

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

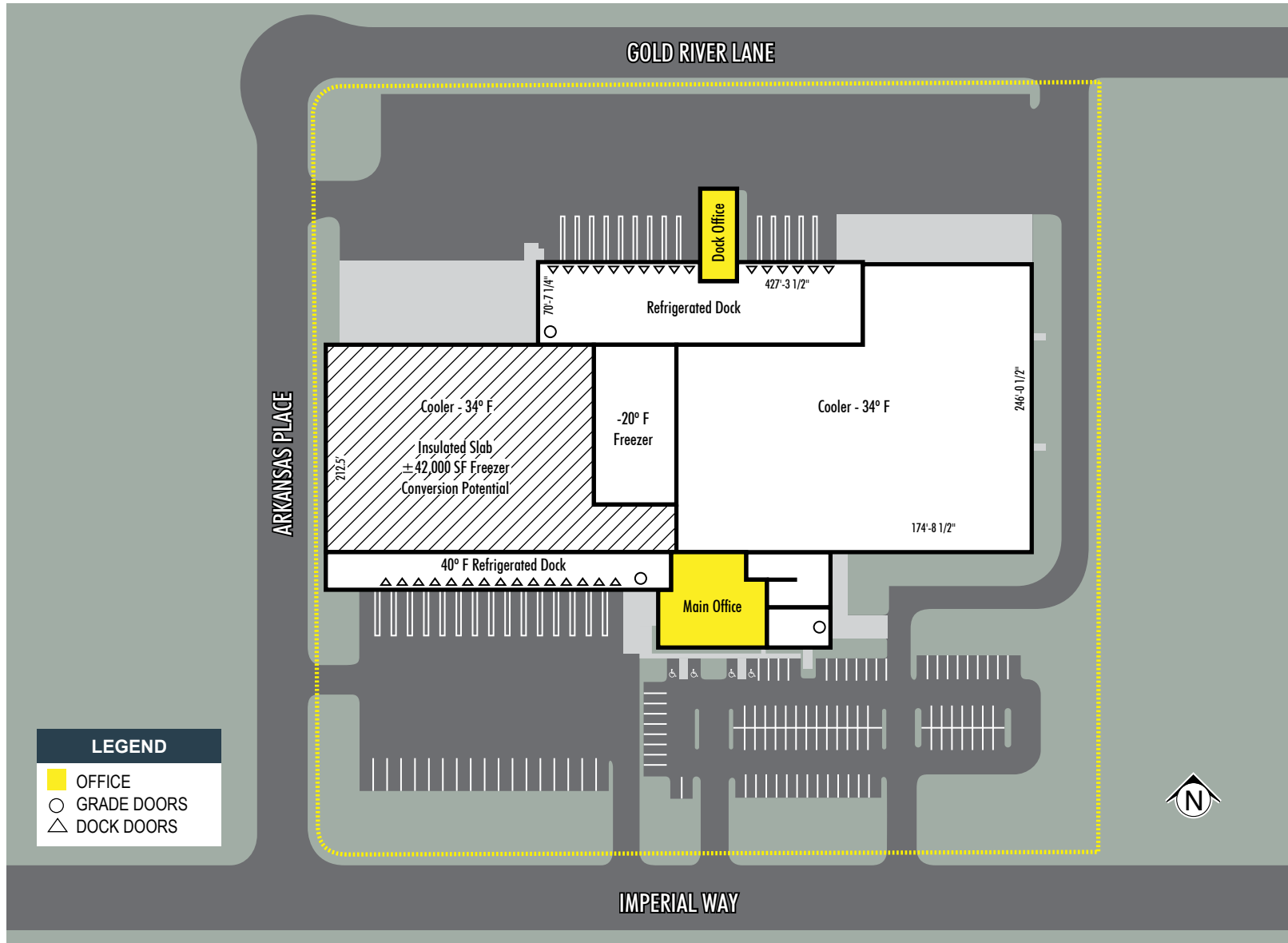
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SITE PLAN



