1627 ARMY COURT

STOCKTON, CA

Industrial warehouse space

- ±30,000 SF available
- LED lighting
- Fully refurbished
- Potential yard



STOCKBRIDGE JLL

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

Building specs

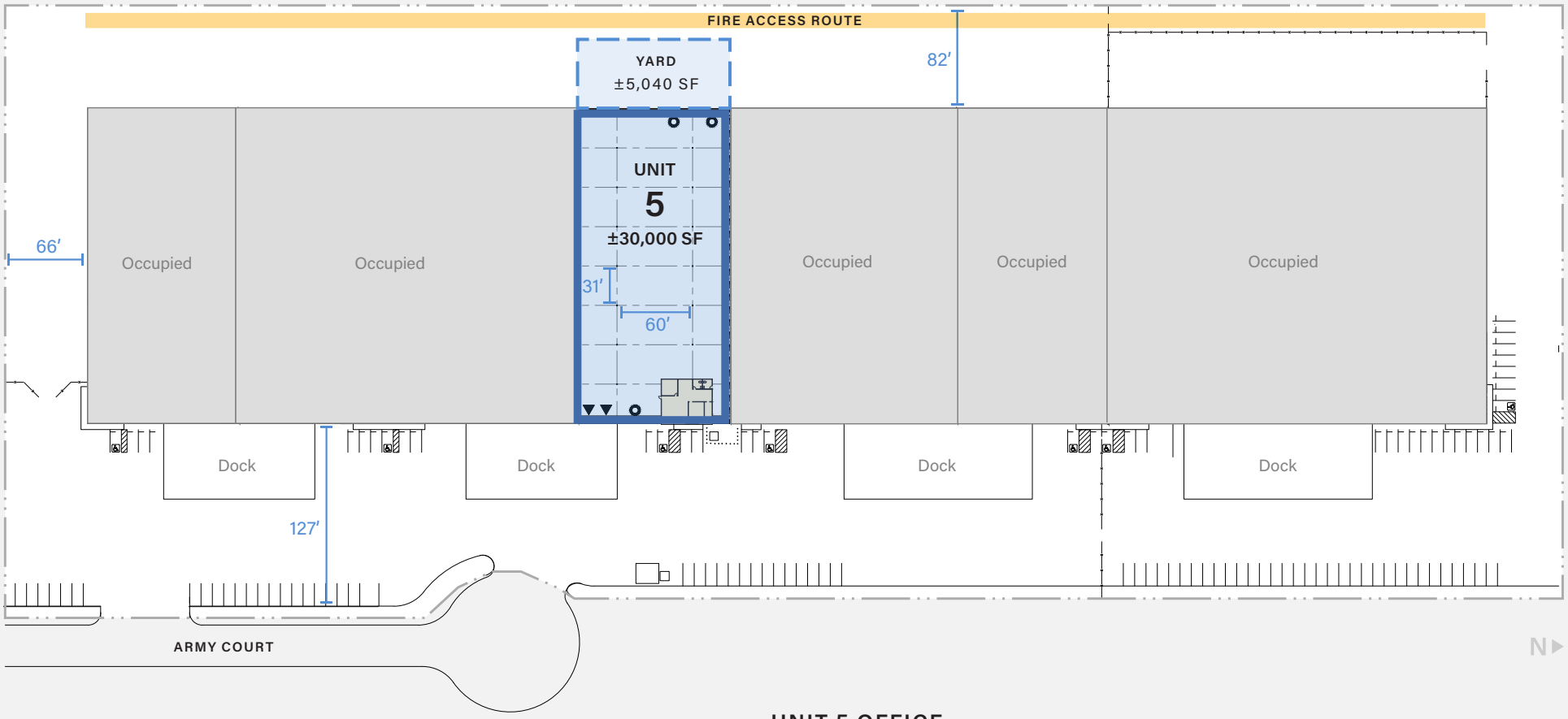
Building size	±277,500 SF
Unit 5	• Available SF: ±30,000 SF Office: ±1,194 SF • Yard: ±5,040 SF • Grade level doors: 3 • Dock doors: 2
Auto parking	132 *(entire building)*
Clear height	26'
Power	600 amps, 277/480v *(per unit)*
Fire suppression	0.60/3,000
Building Dimensions	250' x 390'
Column spacing	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



