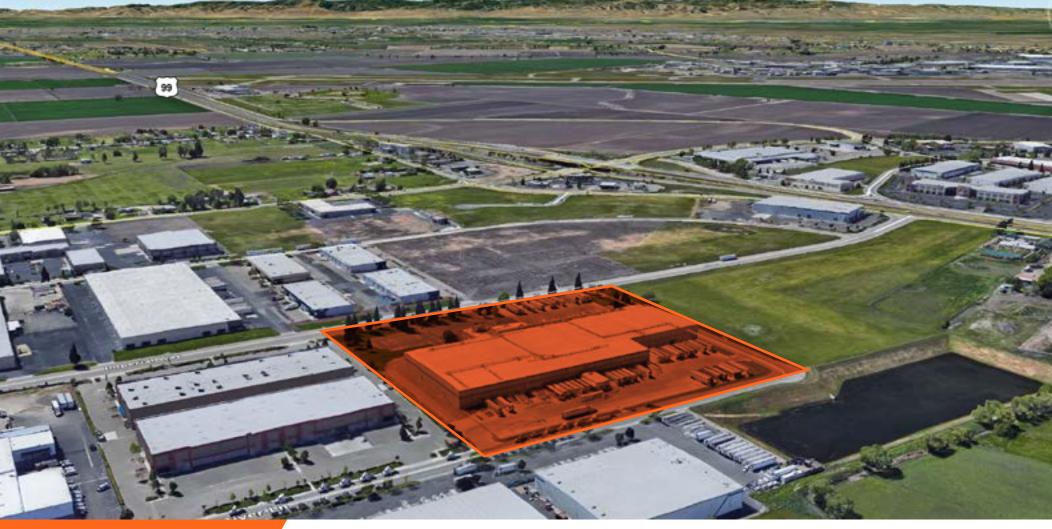
ARCH ROAD BUSINESS PARK

3735 Imperial Way, Stockton, CA Turn-Key Cold Storage Facility

AVAILABLE FOR LEASE - FREEZER COOLER ±164,702 SF



For More Information Please Contact

Blake Rasmussen

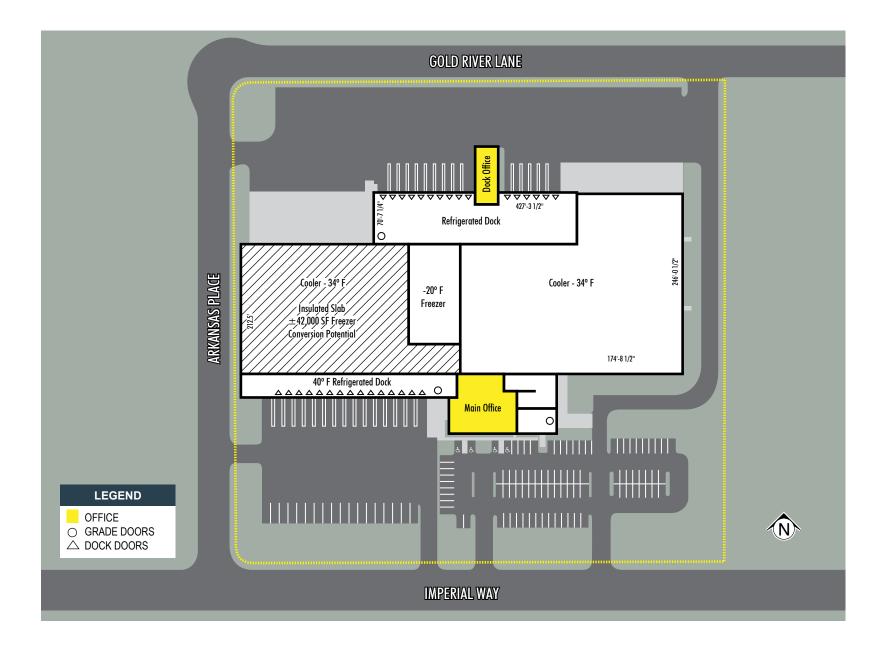
Executive Managing Director +1 209 481 7044 blake.rasmussen@cushwake.com LIC #01010250

