

AIRPARK

STOCKTON, CALIFORNIA

599



272-ACRE MASTER-PLANNED INDUSTRIAL PARK

3M TOTAL SF | 39K - 1.2M SF BUILDINGS



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PROPERTY SUMMARY

Airpark 599 is a fully entitled, master-planned logistics park on 272 acres next to the Stockton Metropolitan Airport + Highway 99 in Stockton, California. As a hub for all major markets in Northern California, Airpark 599 will add 3 million square feet of Class A space—suitable for e-commerce fulfillment, distribution, or advanced manufacturing—while improving area infrastructure and bringing new jobs to a large, skilled workforce.

Airpark 599's centralized location offers ideal transportation needs with the ability to connect to area highways + interstates (Hwy 99, I-5, I-205), nearby rail intermodal facilities (BNSF, Union Pacific), regional ports (Port of Stockton, Port of Oakland) and air cargo transportation (Stockton Metro Airport).



LOGISTICS

- Located next to Stockton Metro Airport
- Nearby Class 1 intermodal facilities (BNSF, Union Pacific)
- STAA rated truck routes
- Direct access to Interstate 5 and Hwy 99
- 72 miles to the Port of Oakland
- Close proximity to Bay Area + Sacramento markets



LABOR

- Access to a diverse + skilled workforce
- 1 Million people within 30-mile drive
- Population of 311,000 in the City of Stockton
- Wide array of available + affordable housing opportunities



INFRASTRUCTURE

- Ample electrical service for heavy manufacturing
- Abundant sewer and water capacity for wet + high-employment uses
- Multiple data + telco service providers
- Off-site storm drainage for efficient site coverage



