

1627

ARMY COURT

STOCKTON, CA

±60,000 SF industrial warehouse space



Two ±30,000 SF units
available



LED lighting



Fully refurbished



Potential yard

FOR
LEASE

STOCKBRIDGE



Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260.

1627 Army Court, Stockton, CA

Building specs

Building size	±277,500 SF
Available	±60,000 SF total
Unit 5	<ul style="list-style-type: none">• Available SF: ±30,000 SF• Office: ±1,194 SF• Yard: ±5,040 SF• Grade level doors: 3• Dock doors: 2
Unit 8	<ul style="list-style-type: none">• Available SF: ±30,000 SF• Office: ±2,053 SF• Yard: ±5,040 SF• Grade level doors: 4• Dock doors: 4
Auto parking	132 (<i>entire building</i>)
Clear height	26'
Power	600 amps, 277/480v (<i>per unit</i>)
Fire suppression	0.60/3,000
Dimensions	250' x 390'
Column spacing	31' x 60'
Truck court	127'
Skylights	Yes
Lighting	LED
Construction	Concrete tilt-up
Gas & electric	PG&E
Zoning	I-G, Industrial General (City of Stockton)
Lease rate	Contact broker

*Yard area subject to government approval

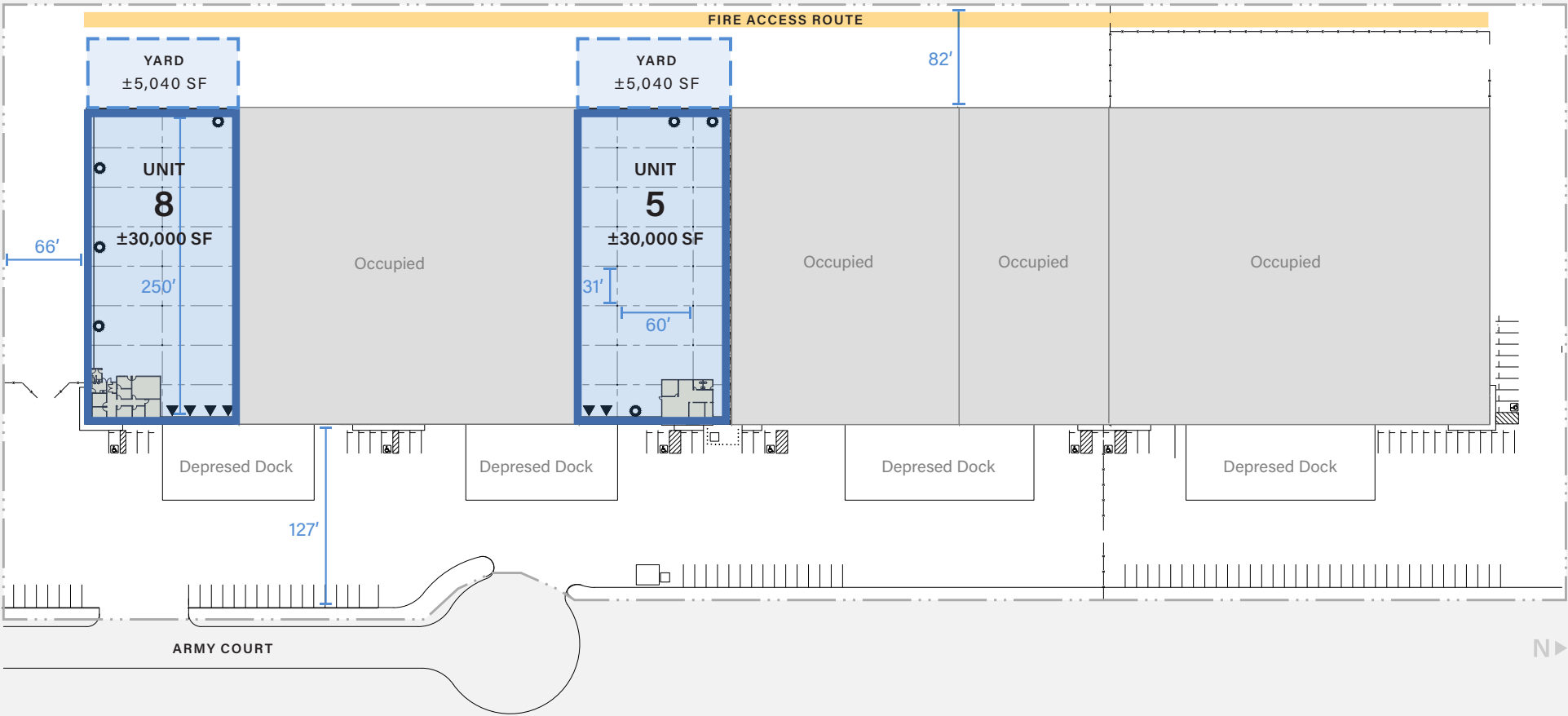


Finished renovations:

