

AVAILABLE LIGHT INDUSTRIAL/FLEX CONDOS

# NORTHWOOD COMMERCE CENTER

## 4590 & 4646 QANTAS LANE

STOCKTON, CALIFORNIA

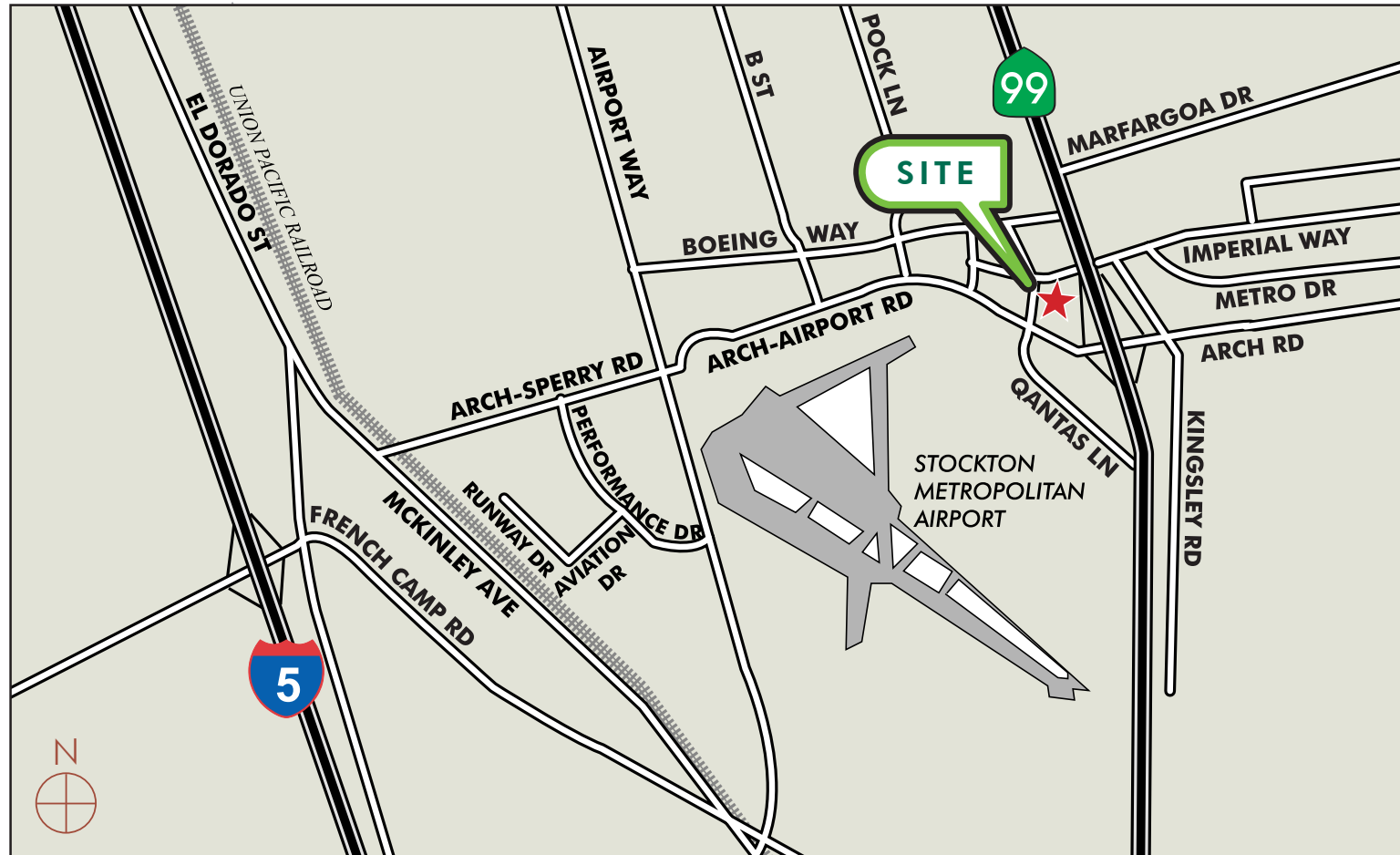
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VICINITY MAP