PROPERTY FEATURES

±164,702 SF

Turn-Key Cold Storage Facility

Building SF	±164,702 SF	Dock Doors	30 <ul style="list-style-type: none"> • Hydraulic Pit Levelers <ul style="list-style-type: none"> - 14 Docks w/ 30k lbs. - 16 Docks w/50k lbs. • All Docks Equipped with: <ul style="list-style-type: none"> - Trailer Lights - Dock Locks - Dock Seals - Dock Canopies
Available SF	±164,702 SF	Grade Doors	3
Acres	±10.48 AC	Warehouse Lighting	LED Lighting Throughout
Office	±12,124 SF	Indicated Power	4,000amps, 277/480V, 3-PHASE
Shipping Office	±2,400 SF	Roof Insulation	R-46
Main Office	±9,724 SF	Floor Insulation	Forced Air
Open Bull Pen Area		Fire Sprinklers	0.51/2,600 SF (Wet/Dry)
Private Offices		Pallet Racking	Facility is Fully Racked
Conference Room		Lift Truck Charging/ Maintenance	Dedicated Charging Station and Maintenance Shop
Locker Rooms		Security	Perimeter Fencing with Exterior Lighting in Yard
Restrooms			
Break room			
Cooler Storage	±140,424 SF @ 34°F		
Freezer Storage	±12,154 SF @ -20°F		
Freezer Expansion	Ability to Convert 42k SF of Cooler to Freezer (Existing insulated slab)		
Refrigeration System	±7,950 lbs. Ammonia, 750 Ton Single System		
Clear Height	±25'-±28'		

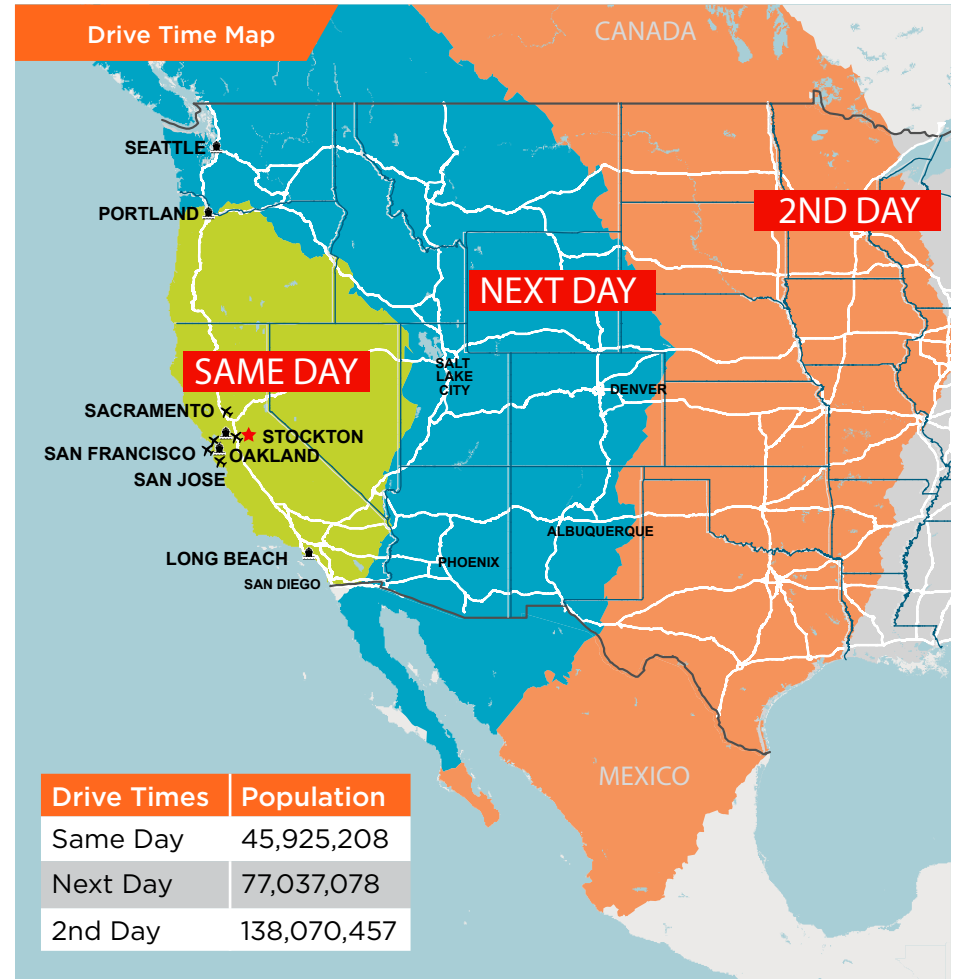
NEARBY TENANTS



PROPERTY AERIALS



LOCATION



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