

Airpark 599 Industrial Properties

Airpark 599: The Central Valley's Best Connection for Moving Goods

Airpark 599 is a 550-acre master planned development situated at the very core of a thriving business corridor in California's Central Valley. The site, entitled for a mix of uses, is strategically positioned between Interstate 5 and Highway 99 and enjoys direct runway access to Stockton Metropolitan Airport. More than 3.5 million square feet of space has been reserved for flex industrial, light industrial, research and development, air cargo and other airport-related uses.

| Industrial Land Uses | Development Opportunity |
|---|-------------------------|
| Industrial and light manufacturing facilities | 1.2 million square feet |
| Flex industrial and research and development facilities | 1 million square feet |
| Air cargo and airport-related uses | 1.3 million square feet |

Amenities of a Full-Service Business Park

Airpark 599 will have the look and feel of a corporate business park with tree-lined boulevards, pedestrian pathways and acres of open space. While roughly two thirds of the development has been reserved for industrial opportunities and airport-related services, a large expanse has been designated for office and commercial use. Office opportunities include a headquarters campus area and space for general office use targeted to attract a number of industries from green-tech to high-tech and from call centers to medical centers.

A sizeable retail center will front Interstate 99 and Arch Airport Road. Comfort and amenity-based retail and a hotel will be within easy reach for Airpark 599 occupants and business guests, as well as visitors to the region.

| Additional Land Uses | Development Opportunity |
|---|-------------------------|
| Office and corporate headquarter facilities | 1.5 million square feet |
| Retail and hospitality (hotel) | 206,000 square feet |

Airpark 599 is "In The Zone"

Businesses choosing to relocate or expand at Airpark 599 are eligible for a number of business, trade and tax-related incentives. The entire site is situated within three key zones:

San Joaquin County Enterprise Zone

Foreign Trade Zone (#231)

California Recycling Market Development Zone



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Highlights of Trade Zone Incentives

- Deferral, reduction and possible elimination of duties
- Unrestricted movement of goods in and out of a zone
- Streamlined logistics and reduced hold times at ports of entry
- Multiple financing options including low interest loans
- Tax credits for sales or use taxes paid on up to \$20 million of qualified machinery purchased per year
- Hiring credit of \$37,440 over a five-year period for every eligible employee hired
- Expensing up to \$40,000 of certain depreciable property

High-Quality Business Environment

- Design guidelines will ensure a high quality design and consistency for vertical development, signage and landscaping
- Acres of open space
- Within minutes to commuter rail and bus service
- Jet center access for corporate travelers

Infrastructure and Improvements

- Four entrance gateways to the park
- Interconnecting roadway network
- Sustainable development may include LEED® certified or similar construction
- Drought tolerant landscaping and 800 trees planted
- Bike lanes and pedestrian pathways

International and Domestic Connections

- Port of Stockton trades with 55 countries
- Intermodal rail facilities within minutes
- Stockton Metropolitan Airport handles all aircraft sizes
- Airport-related development with direct access to runway
- Entire area served by extensive highway network
- Highway 99 onramp is adjacent to Airpark 599
- Proposed Sperry Road Extension to provide more direct route to Interstate 5



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