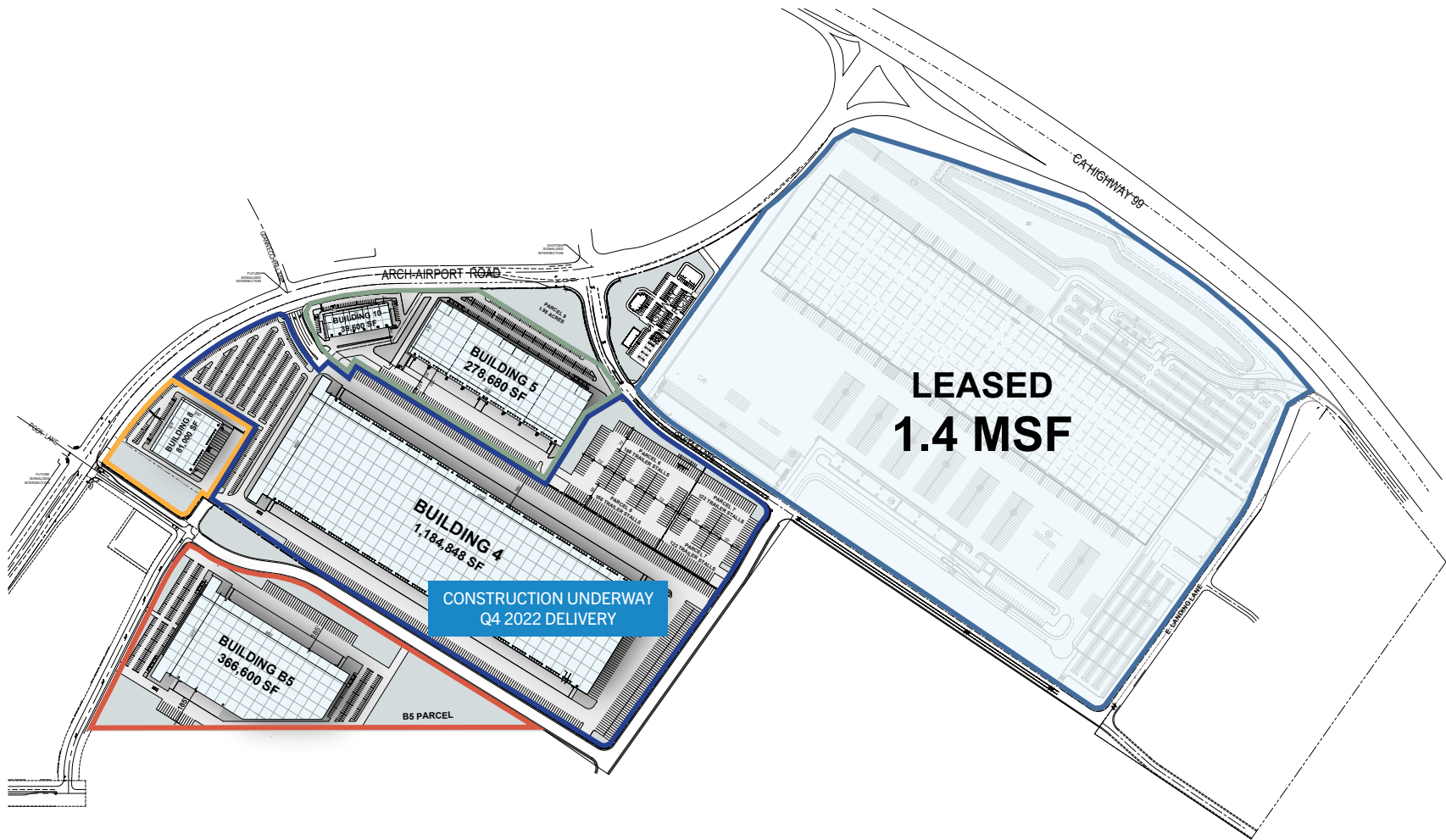


CONSTRUCTION HIGHLIGHTS

- Phased construction plan to facilitate county infrastructure
- Newly constructed roadways + signalized intersections surrounding the park
- Centralized location connecting to area freeways, intermodal facilities + ports throughout the Central Valley and Bay Area
- Premium, Class A warehouse facilities with modern office/amenities
- Suitable for fulfillment center or distribution-type location
- Optimal truck court size + trailer parking
- Flexible site or building configurations to fit tenant needs

