AVAILABLE

DUCK CREEK COMMERCE PARK
2222 S. SINCLAIR AVENUE, STOCKTON, CA

UNDER NEW OWNERSHIP

OMP
OVERTON MOORE PROPERTIES
&
Invesco

262,000± SQ. FT.
14.76± ACRES

STATE-OF-THE-ART CLASS "A"
MANUFACTURING/DISTRIBUTION FACILITY

CLICK HERE FOR VIRTUAL TOUR
360°

RAIL SERVED
by BNSF Railroad

CONNECTIVITY
Direct Hwy 99 access via Farmington Road

PARKING
Ample trailer & employee parking

MULTIPLE PORTS
Located within 70 miles

HEAVY POWER
10mw electrical substation with expansion capability

EXCESS LAND
Site consists of ±14.76 acres

For further information, please contact the Industrial Services Team - Exclusive Agents:

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DUCK CREEK COMMERCE PARK

STATE-OF-THE-ART CLASS "A"
MANUFACTURING/DISTRIBUTION FACILITY

LOCATION DESCRIPTION:

The facility, located on Farmington Road/Highway 4, offers ease of access to the surrounding major interstates providing superior access to the entire West Coast. Ideally located with access to major transportation routes connecting the site to the entire West Coast, immediate access to Highway 99 just 1/4 of a mile away, and I-5 only 5 miles away. Close proximity to the BNSF (4 miles) and UP (11 miles) Intermodal facilities, Ports of Stockton (9 miles), Sacramento (63 miles), Oakland (76 miles) and Stockton Metro Airport (7 miles). Stockton was recently included in the 2020 America's Best Cities Report. Stockton ranked 82nd, and was described as "a city to watch in the Golden State." Federal job statistics confirm that San Joaquin County is a leading center for warehousing, logistics and distribution in the Western United States. According to the Bureau of Economic Analysis, the Stockton metropolitan area has the second-highest concentration of transportation and logistics jobs in the country.

SITE DESCRIPTION:

2222 S. Sinclair Avenue was originally occupied by a Toyota parts supplier. The rail served, concrete tilt-up, state-of-the-art manufacturing/distribution building totals 262,000± square feet on 14.76 acres. The facility consists of 18,000± square feet of administrative office and meeting rooms. The property features heavy power with a 10mw electrical substation, a BNSF Railroad spur to the site, 20 additional "knock-out" panels to expand on the existing 12 dock high doors, guard shack, fully secured with 7,000V guard dog electric fence, truck scale and is 100% climate controlled. The building is ESFR capable. The southern portion of the building totaling 53,207± square feet contains two (2) 30M ton overhead Kone Cranes with 50' clear height.

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PROPERTY DESCRIPTION

DUCK CREEK COMMERCE PARK

STATE-OF-THE-ART CLASS "A" MANUFACTURING/DISTRIBUTION FACILITY

PROPERTY HIGHLIGHTS:

DUCK CREEK COMMERCE PARK is a 262,000± SF Class "A" State-of-the-Art manufacturing / distribution facility

The facility is located on a 14.76± acre site

Located just off of Farmington Road/Highway 4, offering ease of access to major arterials Highway 99 & Interstate 5 providing superior access to the entire West Coast

Excellent proximity to major distribution & logistics channels including Stockton Metro Airport, the Port of Stockton, BNSF & UP Intermodal Facilities

Zoned General Industrial, IG, City of Stockton

BUILDING SPECIFICATIONS:

BUILDING SF:	262,000±
MAIN OFFICE SF:	18,000±
LOADING:	12 (9'x10') dock-high doors with dock equipment 20 (9'x10') additional dock high doors available via "knock out" panels 9 (12'x14') grade level doors Cross load capability
AUTO PARKING:	173 stalls - 0.66/1,000 sf
TRAILER PARKING:	Ample (with expansion capability)
CLEAR HEIGHT:	27.5' min with 50' clear in approx 54,000 sf
POWER: (indicated)	8,000 Amps, 277/480 Volt, 3-Phase, with electrical distribution throughout 10mw electrical substation with expansion capability
FIRE SUPPRESSION:	.22/2,000 sf with pump house (ESFR capable)
COLUMN SPACING:	65' x 65'
TRUCK COURT:	140'± with 60' concrete apron
SKYLIGHTS:	5% coverage, (385 Skylights)
WAREHOUSE LIGHTING:	Fluorescent
FLOOR SLAB:	7"
YEAR BUILT:	2008
RAIL:	BNSF spur to the site
SECURITY:	- Closed circuit surveillance system - Guard shack - Fully fenced and secured with 7,000 Volt electric guard dog fencing powered by solar panels

