



INNOVATION
PROPERTIES
GROUP

4567 B Street

Stockton, CA 95206

FOR SALE: Leased Investment

Arch-Airport Business Center

5,600 SF

Cap Rate: 5%

Sale Price: \$985,500

Freestanding Industrial Building • 5% annual rental increases • National Credit Tenant
3.25 years remaining • Renewal Interest Expressed

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Arch-Airport Business Center

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Arch-Airport Business Center- Building 3

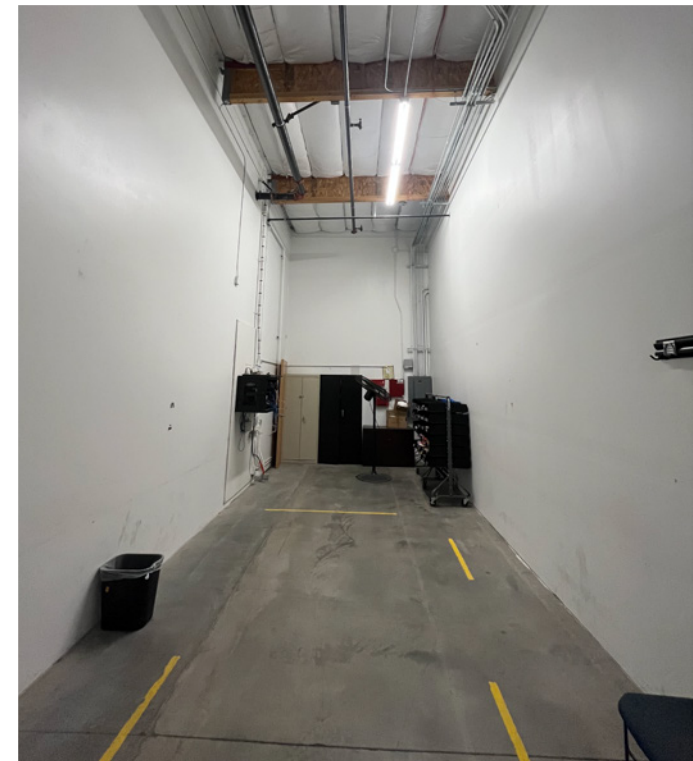
The Arch-Airport Business Center is centrally located to Highway 99 and I-5 via the Arch Sperry Road connector. The business park is also located in a California State Enterprise Zone (www.caez.org). 4567 B Street's Arch Road frontage offers great visibility and signage opportunities. The building's 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). The property is well-maintained, recently improved and the building is in excellent condition.

Property Features:

- 5,600 SF
- 2,500 +/- SF built to suit office. Includes reception area and one (1) restroom.
- 16' Minimum Clear Height
- 1 Grade-Level Door (12'w x 12'h)
- Year Built: 2008
- Power: 200 Amps, 110-208 Volt, 3-Phase
- Insulated Ceilings
- Sprinklers: Yes
- Fire Suppression: 0.22/2,000 GPM
- Parking Ratio: 2.80/1,000 SF
- Zoning: IG (Industrial General, City of Stockton)

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Location

- 4567 B Street, Stockton, California, 95206

Offering Summary

- Price: \$985,500
- Net Operating Income (NOI): \$49,268.52
- Rentable Area: 5,600 SF
- Year Built: 2008
- Lot Size (Acres): +/- 0.34 AC
- Tenant: Employbridge, LLC, DBA Prologistix and Select

Lease Terms

- Rent Commencement: 2/9/2017
- Lease Extension Date: 9/1/2022
- Lease Expiration: 8/31/2027
- Lease Type: NNN
- Monthly Rent: \$4,105.71
- Annual Rent: \$49,268.52
- Rental Increases: 5% Annually

*Rental Income as of 9/1/24

**All lease provisions to be independently verified by Buyer during the Due Diligence Period.

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prologistix
by employbridge

select
by employbridge

- ProLogistix is a specialty brand of Employbridge, the nation's largest industrial staffing firm and a leading, digitally forward workforce solutions partner to the U.S. supply chain marketplace.
- ProLogistix has earned ClearlyRated's Best of Staffing® Talent Award for providing superior service to job seekers.