- **New** LEDs in warehouse and office
- **Freshly** painted walls in warehouse and office
- **New** doors and flooring in office
- **New** restroom fixtures and partitions
- **New** T-bar ceiling

Site plan

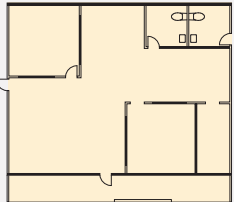
±60,000 SF total available



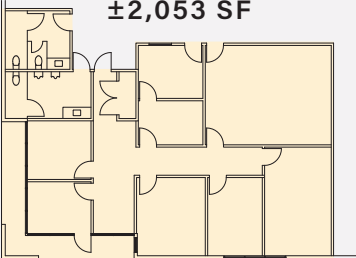
- Available
- Occupied
- Dock door
- Grade level door

*Yard area subject to government approval

UNIT 5 OFFICE
±1,194 SF



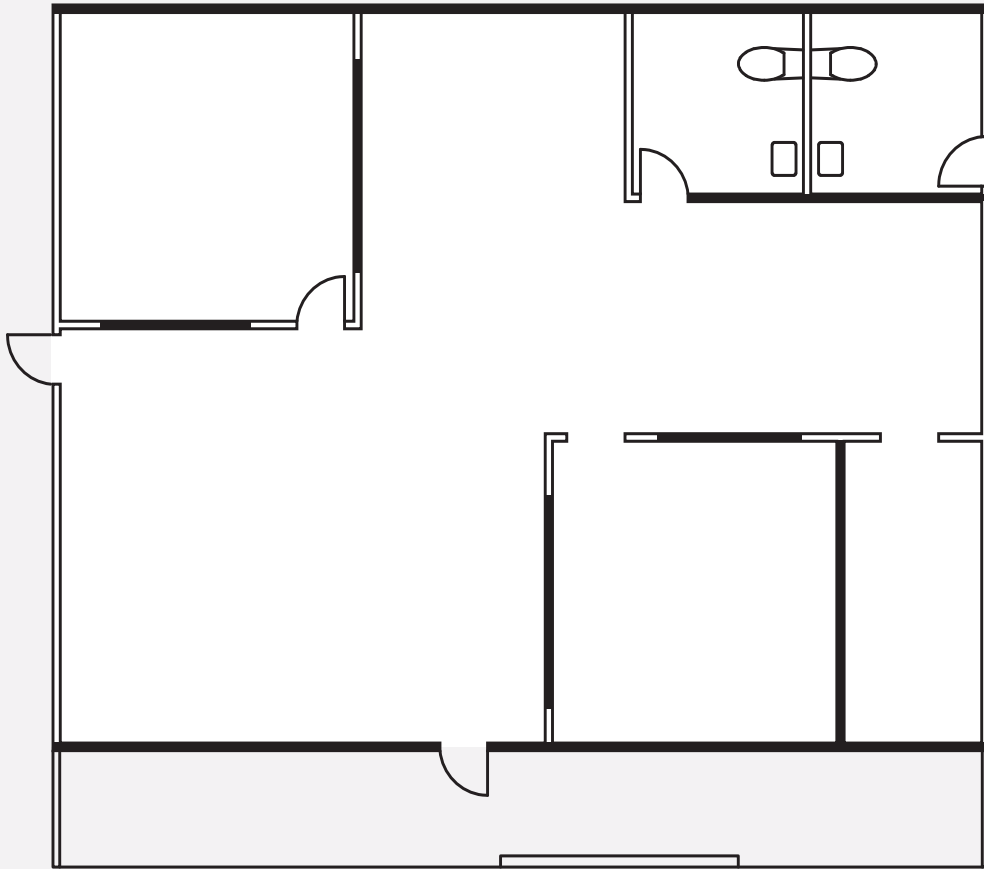
UNIT 8 OFFICE
±2,053 SF



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Unit 5 office

±1,194 SF



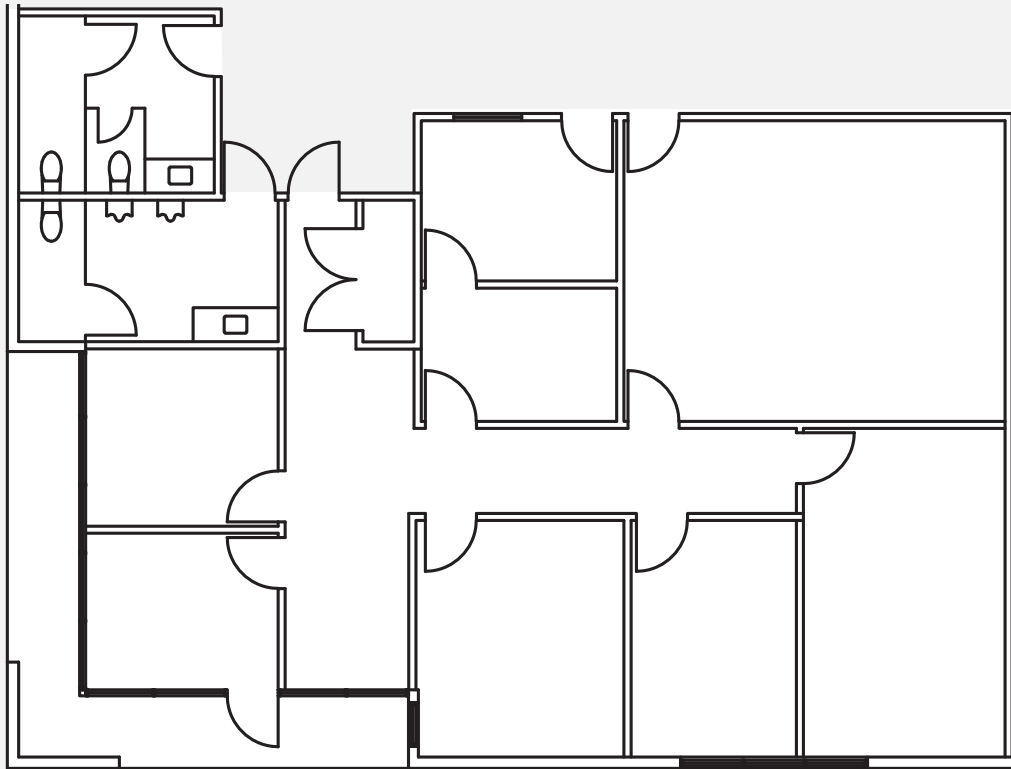
Office to be
refurbished
to similar
finishes