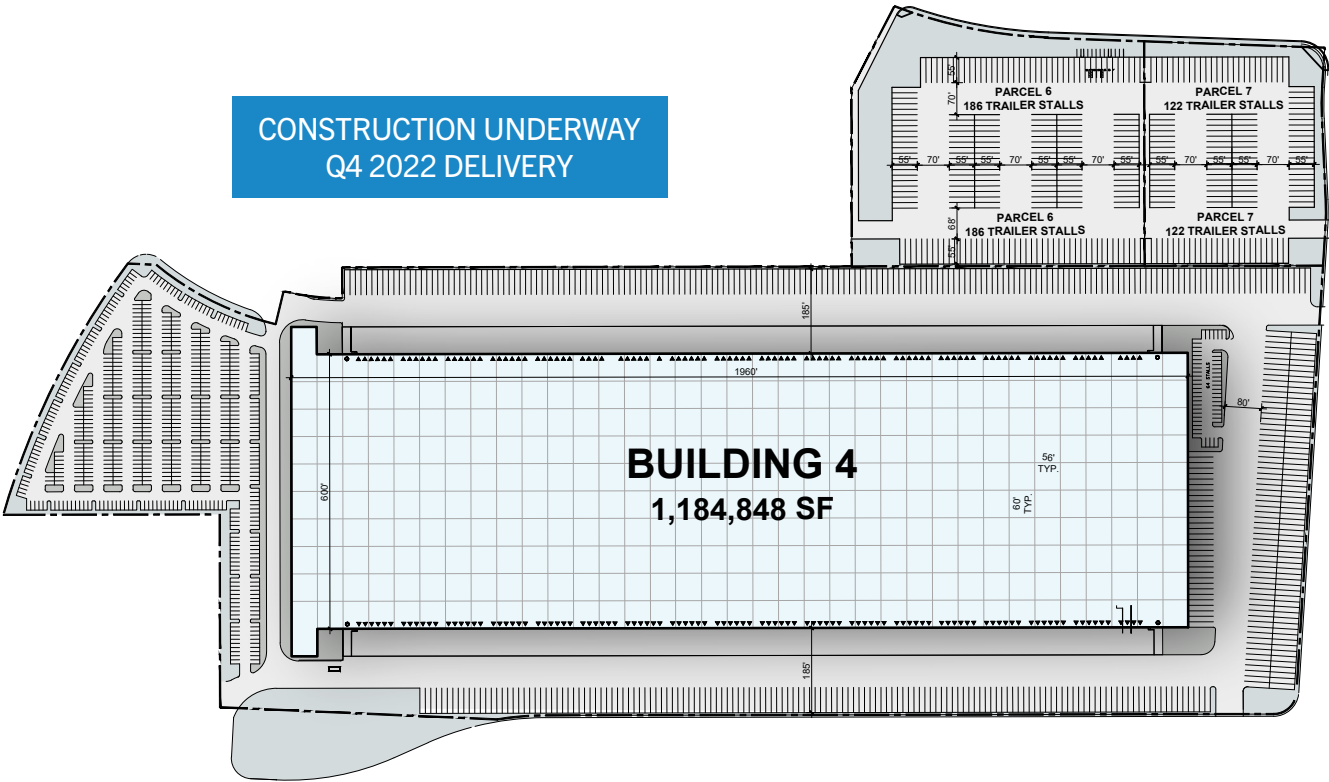
AIRPARK 599 SITE PLAN*

SITE 1	121.63 AC
BUILDING 1	1,391,610 SF
SITE 2	57.33 AC
BUILDING 4	1,184,848 SF
SITE 3	18.52 AC
BUILDING 5	278,680 SF
BUILDING 10	39,600 SF
SITE 4	6.54 AC
BUILDING 8	81,000 SF
SITE 5	28.16 AC
BUILDING B5	366,600 SF



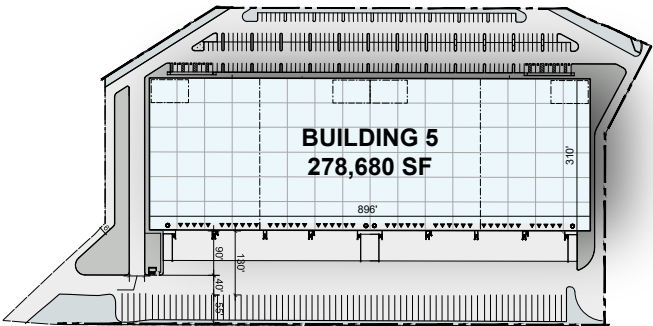
*SUBJECT TO CHANGE. PROPOSED SITE PLAN MAY BE ALTERED TO FIT TENANT NEEDS. CONTACT BROKER FOR DETAILS.

