



 SAN JOAQUIN PARTNERSHIP **Rail-Ready Site**



Concept Drawing

AVAILABLE PROPERTY

2499-2577 Alpine Road
 Stockton, California 95215
 San Joaquin County

Acres:	15
Zoning:	AG-40
Flood Zone:	Low to Moderate Risk
Dev. Incentives:	None
Mile to Hwy. Entry:	0.50 Miles
Main-Rail Frontage:	950 ft.
Rail Access:	Adjacent
Site Type:	Greenfield

Accessibility to Markets

San Joaquin County is located east of the San Francisco Bay Area. The county has a diverse mix of agriculture, distribution, manufacturing and service industries. Our geographic location and multi-modal transportation system make San Joaquin essential to the global economy.

CONTACT



SAN JOAQUIN PARTNERSHIP
 A private non-profit economic development corporation serving San Joaquin County

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SAN JOAQUIN COUNTY **SNAPSHOT**



SAN JOAQUIN PARTNERSHIP

POPULATION

770k+

2020-2030 ,PROJECTION
▲ 13.63%₁

2018 GDP

\$32.3 billion

SAN JOAQUIN COUNTY₂

LABOR FORCE

320,000+

SAN JOAQUIN COUNTY₃

COMMITMENT

Business Support at
Every Step

The San Joaquin Partnership is a non-profit, public/private economic development corporation serving all of San Joaquin County and its seven incorporated cities. We will provide your team with confidential support services during your due diligence process as well as advocacy support for your project needs.

Located less than 60 miles from the Port of Oakland, San Joaquin County's transit modes include: the Port of Stockton, Stockton Terminal Railroad connecting to the BNSF and Union Pacific Railroad, Stockton Metropolitan Airport, and all major markets along Interstate 5, 205, 580, and State Route Highway 99. San Joaquin County is becoming the logistics hub for the Northern California Mega Region.

LOCATION

Central & Essential

WORKFORCE

Dedicated Workforce &
Standard of Excellence

With a labor shed of nearly one million people, highly skilled -to- entry level personnel are immediately available. The civilian labor force includes more than 320,000 people with 99,000 people commuting daily outside of the county⁴. Studies have shown these commuters would rather work closer to home.

The San Joaquin Partnership attracts major employers and industries with services designed for success: superior geographic location, access to major highway and rail systems, progressive business-friendly communities, skilled and educated workforce, affordable land prices, and quality housing. San Joaquin County is the perfect environment for your company to develop and grow.

PERFORMANCE

Recognized Performance
& Efficiency

BUSINESS PORTFOLIO

From Local to Global

Tesla Motors • Amazon • Home Depot • FedEx • Aisin Electronics • Kattera • JM Eagle
Leprino Foods • Pacific Medical • Simwon America • Diamond of California • Barbosa Cabinets
J.R. Simplot • Robert Mondavi Winery • American Honda • Medline • Safeway • Costco
Delicato Family Vineyards • Crate & Barrel • Dollar Tree • Bruno Pepper Company
Yosemite Meats • Taylor Farms • Valley Tomato Products • Premier Finishing • Cephid • Top Shelf

¹ CA Department of Finance E-1 Cities, Counties, and the State Population Estimates with Annual Percent Change - January 1, 2019 and 2020
P-1: State Population Projections (2010-2060) - Total Population By Count - 1 Yr Increments

² Bureau of Economic Analysis, Gross Domestic Product Summary by County & Metro Area - Table CAGDP1

³ CA EDD, Labor Market Information Division - Stockton Lodi MSA

⁴ U.S. Census Bureau, American Community Survey 1-Yr Estimates: TableID: S0801

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