SALE COMPARABLES

Address	Sale Date	Price Per SF	Year Built	Condo Size
4547-4563 B St, 4559	In Escrow	\$180.00	2008	3,258 SF
4519 B St - Bldg 5	Jun 28, 2022	\$180.02	2009	6,080 SF
1449 French Camp Tpke	May 18, 2023	\$109.15	1985	8,200 SF
235 Frank West Cir	Aug 1, 2023	\$198.25	1994	3,241 SF
Condo Sold: 4547-4563 B St, 1st Floor - 4547	Aug 31, 2023	\$209.64	2008	3,339 SF

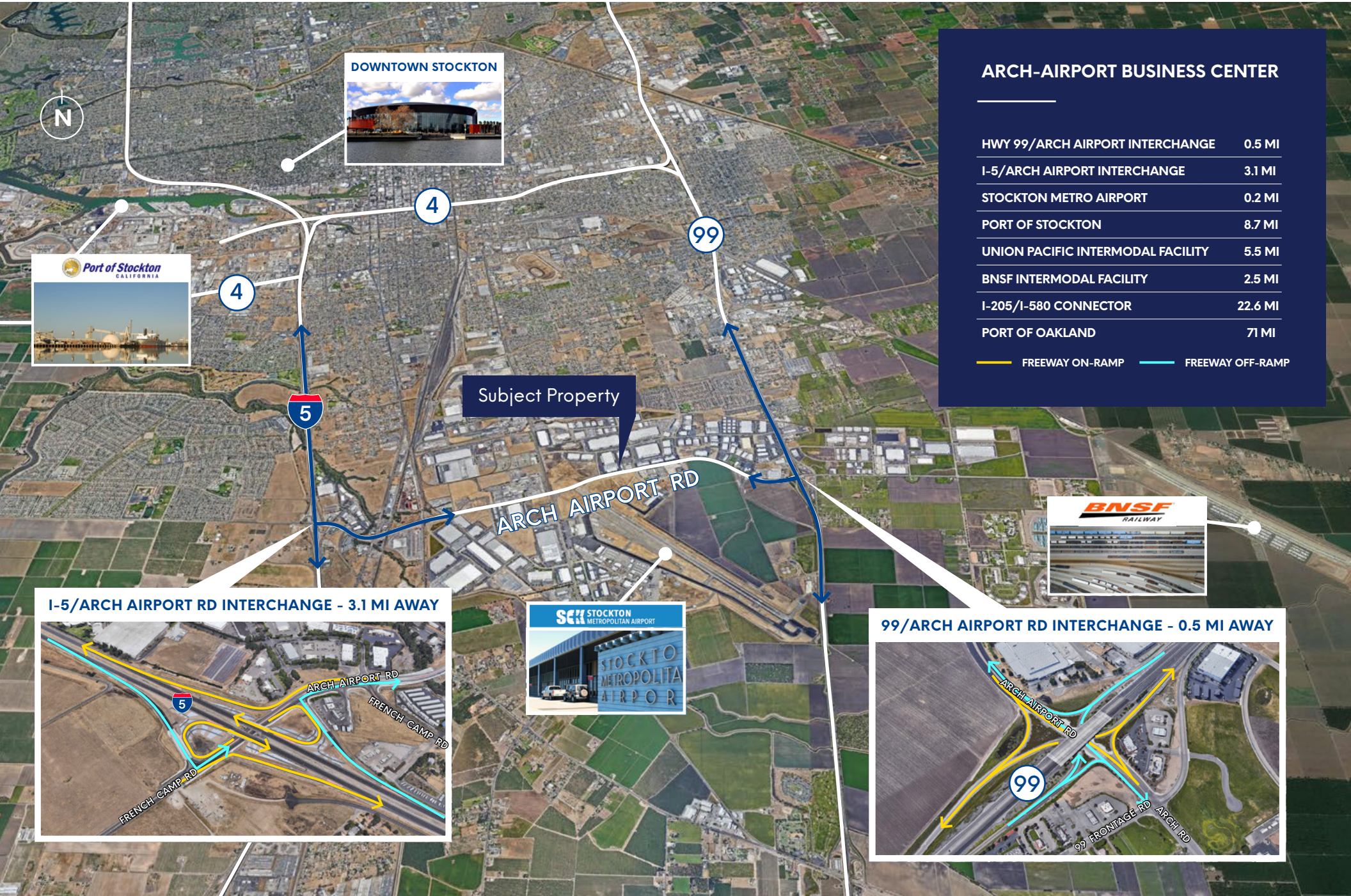
4576 B Street presents an enticing investment opportunity, priced to sell and positioned 5-10% below comparable property sales in the immediate submarket.

