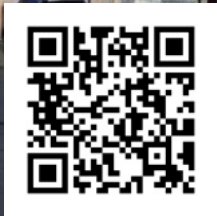


45,724 SF Building Heavy Industrial Manufacturing

935 E Scotts Ave - 620 S Aurora St., Stockton CA 95203

OFFERING MEMORANDUM

FOR LEASE OR SALE Semi Truck Auto Mechanic with Heavy Power



Lu Ann Henderson
GQ North Real Estate
Senior Vice President
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GQNorth
real estate

45,724 SF Building Heavy Industrial Manufacturing

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Brokerage License No.: Dre#:01942200



01 **Executive Summary**
Investment Summary

OFFERING SUMMARY

ADDRESS	935 E Scotts Ave - 620 S Aurora St. Stockton CA 95203
COUNTY	San Joaquin
MARKET	Stockton
SUBMARKET	Manufacturing
BUILDING SF	45,724 SF
LAND ACRES	1.45
LAND SF	63,162 SF
YEAR BUILT	1964
APN	139-060-040-000

FINANCIAL SUMMARY

PRICE	\$5,500,000
PRICE PSF	\$120.29

PROPERTY VIDEO

Property Snapshot

- ✓ A large, single-story industrial facility with portions of two story with office space located in Stockton, California, built for manufacturing, warehousing, and other heavy industrial uses. The property offers a rare combination of scale, yard space, and functional industrial features in an established industrial corridor. Situated on roughly 1.7 acres, the property includes valuable outdoor space for equipment staging, fleet parking, and secure material storage. The yard enhances operational flexibility for users that require on-site maneuvering and storage capacity.

Ideal facility for manufacturing & fabricating. Four (4) 3-ton Rolling Bridge Cranes. One (1) 5-ton Rolling Bridge Crane. Separate Shop Office/ Restroom. Skylights and space heaters in shop area.



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- ✓ **Ceiling Height & Clear Span:**
High clear ceilings in the mid-20-foot range support vertical storage, tall equipment, and mezzanine build-outs. The clear-span interior design allows users to reconfigure the space to fit production, logistics, or contractor operations.

Utilities & Infrastructure:

The property is served by city water and sewer and includes natural gas service. The existing utility infrastructure is well-suited for light manufacturing, automotive, fabrication, and general industrial uses.

- ✓ **Zoning & Permitted Uses:**
Industrial zoning allows for a broad range of uses, including manufacturing, warehouse/distribution, contractor yards, and service operations. This flexibility supports both owner-users and investors seeking versatile long-term utility.

Loading & Access:

Multiple grade-level drive-in doors allow trucks and service vehicles to load and unload directly into the building. This configuration supports high-frequency in-and-out operations and improves day-to-day efficiency for distribution and service users.

Highlights:

- ✓ Exceptional central location with quick access to I-5, Hwy 4, and Hwy 99, Heavy power capacity to support demanding manufacturing operations, Flexible multi-section layout for separate processes or tenants. Secure, fully fenced yard with ample truck maneuvering space including separate areas of street access. Owner-users may explore the option of a full business acquisition or negotiate a complete exit strategy for vacant possession.

FOR SALE OR LEASE (DND)

- ✓ ** DO NOT DISTURB TENANTS **

This property is for sale or lease, making it perfect for an owner-user with an additional income-producing investment. We require that you not disturb the current tenants and that this property be shown by appointment only. The current tenant is paying \$19,845 per month, with a 5% increase in January 2027. Their lease has ended, and it's currently on a month-to-month. Yes, they would be willing to stay if needed, but please note they are below market rents. A possible add value. The property can be divided into three buildings/users, each with access to a shared yard space.

Approximate size of each building

First building 12,000 square feet

Middle Building 8,000 square feet

Corner of Scotts and Aurora 25,724 square feet



Security & Exterior

- ✓ A fenced perimeter of the yard provides added security for outdoor storage, vehicles, and equipment. This feature is especially attractive for owner-users with valuable inventory or fleet operations.