ADDITIONAL FEATURES:

100% climate controlled space

Two (2) 30M ton overhead cranes

Truck scale

SERVICES:

Sewer:	City of Stockton
Storm:	City of Stockton
Water:	California Water Service
Gas & Electric:	Pacific Gas & Electric (PG&E)

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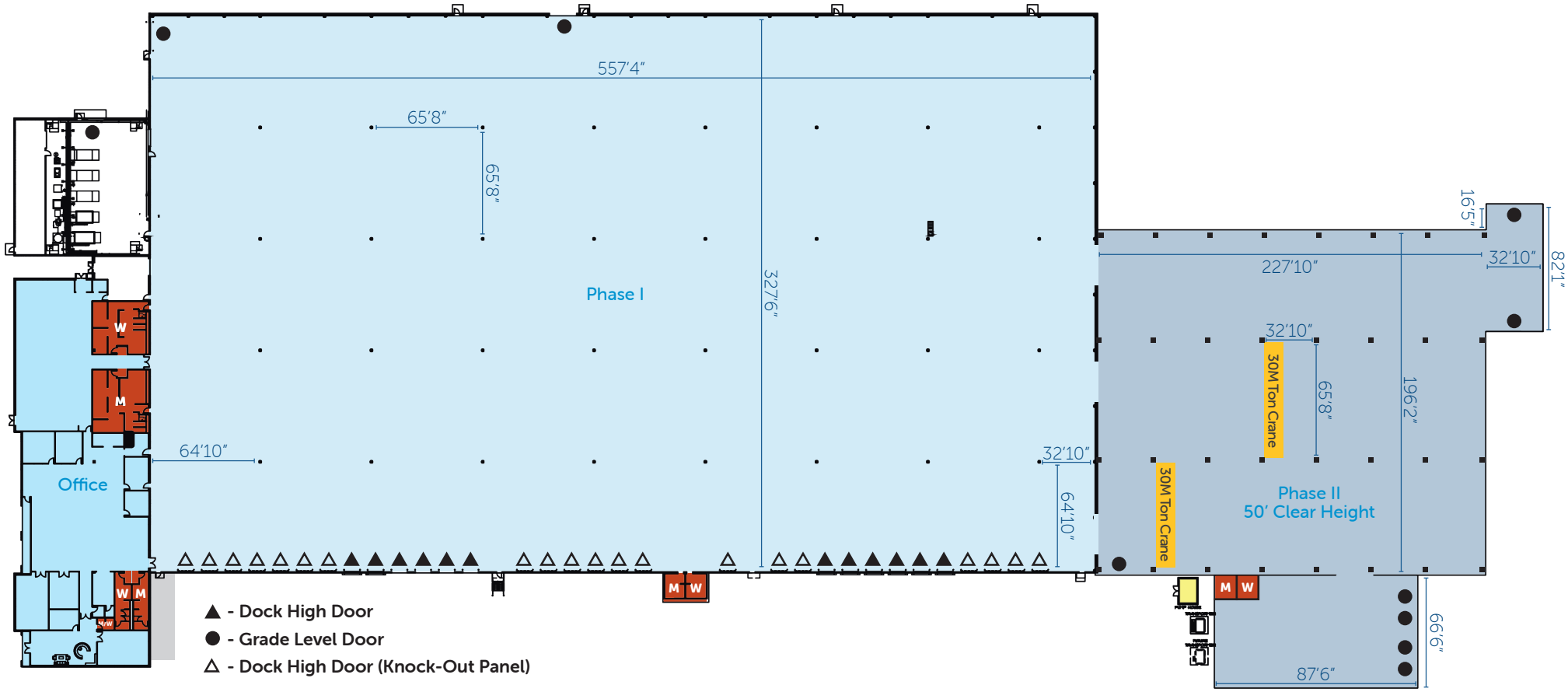
262,000± SQ. FT.