BUILDING SPECIFICATIONS

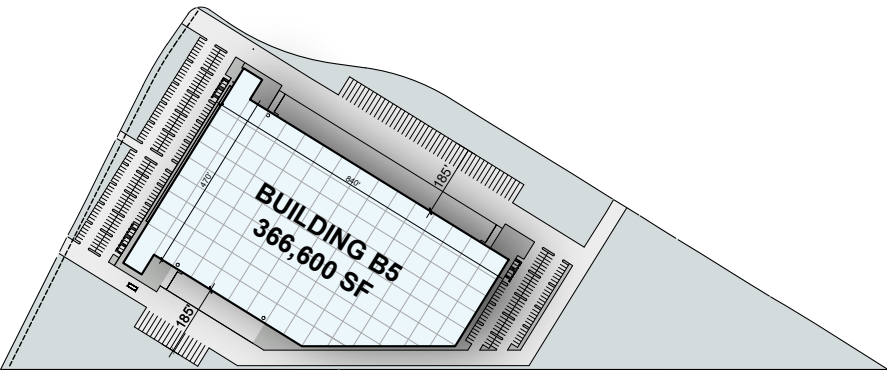


BUILDING 4	
BUILDING SF	1,184,848 SF
BUILDING DIMENSIONS	1960' X 600'
CLEARANCE HEIGHT	40'
COLUMN SPACING	56' X 60'
DOCK-HIGH DOORS	216
GRADE LEVEL DOORS	4
TRUCK COURT	185'
FLOORING	8" REINFORCED CONCRETE
AUTO PARKING	697
TRAILER PARKING	792 (COMBINED W/PARCEL 6+7)

BUILDING SPECIFICATIONS

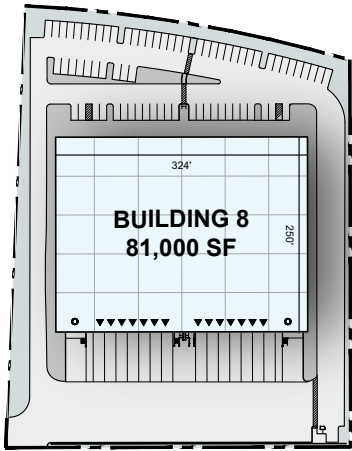


BUILDING 5	
BUILDING SF	278,680 SF
BUILDING DIMENSIONS	1008' X 310'
CLEARANCE HEIGHT	40'
COLUMN SPACING	56' X 50'
DOCK-HIGH DOORS	46
GRADE LEVEL DOORS	2
TRUCK COURT	185'
FLOORING	8" REINFORCED CONCRETE
AUTO PARKING	293
TRAILER PARKING	76

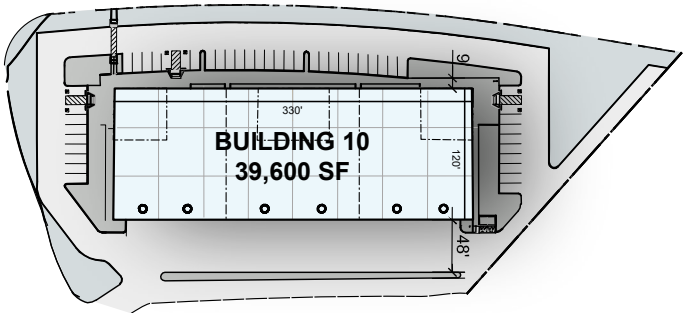


BUILDING B5	
BUILDING SF	366,600 SF
BUILDING DIMENSIONS	972' X 570'
CLEARANCE HEIGHT	40'
COLUMN SPACING	56' X 50'
DOCK-HIGH DOORS	83
GRADE LEVEL DOORS	4
TRUCK COURT	185'
FLOORING	8" REINFORCED CONCRETE
AUTO PARKING	360
TRAILER PARKING	60

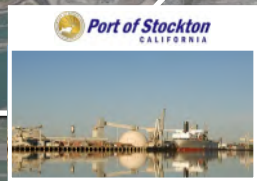
BUILDING SPECIFICATIONS



BUILDING 8	
BUILDING SF	81,000 SF
BUILDING DIMENSIONS	324' X 250'
CLEARANCE HEIGHT	40'
COLUMN SPACING	56' X 50'
DOCK-HIGH DOORS	14
GRADE LEVEL DOORS	2
TRUCK COURT	135'
FLOORING	8" REINFORCED CONCRETE
AUTO PARKING	72
TRAILER PARKING	-