LEASE COMPARABLES

Address	Start Date	Asking Price Per SQFT	Size (RBA)	Type
4523 B St - 1st Floor Direct	June 2024	\$10.80/IG	5,040 SF	Class B Flex
202 Val Dervin Pky - 1st Floor Direct	Jan 2024	\$10.56/MG	3,000 SF	Class C Flex
3731 Metro Dr - 1st Floor Direct	Nov 2023	\$10.20/NNN	3,328 SF	Class B Flex
4421 Giannecchini Ln - 1st Floor Direct	Oct 2023	\$10.20/NNN	4,800 SF	Class C Flex
3663 Arch Rd - 1st Floor Direct	June 2023	\$11.04/NNN	3,400 SF	Class B Industrial

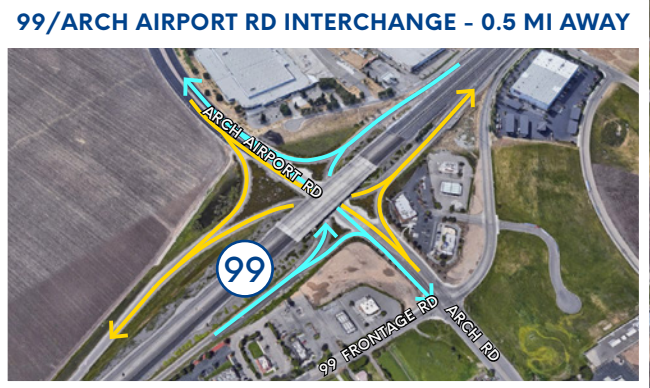
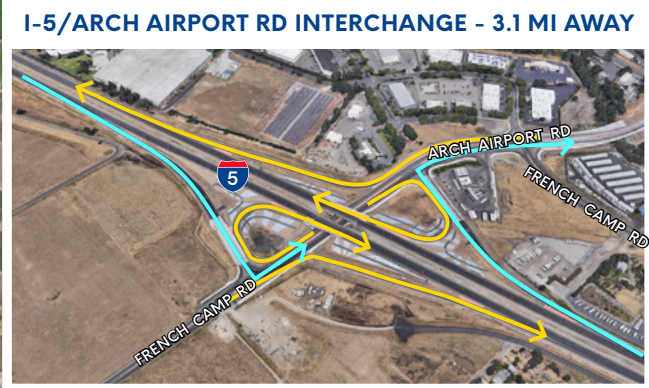
The current lease offers below-market rates, providing the opportunity to align with market levels upon its expiration.





