

Airpark 599

Stockton, California



Airpark 599, Stockton, California

550 Acres Adjacent to Stockton Metropolitan Airport to Become Airport-Oriented, Mixed-Use Development

Development Summary

Straddled by the main arteries of Interstate 5 and Highway 99 in Stockton, California, is a 550-acre parcel of land slated to become a thriving, mixed-use community serving San Joaquin County and the San Francisco Bay Area. In March 2008, Catellus executed a Master Developer Agreement with the County of San Joaquin for the Stockton Airport Redevelopment project, a large parcel adjacent to the Stockton Airport.



With county and community input, Catellus renamed the development "Airpark 599." Development of Airpark 599 will be completed in several phases and last 15 to 20 years. At completion, it will offer a dynamic mix of uses for both public and private sectors. Thousands

of new, permanent employment opportunities for the county of San Joaquin are expected, as well as the generation of sizable revenue by increasing the county's tax base.

Project Summary

- 550 acres with an expected total building area of over 5 million square feet
- 1.6 million square feet of office space, including corporate headquarters space
- 1.3 million square feet of air cargo/airport-related space

About Catellus

Catellus is a master developer focused on creating some of the most innovative and sustainable mixed-use developments in the nation.

Catellus has 25 years experience transforming former brownfields, military land and airports into developments that include retail, commercial, residential and other public uses. Catellus delivers on all aspects of a project, including site planning, entitlements, public financing and sustainable design.

As a ProLogis company, Catellus is uniquely positioned to deliver on the nation's increasing demand for well-planned, mixed-use developments.



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Turning Vision Into Reality

Airpark 599

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continued from front

- 1.2 million square feet of manufacturing and warehouse space
- 1 million square feet of light industrial/flex space
- Potential for a new private jet center
- New retail and restaurant space
- A half-million square feet of open space and parks
- Creation of thousands of new jobs

Property Attributes

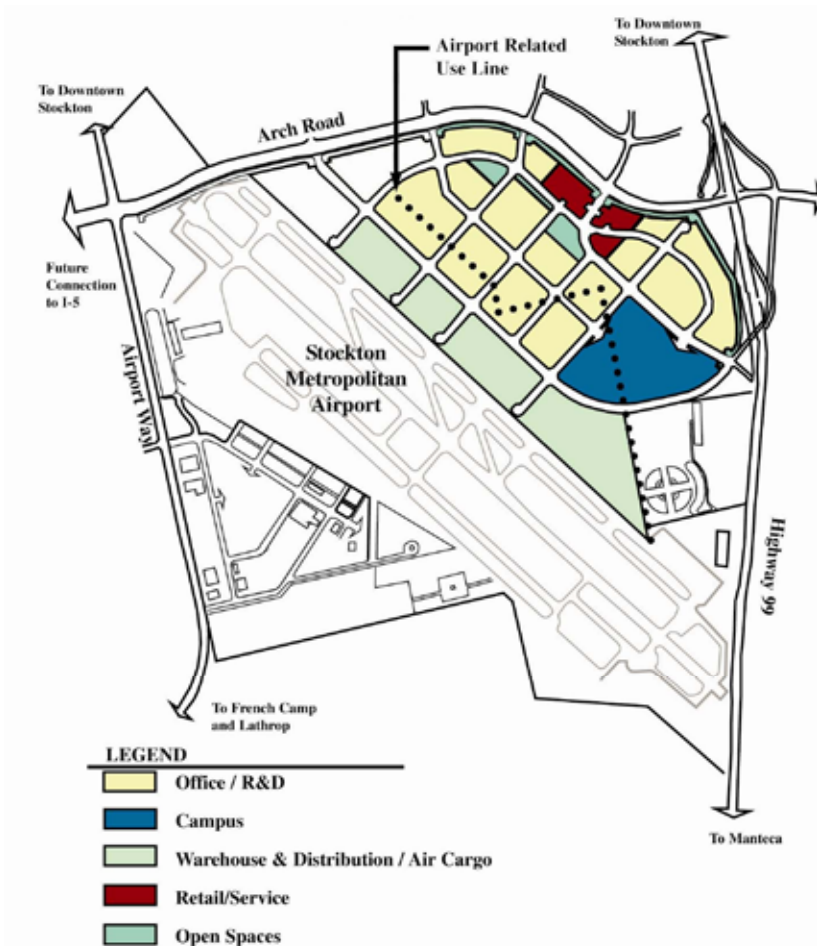
Airpark 599's Central Valley location, with proximity to the San Francisco Bay Area, makes it a major West Coast hub with strong transportation infrastructure, including a deep-water port and two large, intermodal facilities for both Union Pacific and Burlington Northern Santa Fe railroads. As the San Francisco Bay Area becomes more and more land constrained, Airpark 599 will provide growth opportunities in the industrial, office, retail and airport-related markets. The development is currently being marketed to leading global companies with warehousing, office and airport-related needs. Upon completion, Airpark 599 is expected to bring thousands of new jobs to the region and generate a sizeable increase in annual property taxes.

Infrastructure and Construction

In partnership with the County of San Joaquin, Catellus will develop the necessary infrastructure for Airpark 599, and the improvements will be phased to coincide with the vertical building construction starts. The phasing plan is intended to meet the goals of the county with respect to immediate installation of infrastructure elements that are required for building projects, landscaping and identity elements and to begin the process of transforming the appearance of the business park into a high-quality business destination. All construction at Airpark 599 will meet sustainability goals for the project.

Financial

Airpark 599 is a true public/private partnership whereby the County of San Joaquin will invest its own capital in the project and will rely on Catellus' land development expertise to construct the required infrastructure improvements.



Proposed
Land Use
(in progress)