BUILDING 10	
BUILDING SF	39,600 SF
BUILDING DIMENSIONS	330' X 120'
CLEARANCE HEIGHT	40'
COLUMN SPACING	56' X 50'
DOCK-HIGH DOORS	-
GRADE LEVEL DOORS	6
TRUCK COURT	48'
FLOORING	8" REINFORCED CONCRETE
AUTO PARKING	48
TRAILER PARKING	-



ARCH AIRPORT RD



AIRPARK 599 ACCESS

HWY 99/ARCH AIRPORT INTERCHANGE	0.5 MI
I-5/ARCH AIRPORT INTERCHANGE	3.1 MI
STOCKTON METRO AIRPORT	0.2 MI
PORT OF STOCKTON	8.7 MI
UNION PACIFIC INTERMODAL FACILITY	5.5 MI
BNSF INTERMODAL FACILITY	2.5 MI
I-205/I-580 CONNECTOR	22.6 MI
PORT OF OAKLAND	71 MI

— FREEWAY ON-RAMP — FREEWAY OFF-RAMP

**click on images to view Google Map location

I-5/ARCH AIRPORT RD INTERCHANGE - 3.1 MI AWAY



99/ARCH AIRPORT RD INTERCHANGE - 0.5 MI AWAY





SURROUNDING TENANTS

- | | |
|---------------------------|----------------------------|
| 1. ALLEN DISTRIBUTION | 25. KINGSDOWN |
| 2. DOLLAR TREE | 26. AMAZON |
| 3. MEDLINE | 27. COST PLUS WORLD MARKET |
| 4. BAY VALLEY FOODS | 28. XPO LOGISTICS |
| 5. NIAGRA BOTTLING | 29. WHIRLPOOL |
| 6. BMW | 30. WORLD CLASS DIST. |
| 7. YD WINDOWS | 31. CROWN BOLT |
| 8. SIMPSON STRONG-TIE | 32. LUCY & ASSOCIATES |
| 9. COASTAL PACIFIC FOODS | 33. CLIMATE PROS |
| 10. C&S WHOLESALE GROCERS | 34. QUEST INDUSTRIES |
| 11. ALLEN DISTRIBUTION | 35. TRADER JOE'S |
| 12. MILESTONE TRAILER | 36. SJ DISTRIBUTORS |
| 13. ONTRAC | 37. SHEPARD BROS |
| 14. UNITED FACILITIES | 38. TENTH STREET HATS |
| 15. NIAGRA BOTTLING | 39. U.S. POSTAL SERVICE |
| 16. PRISM LOGISTICS | 40. LAWLY'S VITAMIN SUPPLY |
| 17. O'REILLY AUTO PARTS | 41. PACTIV |
| 18. STAPLES | 42. GILBERT |
| 19. BEST EXPRESS FOODS | 43. PG&E |
| 20. MAK FREIGHT | 44. LE TOTE |
| 21. PEARL CORP | |
| 22. PRIMESOURCE | |
| 23. UNIFIED GROCERS | |
| 24. STARLINE INDUSTRIES | |