SITE PLAN:



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DUCK CREEK COMMERCE PARK

STATE-OF-THE-ART CLASS "A" MANUFACTURING/DISTRIBUTION FACILITY

PROPERTY PHOTOS:

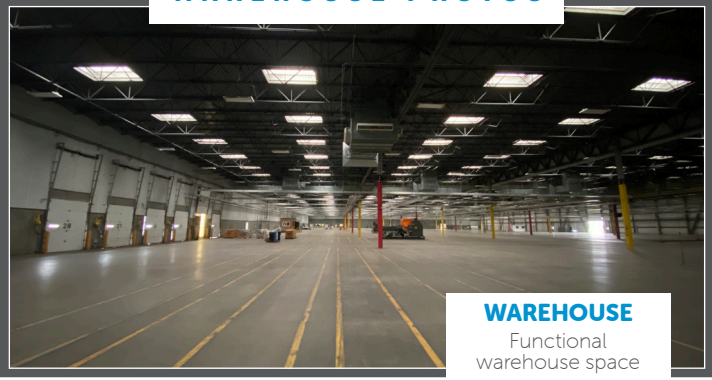
OFFICE PHOTOS

RECEPTION
Large reception area

NATURAL LIGHT
Well lit bullpen area with large windows

OPEN SPACE
Large bullpen area lined with private offices

WAREHOUSE PHOTOS



WAREHOUSE
Functional warehouse space

CRANES
Two (2) 30M ton overhead cranes

LOADING
Grade doors allow for 53' trucks in warehouse

PROPERTY PHOTOS

DOCK LOADING
12 dock doors with 20 "knock-out" panels

SECURITY
Property is fully fenced with guard shack

FENCED
Entire site secured by 7,000V electric fence

DUCK CREEK COMMERCE PARK

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MANUFACTURING/DISTRIBUTION FACILITY

BURLINGTON NORTHERN SANTA FE RAIL ROAD ACCESS:

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RAIL SPUR TO SITE

BNSF Intermodal Facility is located in Stockton, four (4) miles from the property

BNSF RAILWAY IN CALIFORNIA

BNSF has been a major freight transporter in California since 1883 and remains a crucial gateway for international trade

BNSF LINES OPERATED

BNSF track owned: 913 miles
BNSF trackage rights: 1,256 miles

BNSF FACTS

Operating in 28 US states & Canada
# of Locomotives - 8,000
# of Route Miles - 32,500
# of Employees - 41,000

BNSF RAILWAY BENEFITS

Our trains move consumer goods from the ports of Los Angeles, Long Beach, Oakland and San Diego, as well as agricultural products California farmers grow, and help manufacturers deliver their products around the world. And they do it in a way that is far more environmentally friendly than any other mode of ground transportation.

In fact, the average BNSF intermodal train moves the equivalent of what 280 trucks could move, cutting carbon emissions by more than 50% while reducing congestion on our nation's highways. All told, freight rail moves 40% of all U.S. products, but only contributes 2.3% of transportation greenhouse gases. And at BNSF, we're working to reduce that percentage even more.

DUCK CREEK COMMERCE PARK

STATE-OF-THE-ART CLASS "A"
MANUFACTURING/DISTRIBUTION FACILITY

PROPERTY ACCESS TO MAJOR TRANSPORTATION

UNDER NEW OWNERSHIP

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ONE QUARTER (1/4) MILE TO HIGHWAY 99