MAPS ARE NOT TO SCALE

AREA MAP



REGIONAL MAP



FOR FURTHER INFORMATION  
PLEASE CONTACT

**Ryan McShane**  
209.476.2910  
ryan.mcshane@cbre.com

**Andrew Mustin**  
209.476.2930  
andrew.mustin@cbre.com

1776 W. March Lane, Suite 170  
Stockton, CA 95207  
Fax: 209.476.2960  
www.cbre.com/stockton



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INFORMATION  
PLEASE  
CONTACT

**Ryan McShane**  
First Vice President  
Lic. 01295796  
209.476.2910  
ryan.mcshane@cbre.com

**Andrew Mustin**  
Associate  
Lic. 01754197  
209.476.2930  
andrew.mustin@cbre.com

CB Richard Ellis, Inc.  
Broker Lic. 00409987



Visit the property website at [www.cbre.com/ncc](http://www.cbre.com/ncc)

### PROPERTY FEATURES

- :: Excellent Ownership Opportunity for Businesses
- :: Easy Access to Highway 99
- :: Potential Investor Opportunities
- :: Combined Units Available
- :: Located in an Institutional Business Park Environment
- :: Competitive Market Lease Rates
- :: Flexible Leasing Options



AVAILABLE LIGHT INDUSTRIAL/FLEX CONDOS • ±2,880 SF, ±5,760 SF & ±26,880 SF

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## CENTRE OVERVIEW

**NORTHWOOD COMMERCE CENTER** offers light industrial units ranging in size from ±2,880 to ±26,880 square feet. It's one of Stockton's first opportunities for light industrial businesses to purchase their own real estate and reap the benefits by gaining appreciation on their building, pay down debt and build equity by paying on a mortgage rather than rent.

Located near the Stockton Airport just off State Highway 99, the property is zoned M2 (Heavy Industrial) within the City of Stockton, making the units ideal for sales/service or manufacturing companies.

## TENANTS IN THE CENTRE INCLUDE

- AC<sup>2</sup> Communications ±26,880 SF
- Semi Co. Garage ±2,880 SF
- The Murphy Family ±3,360 SF
- Buckles Smith Electrical ±7,501 SF
- Fitzgerald's Restoration ±7,680 SF
- John Perez Services ±2,880 SF
- Sika Concrete ±7,680 SF
- Delta Imaging ±3,840 SF
- Taylor Cabinet & Door ±3,840 SF

## PROPERTY SPECIFICATIONS

- Clear Height: ±22'
- Fully Sprinklered
- One Grade Level Door per Unit
- Indicated Power: 100 Amps, 277/480 Volts, 3 Phase
- Located within the State Enterprise Zone
- Attractive Office Buildout in Select Units