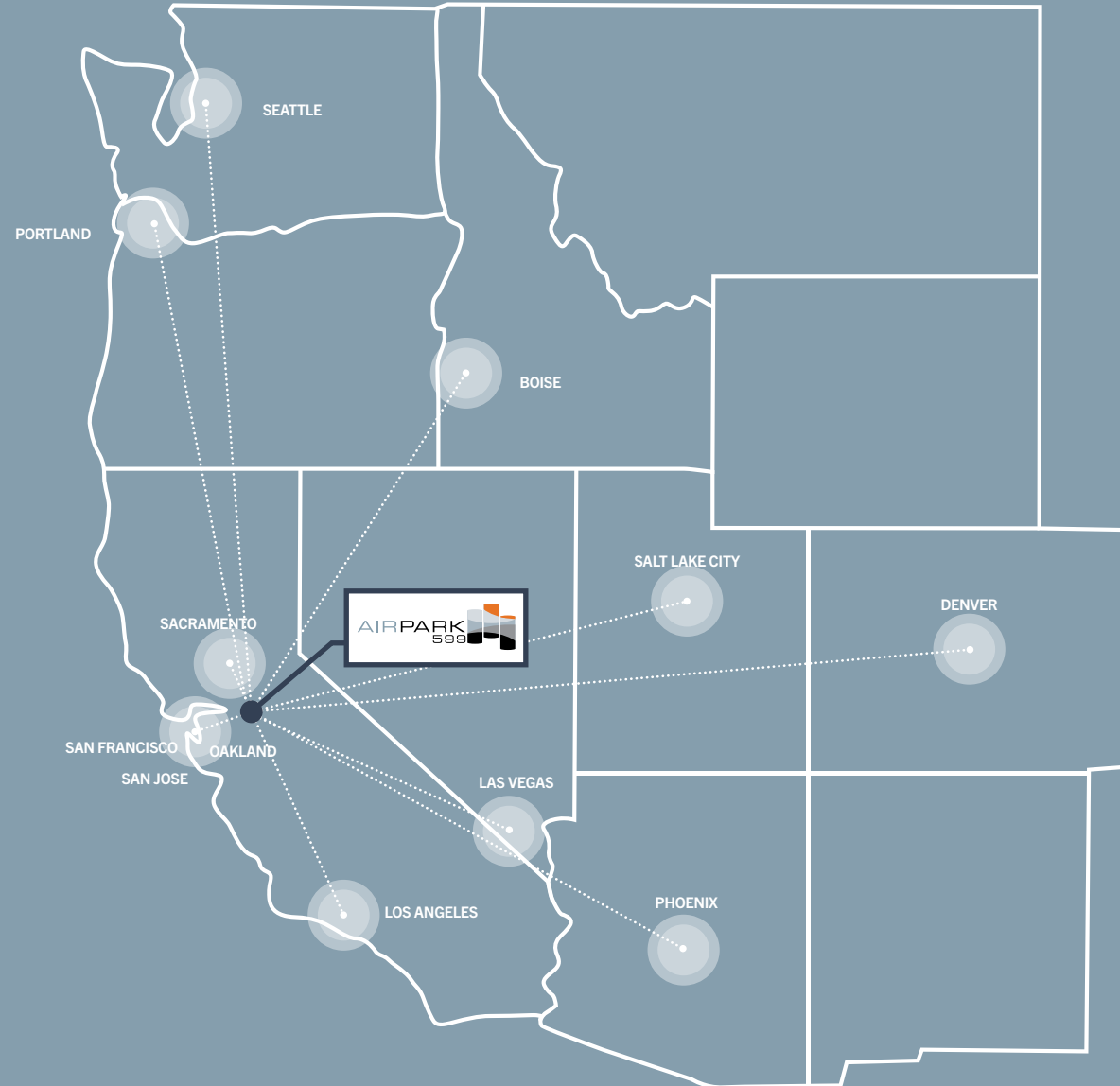


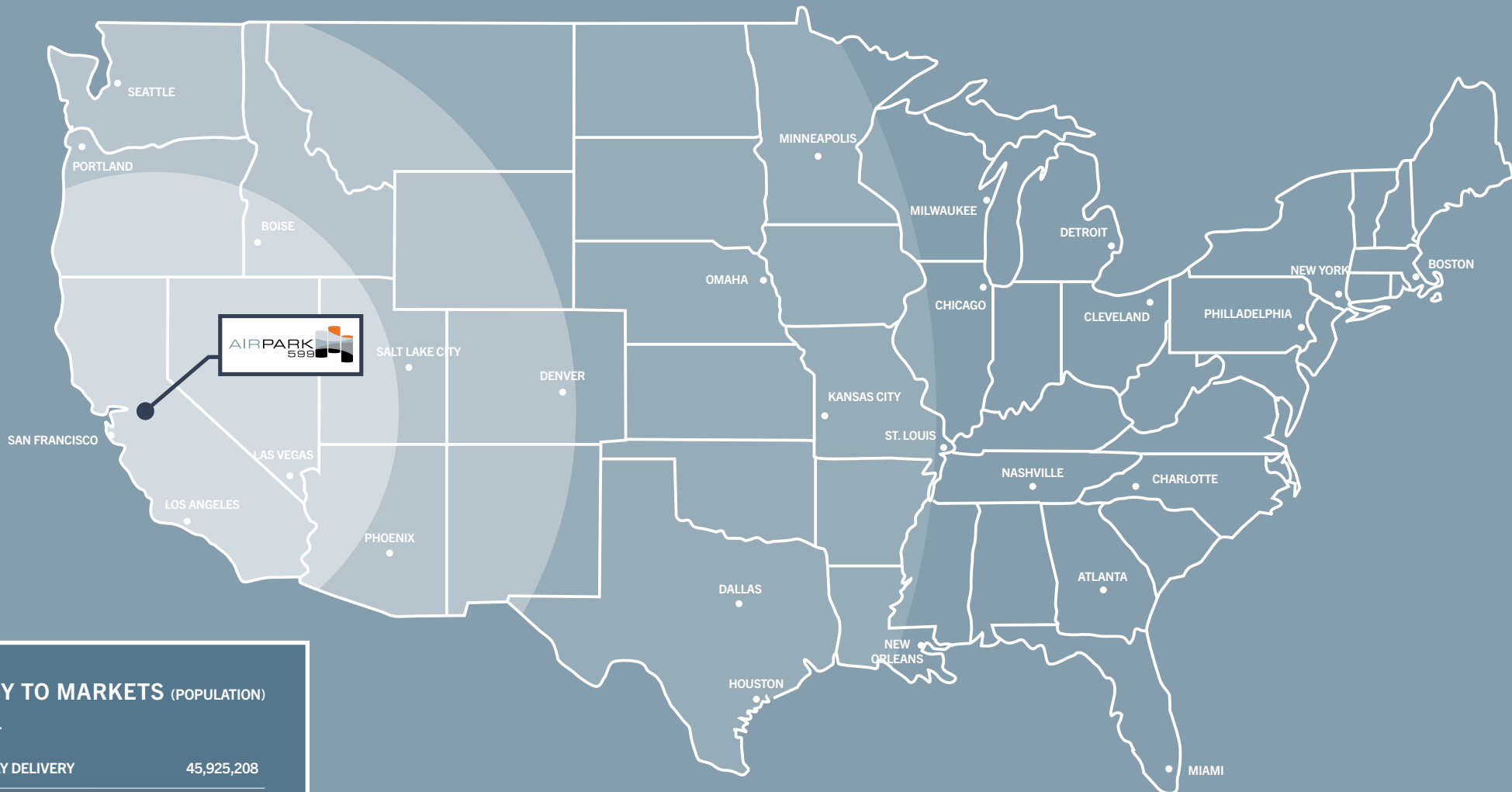
PROXIMITY TO MARKETS

CITY	MILES
SACRAMENTO	52
OAKLAND	71
SAN JOSE	74
SAN FRANCISCO	82
FRESNO	119
LOS ANGELES	336
LAS VEGAS	511
BOISE	601
PORTLAND	630
SALT LAKE CITY	698
PHOENIX	708
SEATTLE	804
DENVER	1,209

AIRPORTS	MILES
STOCKTON	1
SACRAMENTO	65
OAKLAND	65
SAN JOSE	76
SAN FRANCISCO	83

PORTS	MILES
OAKLAND	71
LA/LONG BEACH	362
PORTLAND	645
SEATTLE	808





DELIVERY TO MARKETS (POPULATION)

	SAME DAY DELIVERY	45,925,208
	NEXT DAY DELIVERY	77,037,078
	TWO DAY DELIVERY	138,070,457

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