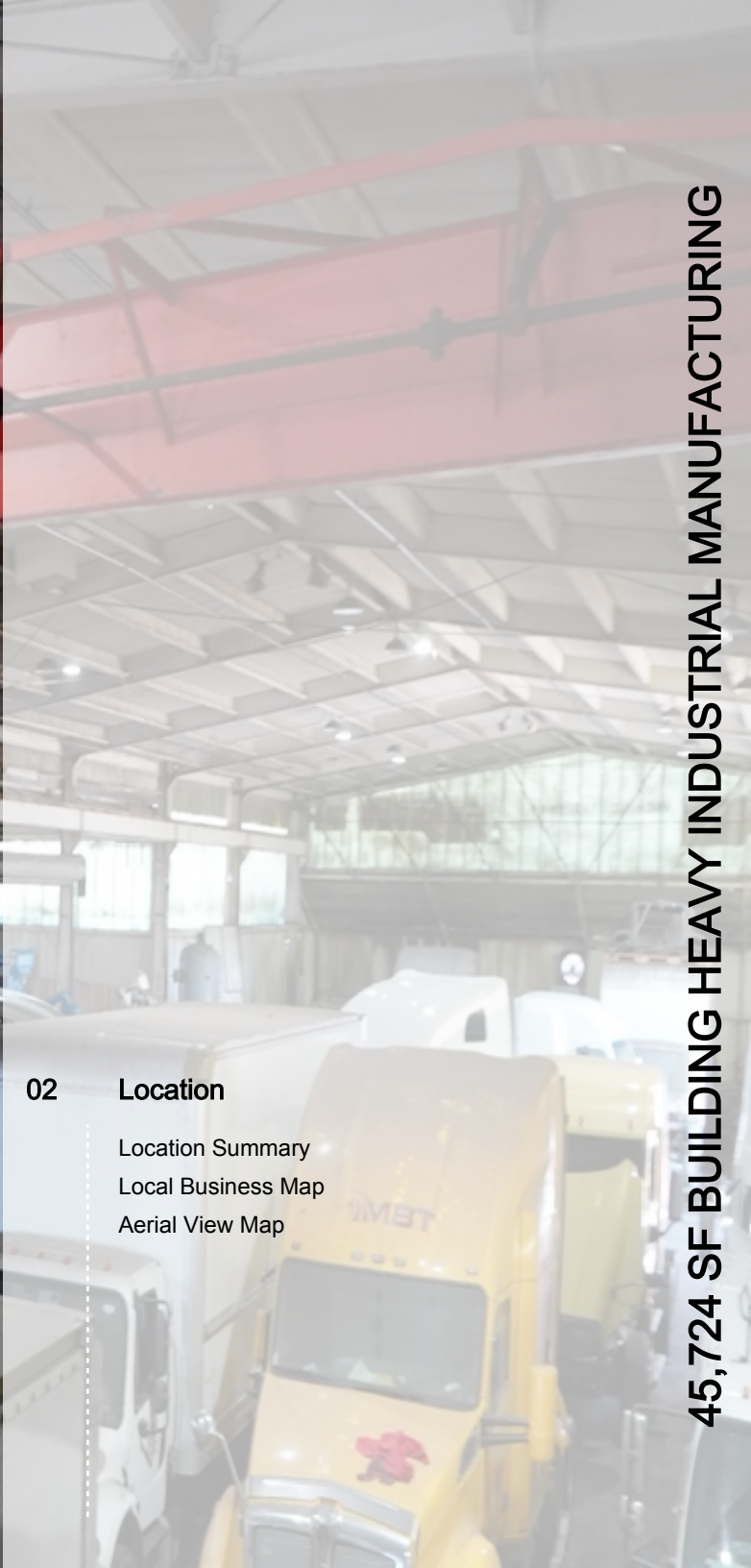
Buyer Profile & Use Cases:

Ideal for manufacturing, warehousing, logistics, contractor operations, automotive or equipment service, and owner-user headquarters. The combination of building size, yard, zoning flexibility, and access points creates broad demand and strong long-term value.



02 Location

- Location Summary
- Local Business Map
- Aerial View Map



Location & Logistics

- ✓ The site benefits from strong regional access near key transportation corridors, with proximity to Port of Stockton and major routes including Interstate 5 and State Route 99. This location supports efficient distribution across Central Valley and Northern California markets.

Seaport Industrial Stockton

- ✓ Seaport is an industrial-focused neighborhood in Stockton, California, centered around the bustling Port of Stockton, which is California's largest inland port. This area serves as a key logistical hub for international trade, connecting the Central Valley to the world via the San Joaquin River deepwater shipping channel.