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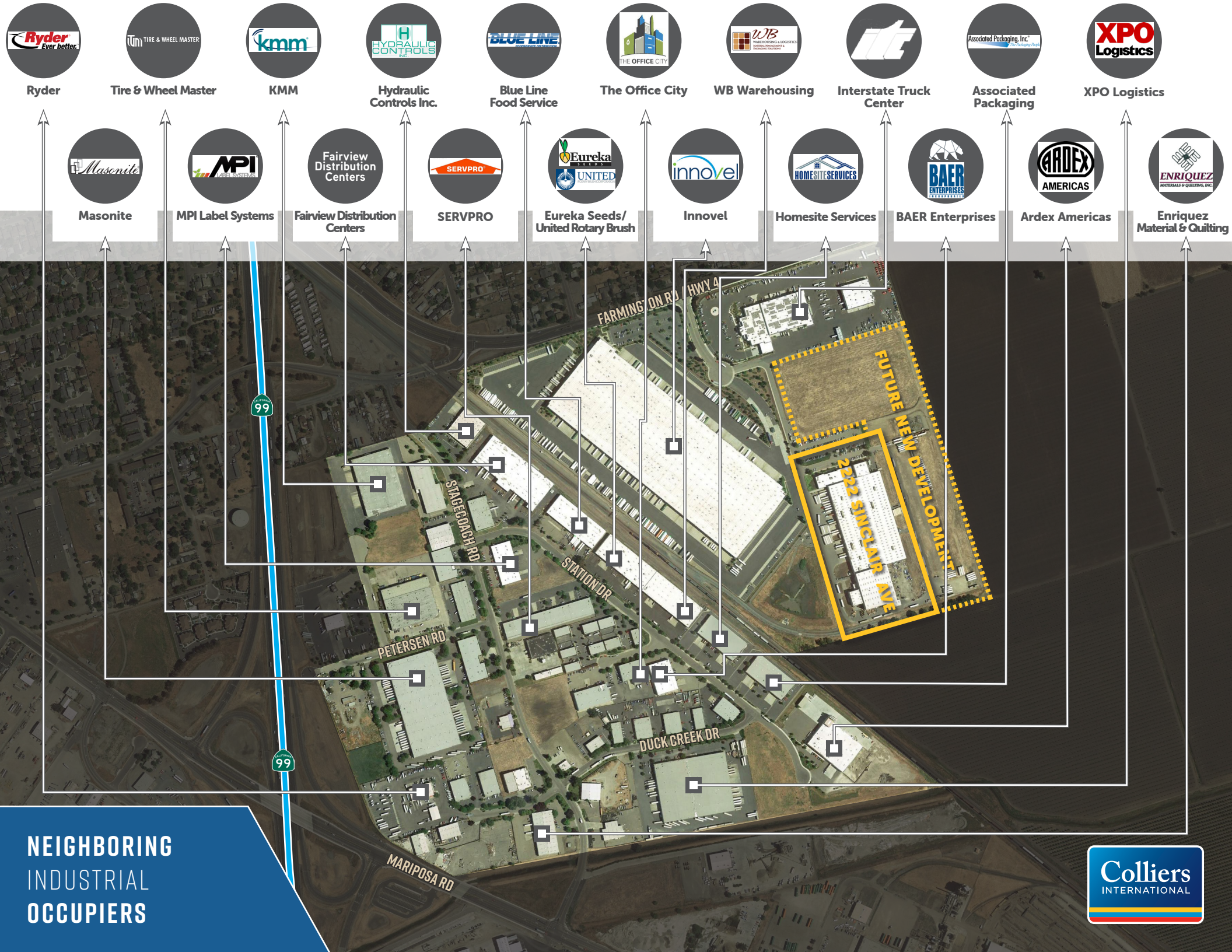
Ryder
Tire & Wheel Master
KMM
Hydraulic Controls Inc.
Blue Line Food Service
The Office City
WB Warehousing
Interstate Truck Center
Associated Packaging
XPO Logistics
Masonite
MPI Label Systems
Fairview Distribution Centers
SERVPRO
Eureka Seeds/ United Rotary Brush
Innovel
Homesite Services
BAER Enterprises
Ardex Americas
Enriquez Material & Quilting
FARMINGTON RD / HWY 4
FUTURE NEW DEVELOPMENT
2222 SINCLAIR AVE
STAGECOACH RD
STATION DR
PETERSEN RD
DUCK CREEK DR
MARIPOSA RD
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STOCKTON, CALIFORNIA

DISTANCE TO MAJOR DISTRIBUTION-LOGISTICS CHANNELS:

PORTS & INTERMODALS

Port of Stockton.....9 miles
Port of Sacramento.....50 miles
Port of Oakland.....76 miles
Port of Long Beach.....365 miles