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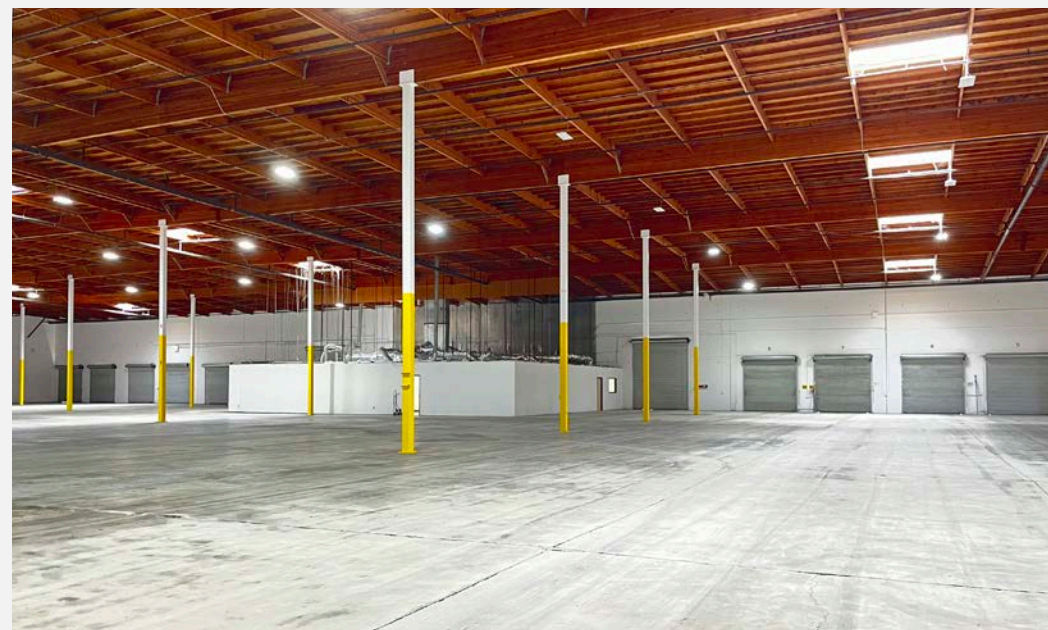
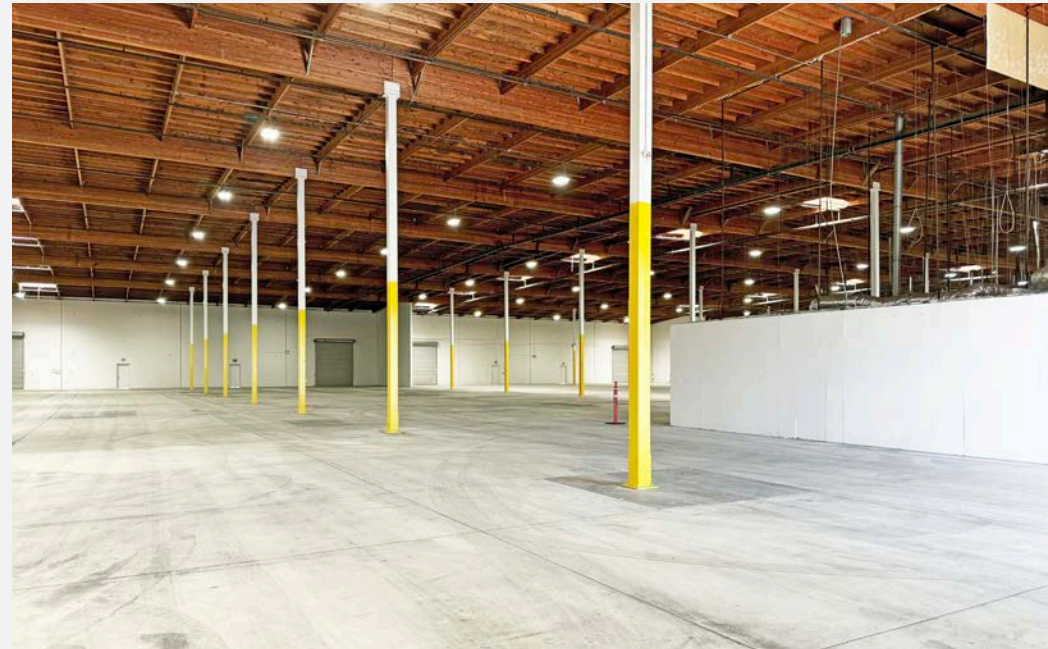
Unit 8 office

±2,053 SF



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Warehouse photos



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Corporate neighbors



1627 Army Court

ROCK ENGINEERED
MACHINERY CO.
(DBA REMCO)

HAYDON
Get Strut Done.

SS
SCHUFF STEEL

ELKQ

VAN DE POL
Exterior • Interior • Insulation

alco
IRON & METAL

ABS-AMERICAN BUILDING SUPPLY

WAGNER
LOGISTICS

HIGHLAND WHOLESALE
FOODS • THE
FAMILY

RUGS USA

Castle Metals

SHAH
SD
DISTRIBUTION

HOLT
of California **CAT**

Strong workforce attracts top-tier occupiers

Within 30-min drive time

777,974

Estimated population
(2023)

\$81,743

Median household income
(2023)

\$34,389

Per capita income
(2023)

22,177

Total businesses
(2023)

259,738

Total employees
(2023)

Average hourly earnings for industrial labor

\$20.91

Shipping, receiving & inventory
clerks, laborers and freight,
stock & material movers (hand),
and stockers and order fillers

\$18.36

Packaging occupations including
machine operators and tenders

\$30.82

First-line supervisors of transportation
and material moving (except aircraft
cargo handling)

\$24.24

Truck drivers: heavy and tractor-trailer,
light truck, and tractor operations

The industrial workforce

43,937

Total number of Industrial jobs





39,467

Total number of resident workers
across industrial classifications

4,470

Total number of net commuters
(inflow - outflow) across industrial
classifications

Proximity to the entire Bay Area

	Interstate 5 1.7 mi	Highway 99 6 mi	Interstate 205 15 mi
	Union Pacific Intermodal (Lathrop) 9.8 mi	BNSF Intermodal (Stockton) 13.4 mi	
	Port of Stockton 2.7 mi	Port of Oakland 71 mi	
	Stockton Metropolitan Airport 7.2 mi	Sacramento International Airport 59 mi	Oakland International Airport 65 mi
	San Jose International Airport 77 mi	San Francisco International Airport 83 mi	



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Exclusively
listed by

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