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SITE PLAN



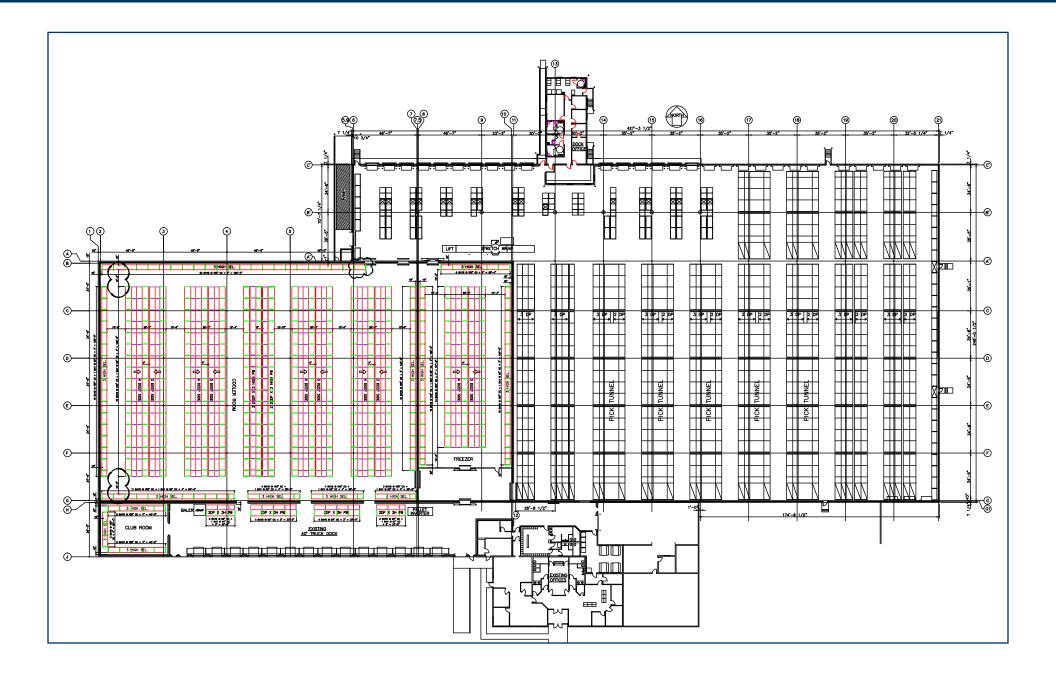
PROPERTY FEATURES

±164,702 SF

Turn-Key Cold Storage Facility

Building SF	±164,702 SF	Dock Doors	 Hydraulic Pit Levelers 14 Docks w/ 30k lbs. 16 Docks w/50k lbs. All Docks Equipped with: Trailer Lights Dock Locks Dock Seals
Available SF	±164,702 SF		
Acres	±10.48 AC		
Office	±12,124 SF		
Shipping Office	±2,400 SF		
Main Office	±9,724 SF Open Bull Pen Area Private Offices Conference Room Locker Rooms Restrooms		– Dock Canopies
		Grade Doors	3
		Warehouse Lighting	LED Lighting Thoughout
		Indicated Power	4,000amps, 277/480V, 3-PHASE
Caralan Chanana	Break room	Roof Insulation	R-46
Cooler Storage	±140,424 SF @ 34°F	Floor Insulation	Forced Air
Freezer Storage	±12,154 SF @ -20°F	Fire Sprinklers	0.51/2,600 SF (Wet/Dry)
Freezer Expansion	Ability to Convert 42k SF of Cooler to Freezer (Existing insulated slab)	Pallet Racking	Facility is Fully Racked
Refrigeration System	±7,950 lbs. Ammonia, 750 Ton Single System	Lift Truck Charging/ Maintenance	Dedicated Charging Station and Maintenance Shop
Clear Height	±25'-±28'	Security	Perimeter Fencing with Exterior Lighting in Yard

RACKING PLAN



NEARBY TENANTS



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PROPERTY AERIALS

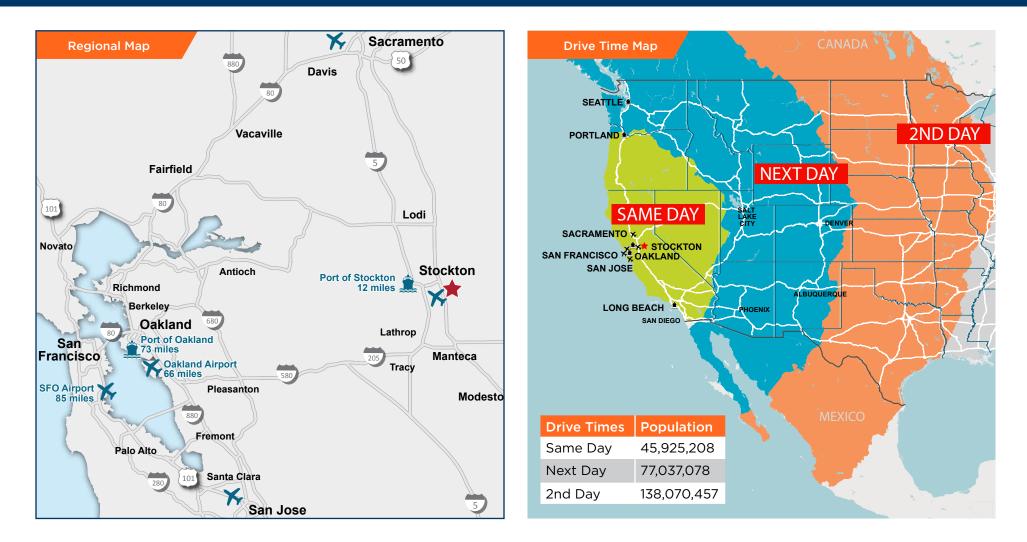








LOCATION



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