



Subject Property - ±4.84 Acres

Potential Expansion - ±5 Acres
(Contact Broker for Details)

±4.84 Acres | Potential Truck/Trailer Parking or Other Industrial Uses | Potential Expansion

FOR SALE

3732 Newton Road
Stockton, CA 95205

STEVE DUNN
Senior Director
+1 209 992 0953
steve.dunn@cushwake.com
LIC #01410812

TYSON VALLENARI, SIOR
Executive Managing Director
+1 510 919 2328
tyson.vallenari@cushwake.com
LIC #01480887

©2022 Cushman & Wakefield. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR SALE

3732 Newton Road
Stockton, CA 95205

±4.84 Acres Highway Visible Land
Potential Truck/Trailer Parking or Industrial Uses



Asking Rate: Contact Broker

- Land development opportunity zoned for industrial use (San Joaquin Co.) on ±4.84 acres (±210,830 SF)
- Potential for truck/trailer parking, warehouse, or other industrial related uses
- Up to 173 trailer stalls based on proposed design
- ±5 Acres of potential expansion to adjacent parcel (contact broker for details)
- Strong Highway 99 visibility and access
- Close proximity to businesses supporting trucking/transportation + construction industries
- Existing two-story residential home with detached garage + workshop on property (can remain or be removed for further development)
- Existing water well + septic system on site
- Electricity + Gas (PGE) and public water (Cal Water) located at front of property



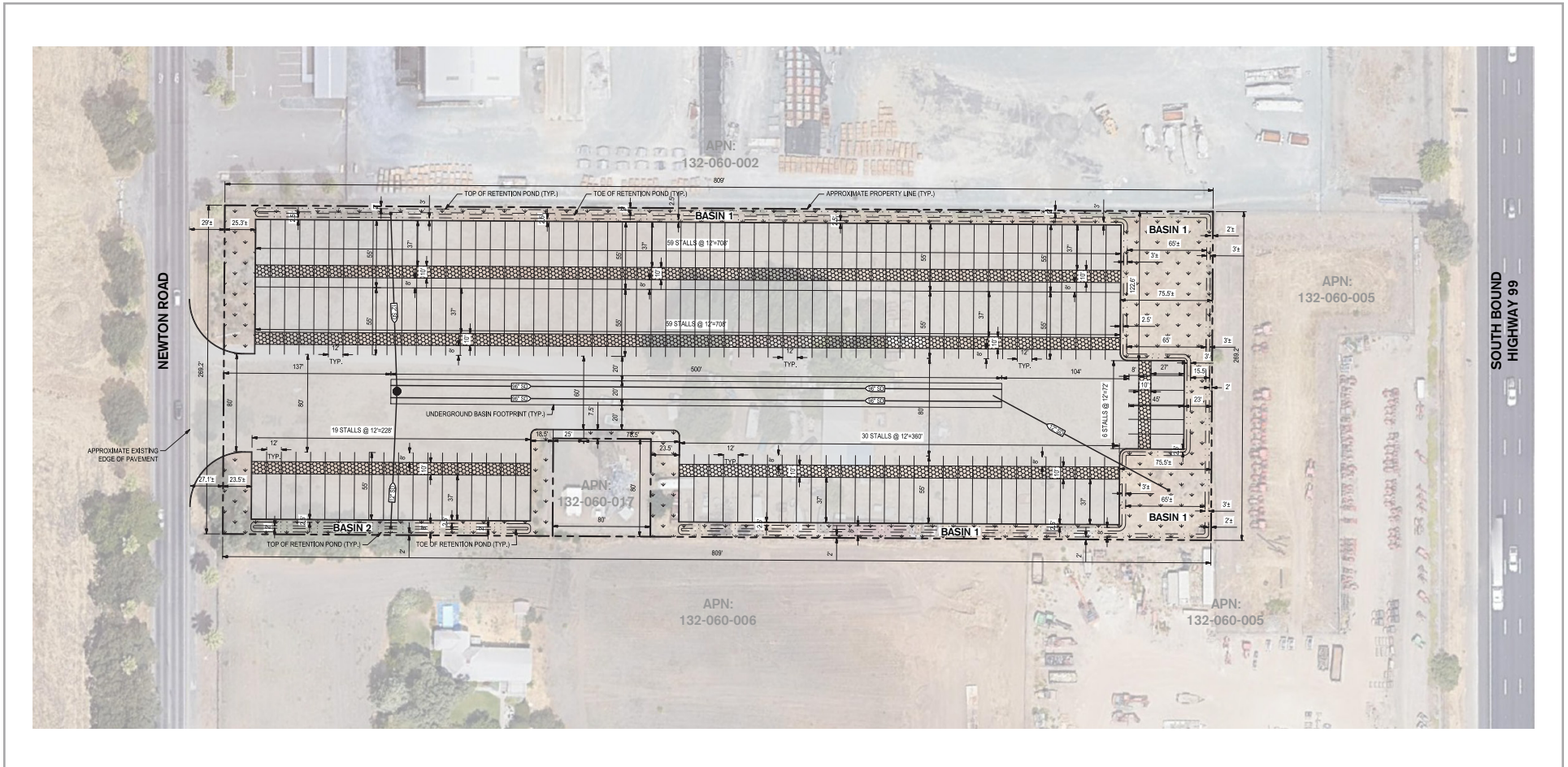
Property Features	
APN:	132-060-160
Parcel Size:	±4.84 Acres (±210,830 SF)
Existing Cell Tower:	Long term lease or sale can be included with purchase of the property if desired. Contact broker for more details.
Expansion:	±5 Acres of potential expansion to adjacent parcel (contact broker for details)
Zoning:	Industrial (San Joaquin County)
Utilities:	Water Well + Septic System on Site Public Water System - Cal Water (located at front of property) Electricity/Gas - PGE Telcom - AT&T

FOR SALE

3732 Newton Road
Stockton, CA 95205

±4.84 Acres Highway Visible Land
Potential Truck/Trailer Parking or Industrial Uses

Preliminary Alternative Site Plan - Truck/Trailer Parking



FOR SALE

3732 Newton Road
Stockton, CA 95205

3732 Newton Road

N-WILSON-WAY

CHEROKEE-ROAD

NEWTON-ROAD

WATERLOO-ROAD



-  Subject Property - ±4.84 Acres
-  Potential Expansion - ±5 Acres
(Contact Broker for Details)

Exclusively Listed By:

STEVE DUNN
Senior Director
+1 209 425 3973
steve.dunn@cushwake.com
LIC #01410812

TYSON VALLENARI, SIOR
Executive Managing Director
+1 510 919 2328
tyson.vallenari@cushwake.com
LIC #01480887

©2022 Cushman & Wakefield. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