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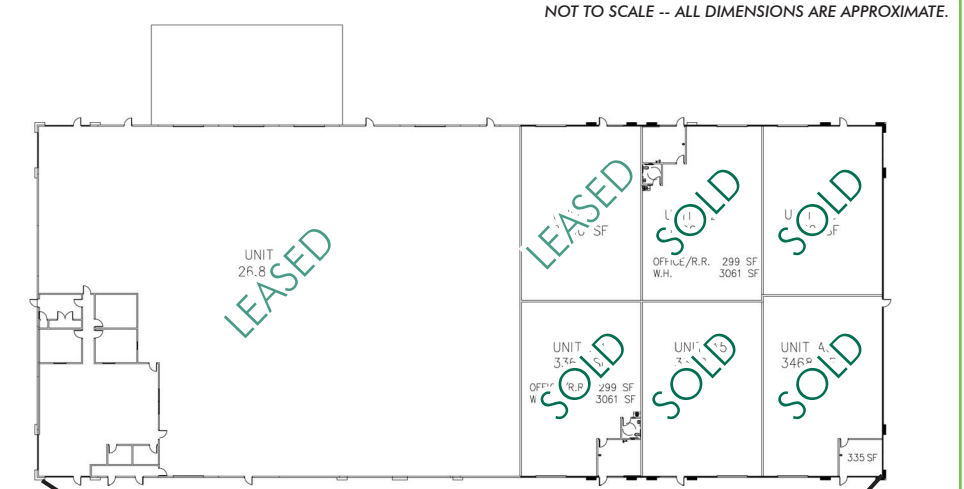
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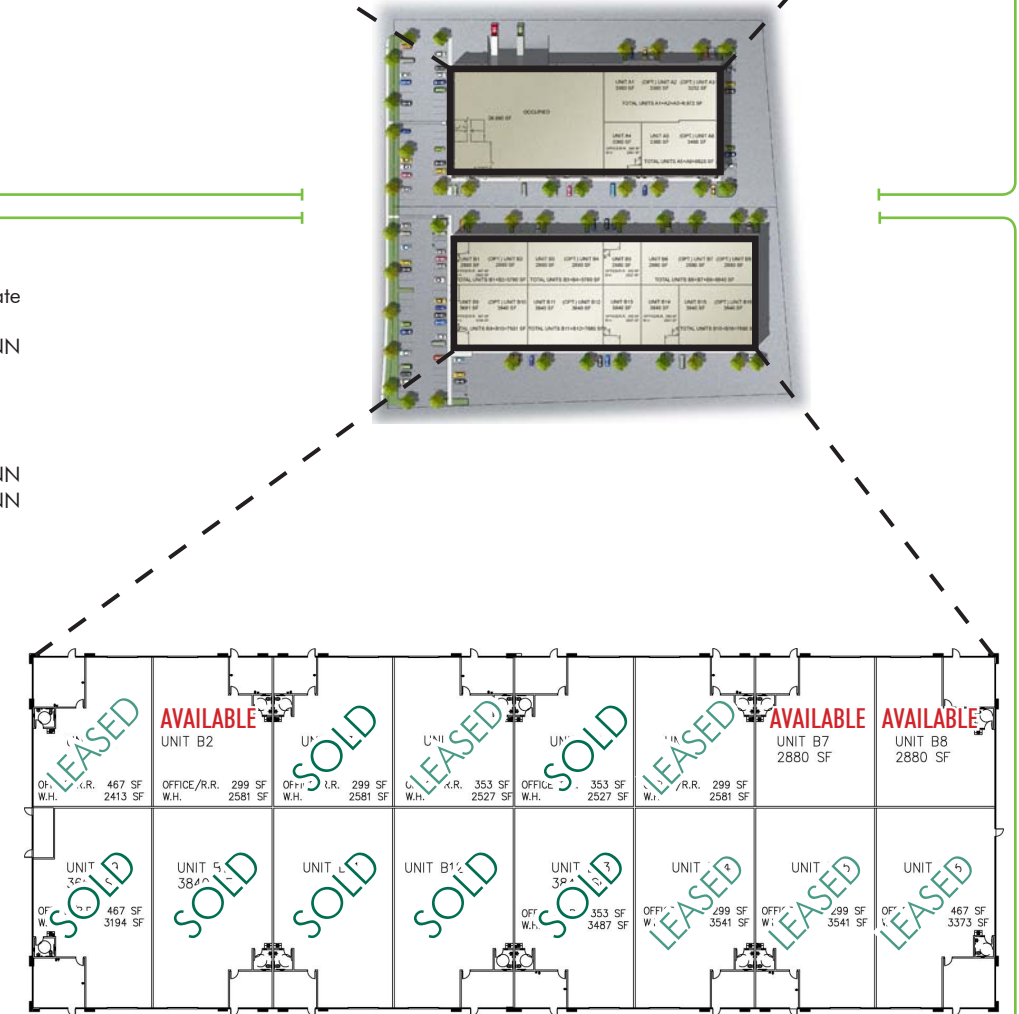
## 4590 QANTAS LANE

Unit	Square Feet	Office	Sale Price	Lease Rate
A-1	±3,360	Shell	LEASED	
A-2	±3,360	±299	SOLD	
A-3	±3,252	±467	SOLD	
A-4	±3,360	±299	SOLD	
A-5	±3,366	±299	SOLD	
A-6	±3,468	Shell	SOLD	
A-7	±26,880	±3,100	LEASED	



## 4646 QANTAS LANE

Unit	Square Feet	Office	Sale Price	Lease Rate
B1	±2,880	±467	LEASED	
B2	±2,880	±299	\$299,520	0.55 NNN
B3	±2,880	±299	LEASED	
B4	±2,880	±353	LEASED	
B5	±2,880	±353	SOLD	
B6	±2,880	±299	LEASED	
B7	±2,880	±299	\$299,520	0.55 NNN
B8	±2,880	±467	\$313,920	0.55 NNN
B9	±3,661	±467	SOLD	
B10	±3,840	Shell	SOLD	
B11	±3,840	±299	SOLD	
B12	±3,840	±353	SOLD	
B13	±3,840	±353	SOLD	
B14	±3,840	±299	LEASED	
B15	±3,840	±299	LEASED	
B16	±3,840	±467	LEASED	



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