Subject Property

ARCH AIRPORT RD



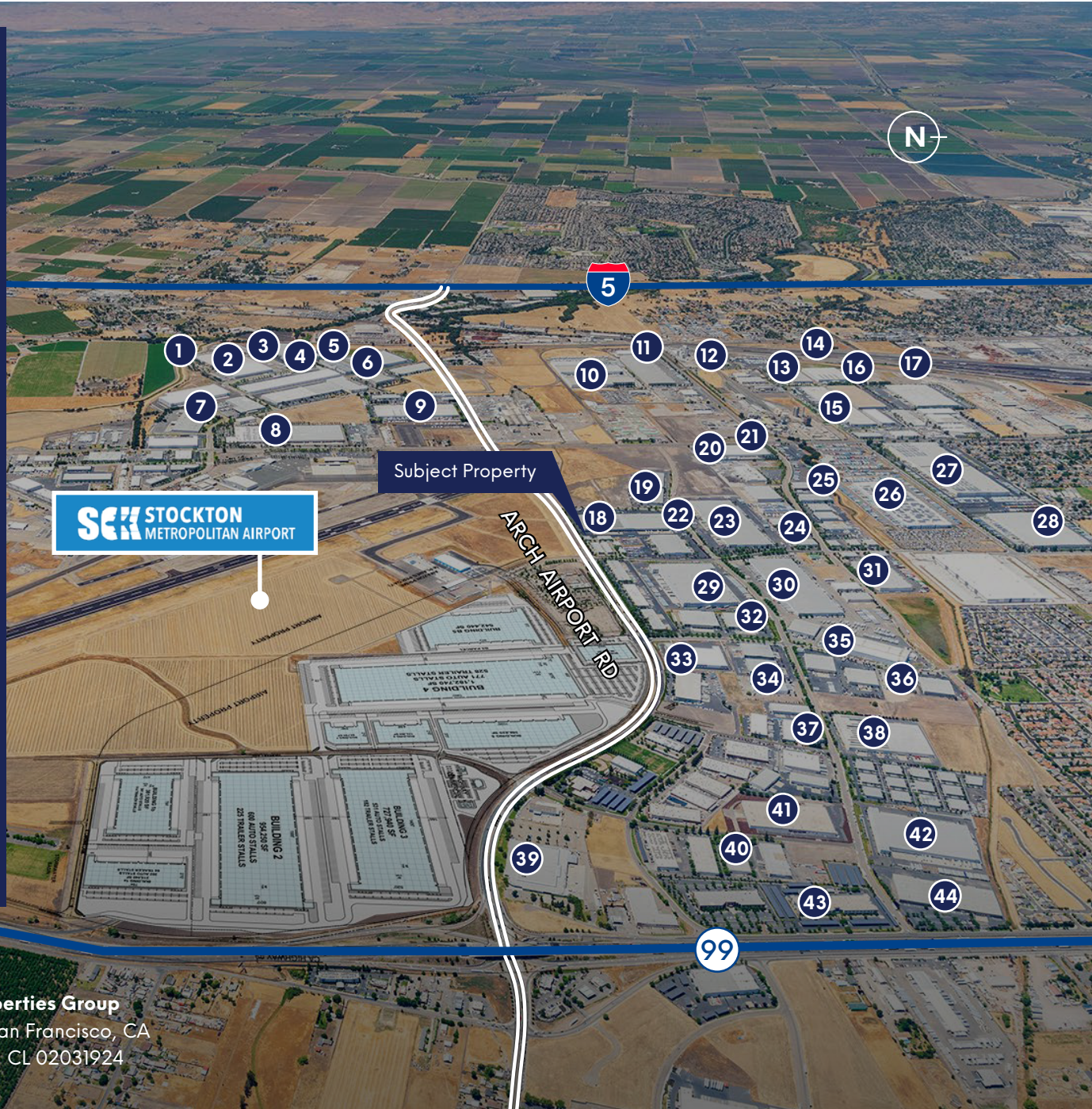
ARCH-AIRPORT BUSINESS CENTER

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

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 | |





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DEMOGRAPHIC PROFILE

- Stockton benefits from its proximity to the affluent Bay Area, boasting a population of nearly 12 million within a 75-mile radius.
- A notable 25% of the surrounding population falls within the 18-34 age bracket, a key demographic for the manufacturing and technology sectors, essential for companies striving to maintain competitiveness through technological innovation.
- The industrial sector reigns supreme in terms of employment, constituting over 31% of the total workforce in the region.

LOGISTICS ADVANTAGE

- The Central Valley stands out as one of California's most rail-friendly logistics hubs, boasting two major lines, namely BNSF and Union Pacific.
- With four major freeways, two transcontinental railroads, an international waterway, and a regional airport, the Central Valley offers unparalleled transportation infrastructure.

LOCATION-BASED INCENTIVES

- Over the past five years, the Central Valley metro area has witnessed 72 economic incentive deals, amounting to over \$105 million.
- The California Competes Tax Credit, with \$180 million in tax credits available until 2023, caters to businesses making capital investments, generating employment opportunities, and contributing strategically to regional development.

