



**Subject Property - ±4.84 Acres**

**Potential Expansion - ±5 Acres**  
(Contact Broker for Details)

±4.84 Acres | Potential Truck/Trailer Parking or Other Industrial Uses | Potential Expansion

**FOR SALE/LEASE/BUILD TO SUIT**  
**3732 Newton Road**  
**Stockton, CA 95205**

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FOR SALE/LEASE/BUILD TO SUIT  
**3732 Newton Road**  
Stockton, CA 95205

**±4.84 Acres Highway Visible Land**  
**Potential Truck/Trailer Parking or Industrial Uses**



### Asking Rate: Contact Broker

- Land development opportunity zoned for industrial use (San Joaquin Co.) on ±4.84 acres (±210,830 SF)
- Potential for truck/trailer parking, warehouse, or other industrial related uses
- Up to 173 trailer stalls based on proposed design
- ±5 Acres of potential expansion to adjacent parcel (contact broker for details)
- Strong Highway 99 visibility and access
- Close proximity to businesses supporting trucking/transportation + construction industries
- Existing two-story residential home with detached garage + workshop on property (can remain or be removed for further development)
- Existing water well + septic system on site
- Electricity + Gas (PGE) and public water (Cal Water) located at front of property

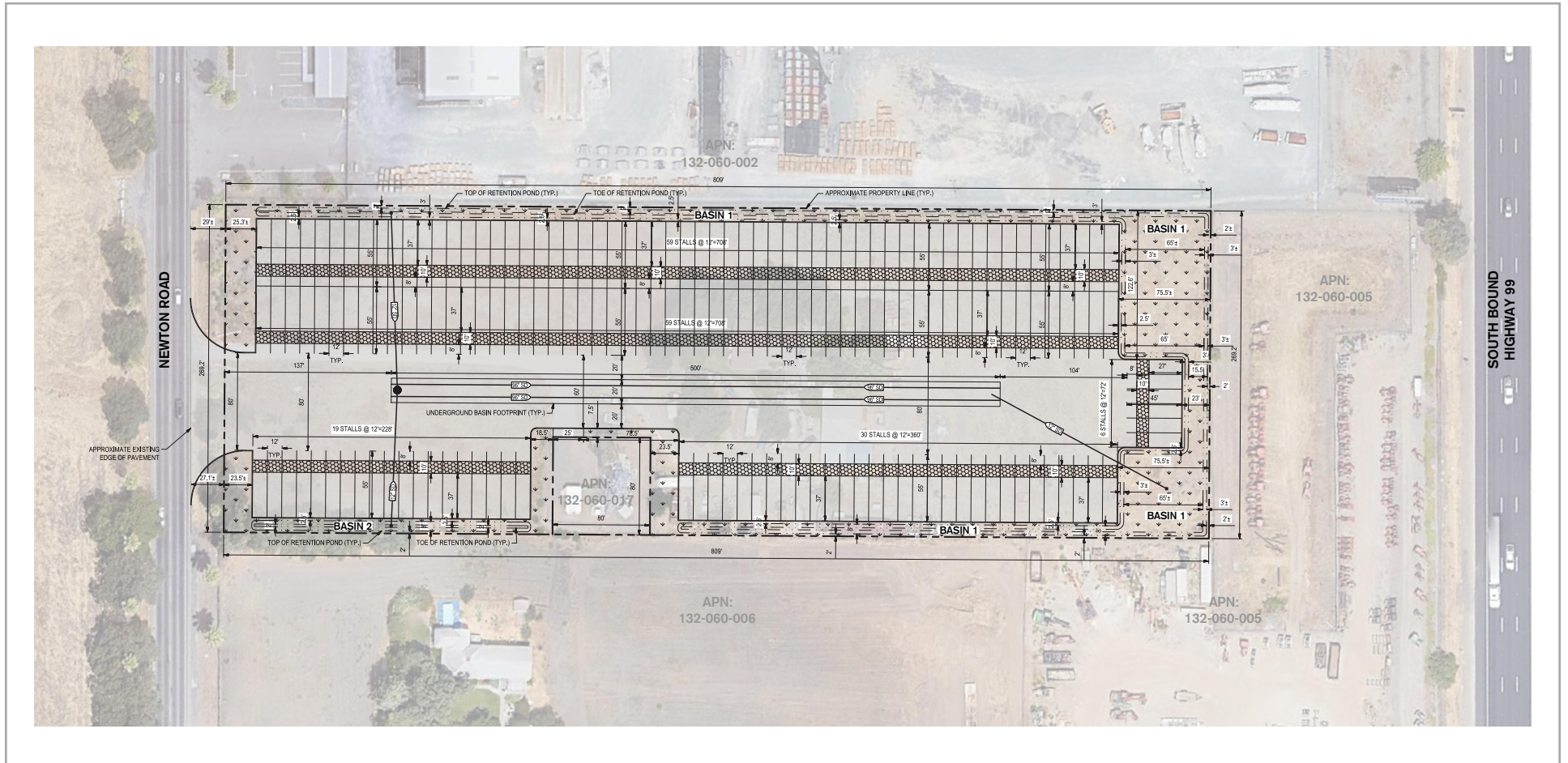
Property Features	
APN:	132-060-160
Parcel Size:	±4.84 Acres (±210,830 SF)
Existing Building:	Two-story residential home w/detached garage + workshop (can remain or be removed)
Expansion:	±5 Acres of potential expansion to adjacent parcel (contact broker for details)
Zoning:	Industrial (San Joaquin County)
Utilities:	Water Well + Septic System on Site Public Water System - Cal Water (located at front of property) Electricity/Gas - PGE Telcom - AT&T



**3732 Newton Road**  
**Stockton, CA 95205**

## ±4.84 Acres Highway Visible Land Potential Truck/Trailer Parking or Industrial Uses

## Preliminary Alternative Site Plan - Truck/Trailer Parking





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3732 Newton Road

N-WILSON-WAY

CHEROKEE-ROAD

NEWTON-ROAD

WATERLOO-ROAD



-  Subject Property - ±4.84 Acres
-  Potential Expansion - ±5 Acres  
(Contact Broker for Details)

*Exclusively Listed By:*

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