Key Aspects of Seaport, Stockton:

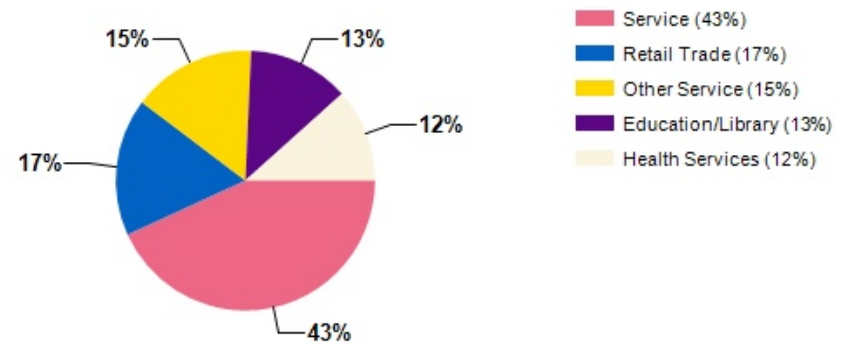
Port Activity: The area is a hub for industrial commerce, handling significant cargo via vessel, rail, and truck.

Located in an Opportunity Zone

- ✓ The property offers potential tax benefits for new tenants. 935 E Scotts Ave is strategically positioned near the junction of Interstate 5 and California State Route 4, providing connections to the Bay Area. It is also conveniently located near the Port of Stockton, just a few miles away, which features a deepwater shipping channel that specializes in both dry and liquid bulk cargo. The facility is situated within a heavy industrial corridor, surrounded by distribution, manufacturing, and logistics companies.

935 E Scotts Ave delivers secure, well-equipped industrial space with robust power, office and loading amenities, as well as an exceptional location near major transportation routes and leading logistics. All this and more prove this offering is a perfect choice for manufacturing and distribution businesses.

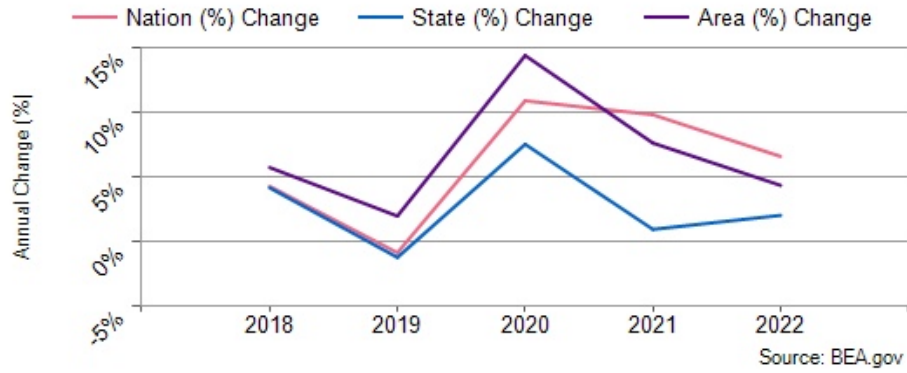
Major Industries by Employee Count



Largest Employers

Amazon	6,040
Stockton Unified School District	5,615
St. Joseph's Medical Center	3,200
City of Stockton	2,258
San Joaquin County Office of Education	1,964
Pacific Gas and Electric	1,550
University of the Pacific	1,518
Lincoln Unified School District	1,190

San Joaquin County GDP Trend





E Hazelton Ave

E Hazelton Ave

E Hazelton Ave

Union Square

S Aurora St

S Union St

S

E Scotts Ave

E Scotts Ave

Merman Slough

S Aurora St

E Taylor St

E Taylor St

Merman Slough

S Aurora St

E Worth St

Merman Slough



03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	3
BUILDING SF	45,724
LAND SF	63,162
LAND ACRES	1.45
YEAR BUILT	1964
# OF PARCELS	1
ZONING TYPE	M2 / IG (Industrial, General)
BUILDING CLASS	C
LOCATION	Seaport Industrial
SUPER FLAT FLOORS	Yes
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	3
INDUSTRIAL CRANES	Four (4) 3-ton Rolling Bridge
INDUSTRIAL CRANE 2	One (1) 5-ton Rolling Bridge
RAIL SPOTS / RAIL LINES	Yes
CEILING HEIGHT	23' -27 Ft
DOCK HIGH DOORS	0
GRADE LEVEL DOORS	5
TANDEM DOORS	Yes
SKYLIGHTS	Yes
FENCED YARD	Yes
OFFICE SF	1,000
LARGE MANAGEMENT OFFICE	Restrooms and Break Rooms

