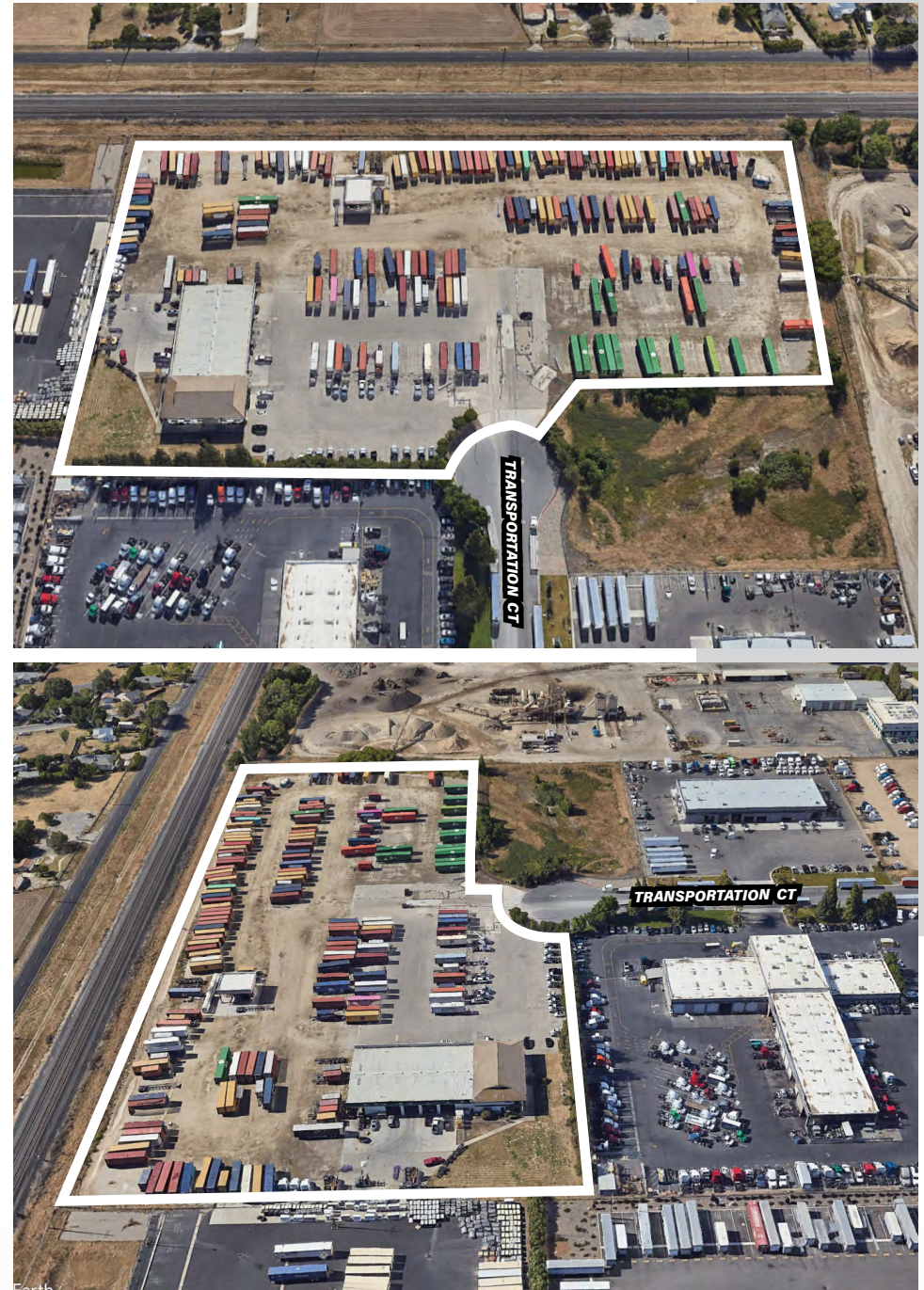
Fuel Station and Wash Down Area

- Currently Non Operational, but could be permitted and updated for Use.