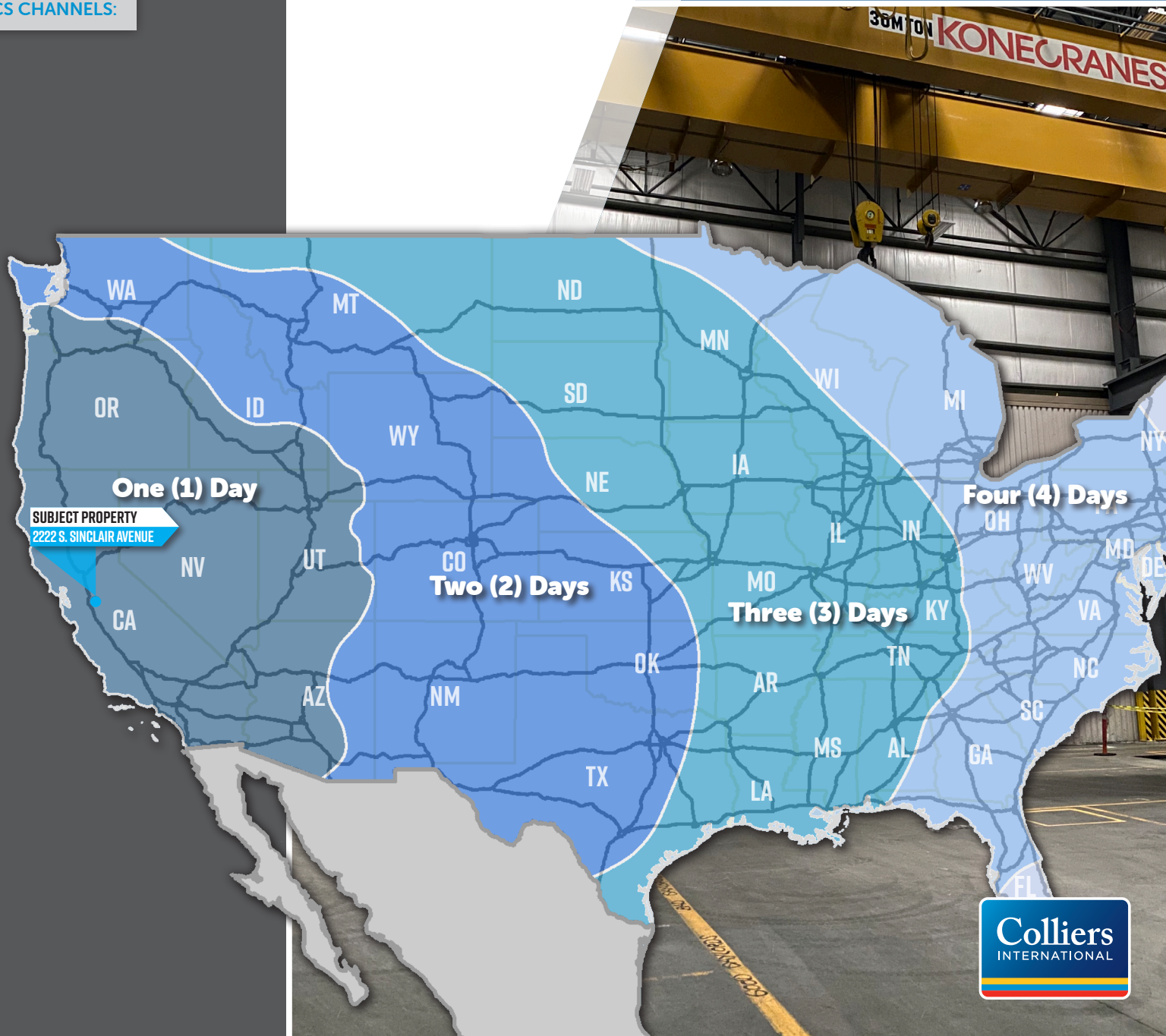
BNSF Intermodal.....4 miles
UP Intermodal.....11 miles

AIRPORTS

Stockton Metro.....7 miles
Sacramento Int'l.....63 miles
Oakland Int'l.....71 miles
San Jose Int'l.....76 miles
San Francisco Int'l.....89 miles

INTERSTATE/HIGHWAY

Highway 4.....1/4 mile
Highway 99.....1 mile
Interstate 5.....5 miles
Highway 120.....12 miles
Interstate 205.....20 miles
Interstate 580.....34 miles