NEIGHBORING PROPERTIES

NORTH	Commercial Lot
SOUTH	Railroad System
EAST	Industrial Building
WEST	Commercial Lot

MECHANICAL

HVAC	Yes In Office
FIRE SPRINKLERS	Complete sprinkler fire suppression system
ELECTRICAL / POWER	120 / 480V 3 Phase
ELECTRICAL / POWER BUILDING 2	480V / 1,000 Amps 3 Phase
UTILITIES	Sewer - City, Water - City
UTILITIES	Natural Gas

CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Metal / Wood
EXTERIOR	Metal / Wood
ROOF	Metal / Wood

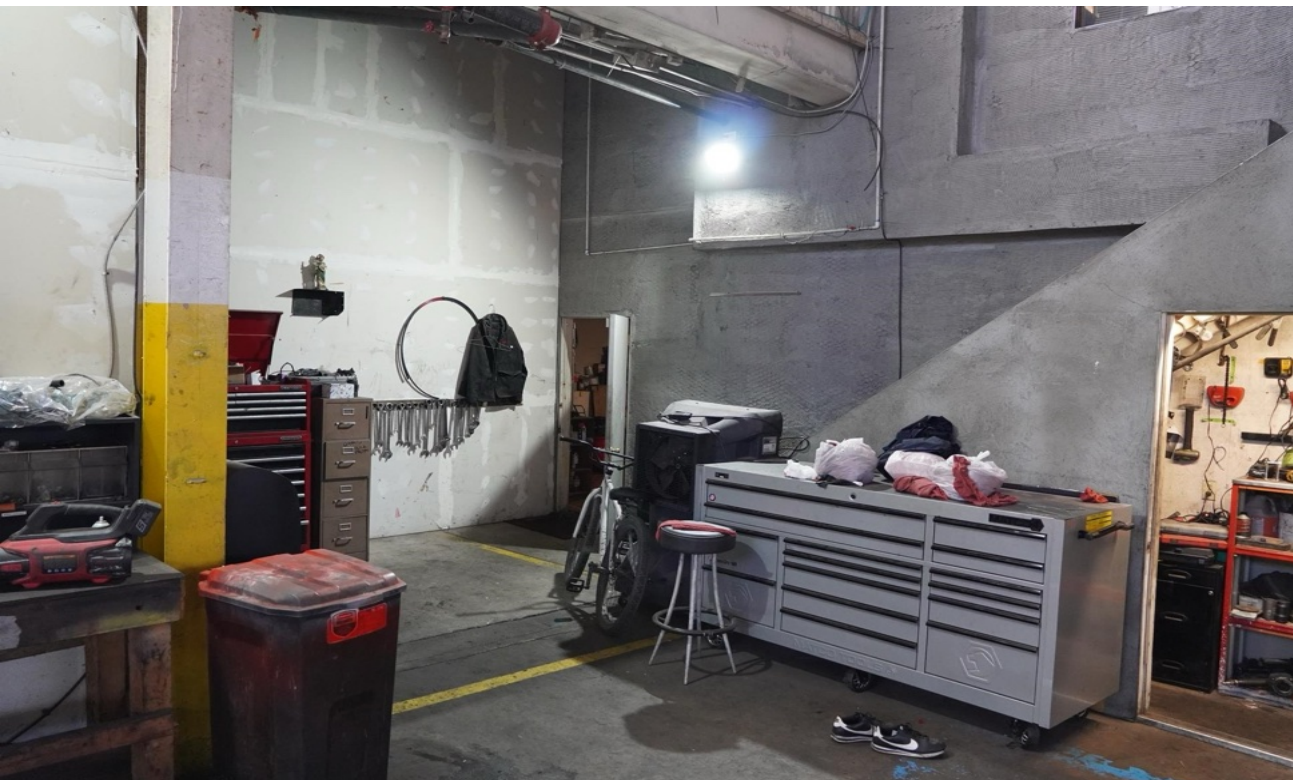
FOR LEASE INFORMATION

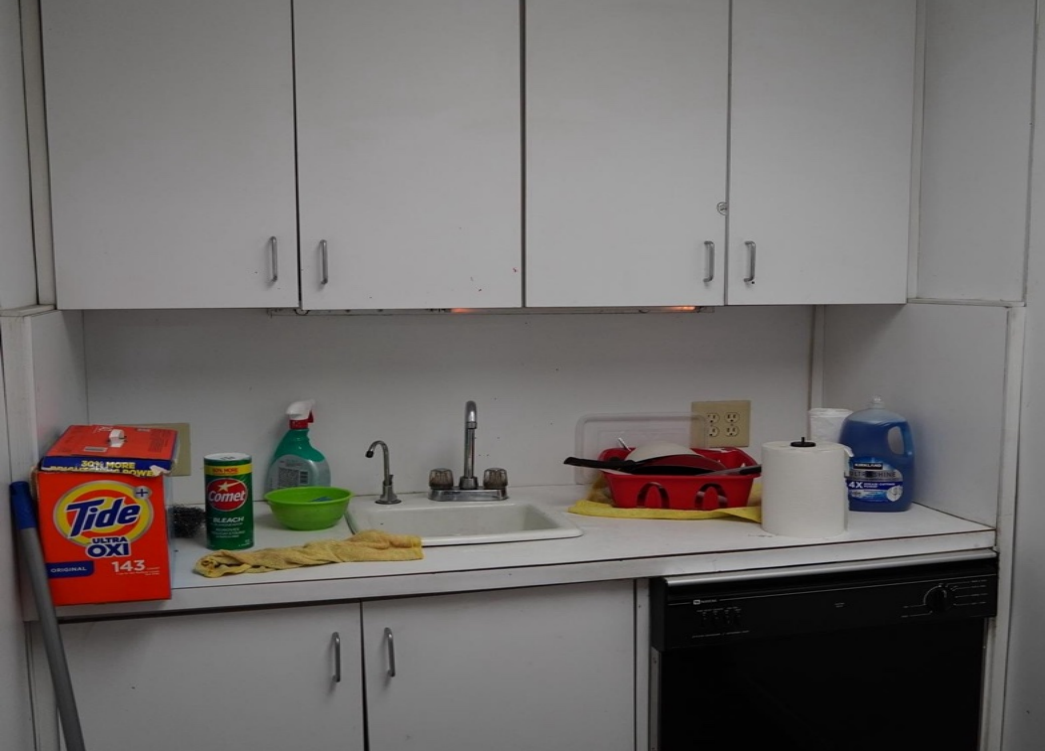
LEASING	\$0.70
LEASE TYPE	MG
POTENTIAL FOR OWNER-USER	Or Business Acquisition
THREE DIFFERENT BUILDINGS	Can be leased separately
CURRENT TENANTS (DND)	Are on Month to Month
DO NOT DISTURB	CURRENT TENANTS













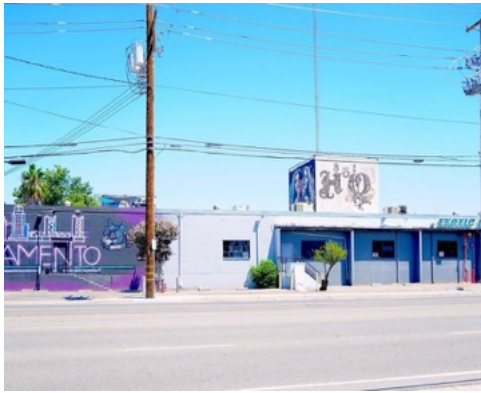
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On Market Comps