Sublease Term through 3/31/28 - Longer Lease Term is possible

Lease Rate: Contact Broker

- Will consider multiple sub-tenants & requirements



PROPERTY IMAGES

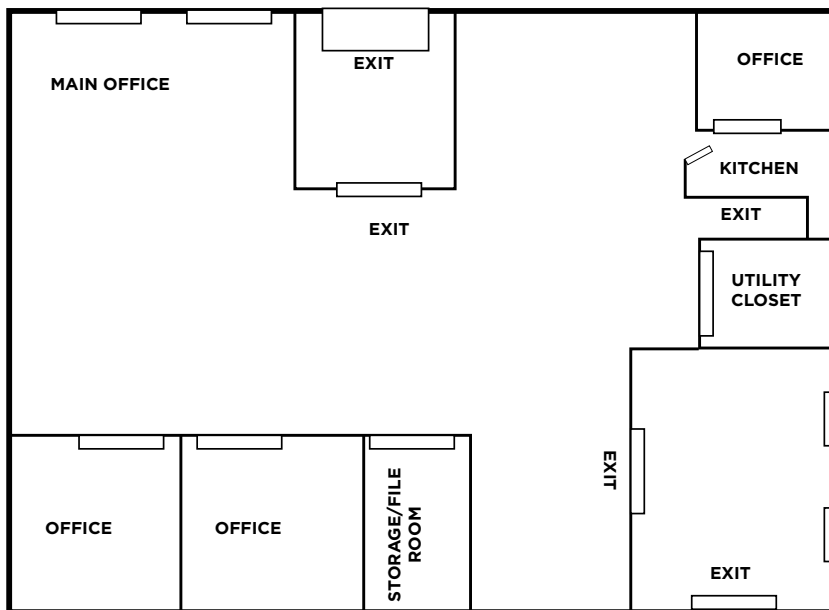


PROPERTY IMAGES

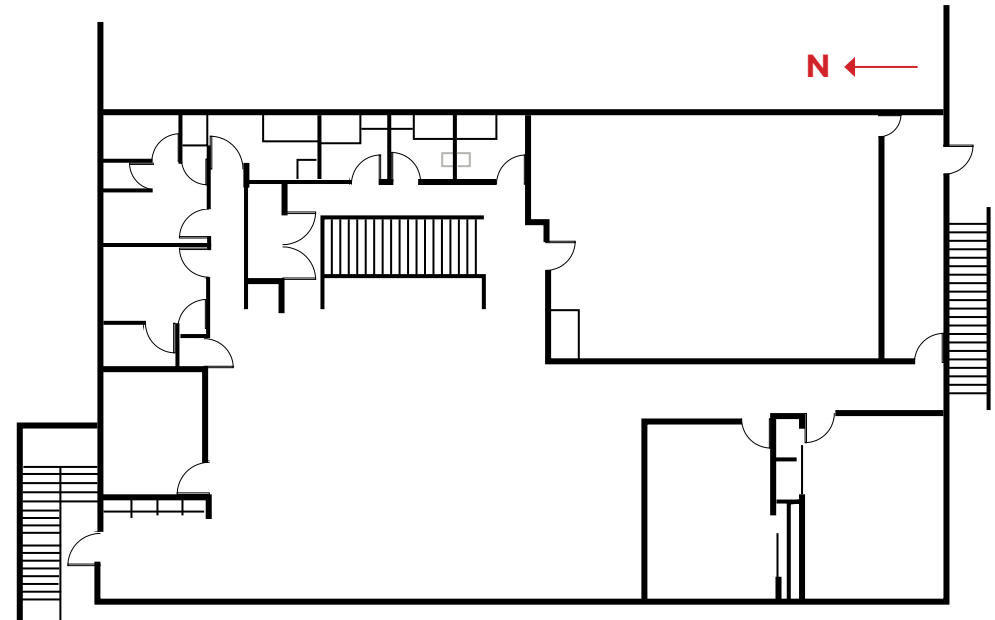


FLOOR PLANS

1ST FLOOR



2ND FLOOR



SURROUNDING TENANTS





CONTACT

STEVE DUNN

Senior Director
+1 209 992 0953
steve.dunn@cushwake.com
Lic #01410812

TYSON VALLENARI

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

3255 W March Lane, Suite 230
Stockton, CA 95219

cushmanwakefield.com