

RAIL-READY SITE

SAN JOAQUIN COUNTY, CALIFORNIA

▶ **STOCKTON TERMINAL & EASTERN RAILROAD**
2851 BOZZANO ROAD | STOCKTON, CA

PROPERTY DETAILS

- **Strategic location within Stockton's established industrial and logistics corridor**
- **Directly adjacent to the Stockton Terminal & Eastern Railroad, with dual Class I service through Union Pacific and BNSF connections**
- **Ideal for Manufacturing, Food Processing, Building Products, Steel, and Bulk Commodities, as well as rail-served warehouse and distribution**
- **+/-28,000 SF Industrial Building on +/-11.31 Acres with additional ±37.57 Acres of Agriculture Zone Land**

PROPERTY HIGHLIGHTS

ACRES
+/- 11.31 acres improved
+/- 37.57 acres of ag zoned land

SITE TYPE
Rail-Served Industrial Site

ZONING
I-L, Limited Industrial
AU-20 / AG-40 Agriculture



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SAN JOAQUIN COUNTY

LOCATION DETAILS

Stockton is an ideal location for businesses looking to grow in Northern California, serving the state's major population and distribution markets. The nearby Port of Stockton supports domestic and international freight movement without the cost and congestion of the coastal metros.

The region offers a labor force of more than 370,000 and a diverse economy rooted in agriculture, manufacturing, and distribution. This expansion-friendly site provides a customized development potential along with flexibility for future growth.

TRANSPORTATION ACCESS

AIRPORTS
Stockton Metropolitan Airport - 9 Miles
Sacramento International Airport - 59 Miles

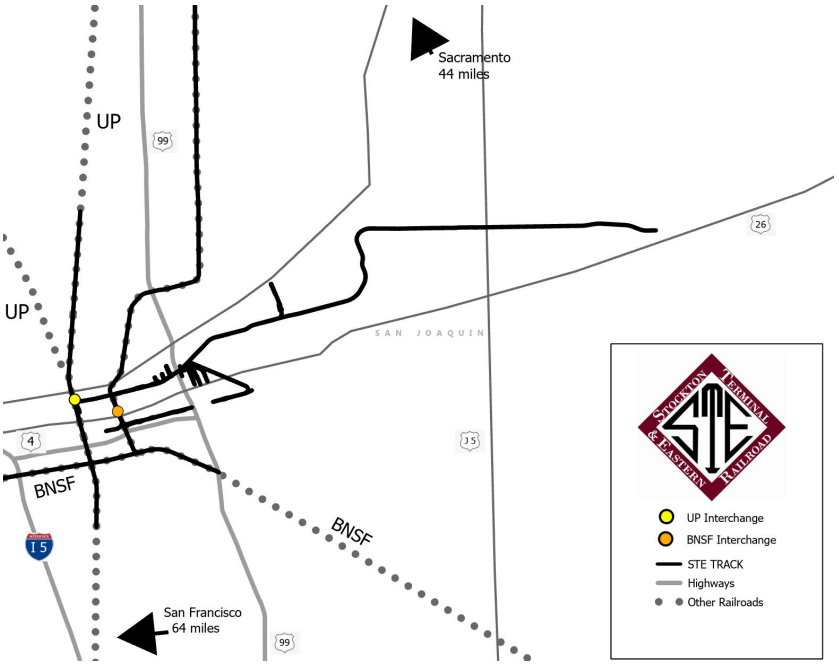
RAIL CONNECTIONS
BNSF, UP

PORT SERVICES
Port of Stockton: 10 Miles
Port of Oakland: 80 Miles

HIGHWAYS
SR 88: 0.5 Mile
SR 99: 1 Mile
SR 4: 4 Miles
I-5: 8 Miles

STOCKTON TERMINAL AND EASTERN RAILROAD

STOCKTON, CALIFORNIA



LET'S TALK

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