On Market Comps

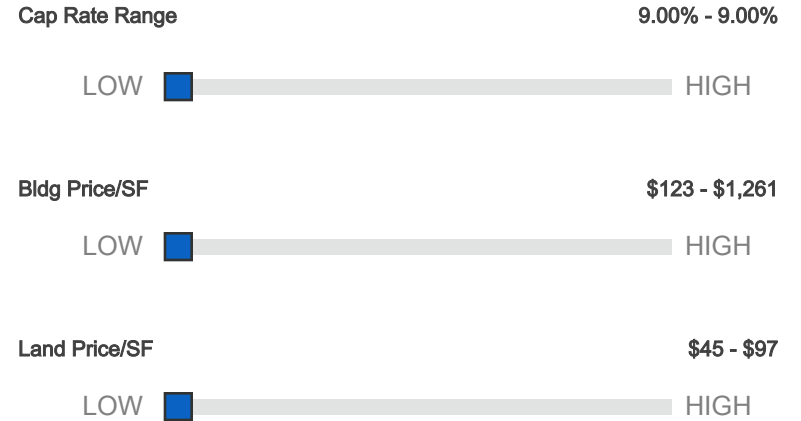
On Market Comps Summary

1



851 Richards Blvd
Sacramento, CA 95811

BUILDING SF	22,320
LAND SF	60,983
LAND ACRES	1.4
ASKING PRICE	\$2,750,000
PRICE PSF	\$123.21
LAND PSF	\$45.09
CAP RATE	9.00%
OCCUPANCY	50%
LEASE TYPE	NNN
DAYS ON MARKET	2
DISTANCE	50.8 miles



2



Retail, Showroom, Warehouse –
Industrial Auto Use

640 N El Dorado Street
Stockton , CA 95202

BUILDING SF	2,300
LAND SF	30,000
LAND ACRES	0.6887
ASKING PRICE	\$2,900,000
PRICE PSF	\$1,260.87
LAND PSF	\$96.67
DAYS ON MARKET	3
DISTANCE	1.8 miles



Notes For property details and brochure. <https://matrixcre.ai/listings/640-n-el-dorado-street/>. Perfect for owner user.

S



BUILDING SF	45,724
LAND SF	63,162
LAND ACRES	1.45
YEAR BUILT	1964
ASKING PRICE	\$5,500,000
PRICE PSF	\$120.29
LAND PSF	\$87.08
LEASE TYPE	MG

Bldg Price/SF \$123 - \$1,261






Land Price/SF \$45 - \$97



Notes For Sale: 640 N El Dorado Street, Stockton, CA 95202
Retail, Showroom, Warehouse - Industrial Auto Use

45,724 SF Building Heavy Industrial Manufacturing

935 E Scotts Ave - 620 S Aurora St.
Stockton, CA 95203

	PROPERTY	BLDG SF	ASK PRICE	PSF	CAP RATE	BUILT	DISTANCE (mi)
1	 851 Richards Blvd Sacramento, CA 95811	22,320	\$2,750,000	\$123.21	9.00%		50.80
2	 Retail, Showroom, Warehouse – Industrial Auto Use 640 N El Dorado Street Stockton , CA 95202	2,300	\$2,900,000	\$1,260.87			1.80
AVERAGES		12,310	\$2,825,000	\$692.04	9.00%		
S	 45,724 SF Building Heavy Industrial Manufacturing 935 E Scotts Ave - 620 S Aurora St. Stockton, CA 95203	45,724	\$5,500,000	\$120.29		1964	

NOTES:

For Sale: 640 N El Dorado Street, Stockton, CA 95202
Retail, Showroom, Warehouse - Industrial Auto Use



05

Company Profile

Advisor Profile



Lu Ann Henderson
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at Infor@MatrixCRE.ai and visit the website at MatrixCRE.ai.



MatrixCRE.AI

Beau Philip
Commercial Real Estate Agent

Beau Philip joined GQ North Real Estate in March 2025. Although new to the industry, he brings two years of internship experience in commercial sales and leasing, as well as practical insight from his own commercial investments.

Before transitioning into commercial real estate, Beau earned a baseball scholarship to Oregon State University. In 2019, he was selected in the second round of the MLB Draft and spent five years in the Atlanta Braves organization as a professional baseball player. His experience as a shortstop and pitcher sharpened his competitive drive and attention to detail—qualities that now enhance his performance in commercial real estate transactions.

Beau’s natural rapport with clients has contributed to a strong start in his career. In his first year, he closed multiple retail and industrial transactions and secured numerous new commercial listings. Committed to versatility, he continues to build experience across all aspects of commercial sales and leasing. Beau specializes in industrial, Retail, and commercial investments. Outside of work, Beau enjoys golfing, coaching baseball, flying planes, and pursuing ongoing education, while prioritizing time with his family.

45,724 SF Building Heavy Industrial Manufacturing

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GQ North Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GQ North Real Estate has not verified, and will not verify, any of the information contained herein, nor has GQ North Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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