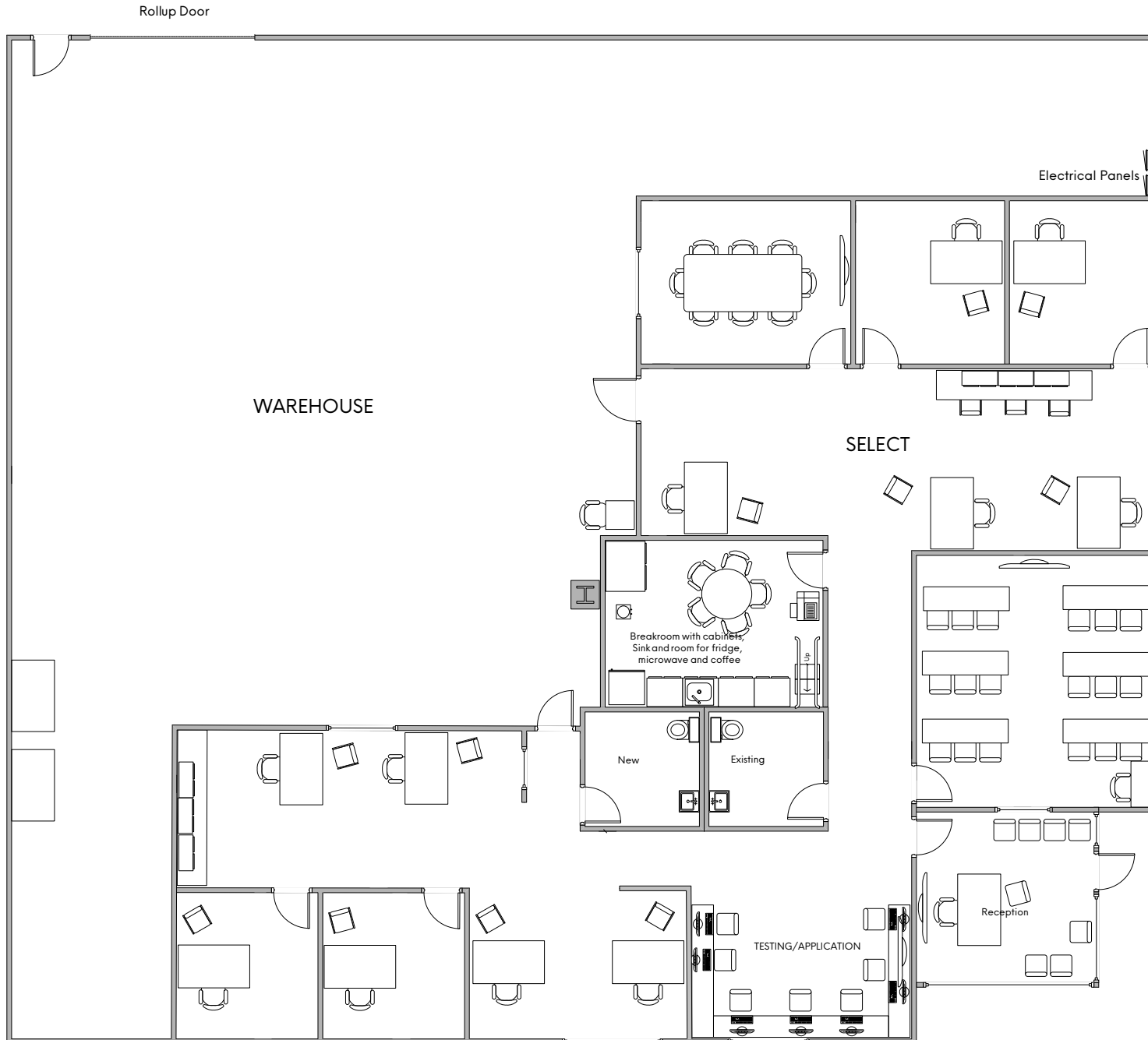
ECONOMY

- Net absorption for the Central Valley industrial market closed Q4 2023 at 2.1M SF representing a 40% increase from 1.5M SF in Q3 2023.
- Central Valley lease rates continue to increase due to higher net absorption and steady leasing activity. Leasing activity remains optimistic heading into 2024.
- Stockton posted the highest quarterly net absorption (625.3K SF) and annual net absorption (1.74M SF) in all of the Central Valley.

DEVELOPMENTS

- **Airpark 599** – 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.
- **Stockton Airport Logistics Center** - Four (4) building industrial center totaling ±705,672 square feet.







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