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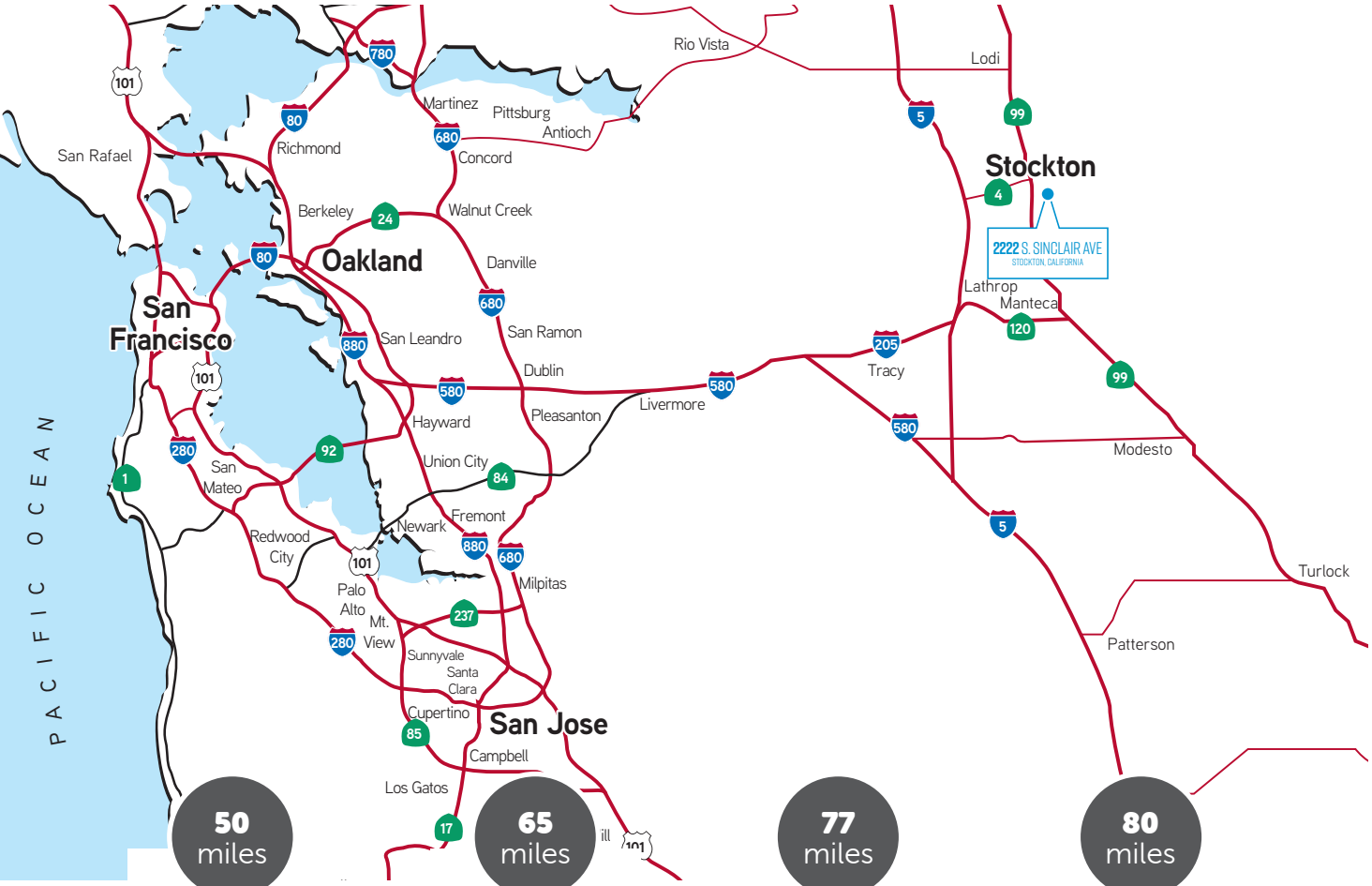

50 miles	65 miles	77 miles	80 miles	88 miles	341 miles
Sacramento	Fremont	Oakland	San Jose	San Francisco	Los Angeles

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