Site plan

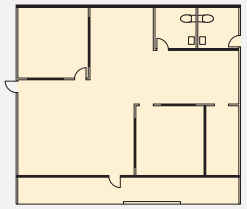
±30,000 SF total available



Available
Occupied
Dock door
Grade level door

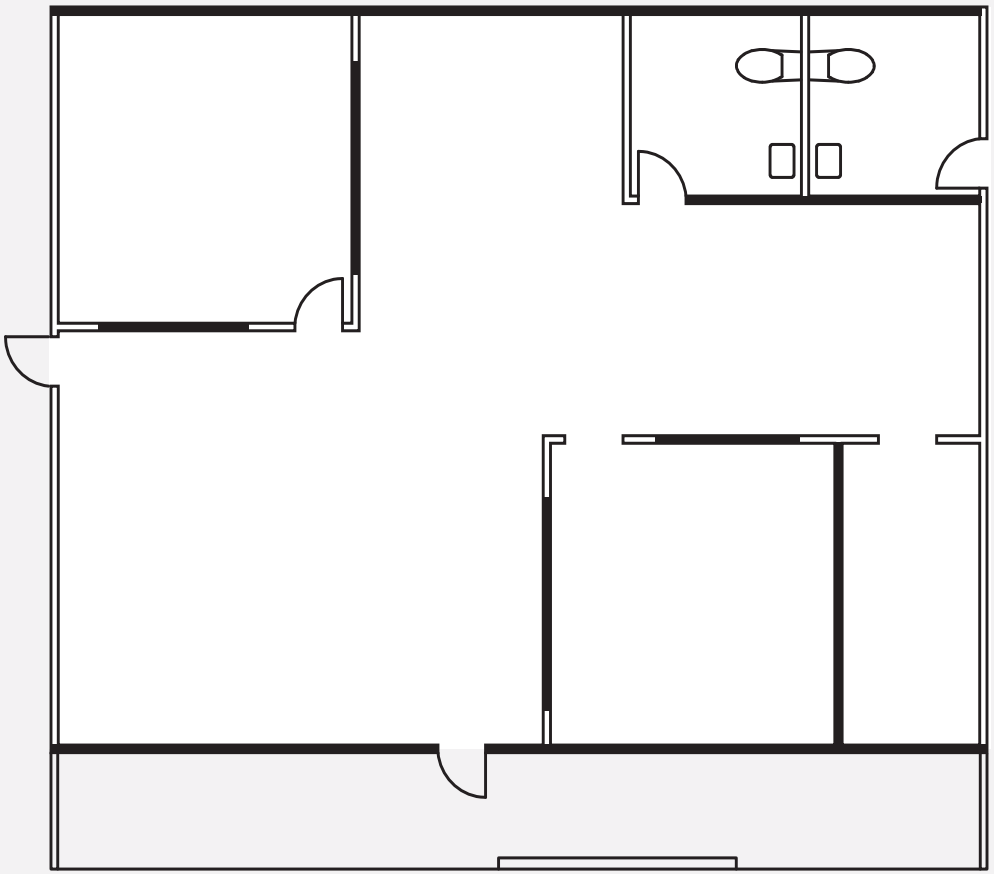
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UNIT 5 OFFICE
±1,194 SF



Unit 5 office

±1,194 SF



N▸

1627 Army Court, Stockton, CA

Corporate neighbors



Strong workforce attracts top-tier occupiers

Within 30-min drive time

757,715
Estimated population (2026)

$93,345
Median household income (2026)

$38,528
Per capita income (2026)

20,811
Total businesses (2026)

233,706
Total employees (2026)

Average hourly earnings for industrial labor

$22.37
Shipping, receiving & inventory clerks, laborers and freight, stock & material movers (hand), and stockers and order fillers

$20.35
Packaging occupations including machine operators and tenders

$34.12
First-line supervisors of transportation and material moving (except aircraft cargo handling)

$28.89
Truck drivers: heavy and tractor-trailer, light truck, and tractor operations

The industrial workforce

8,351
Total number of transportation/ warehouse employees

16,752
Total number of manufacturing employees

1,563
Total number of net commuters (inflow - outflow) across industrial classifications

1627 Army Court, Stockton, CA

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



1627 Army Court, Stockton, CA

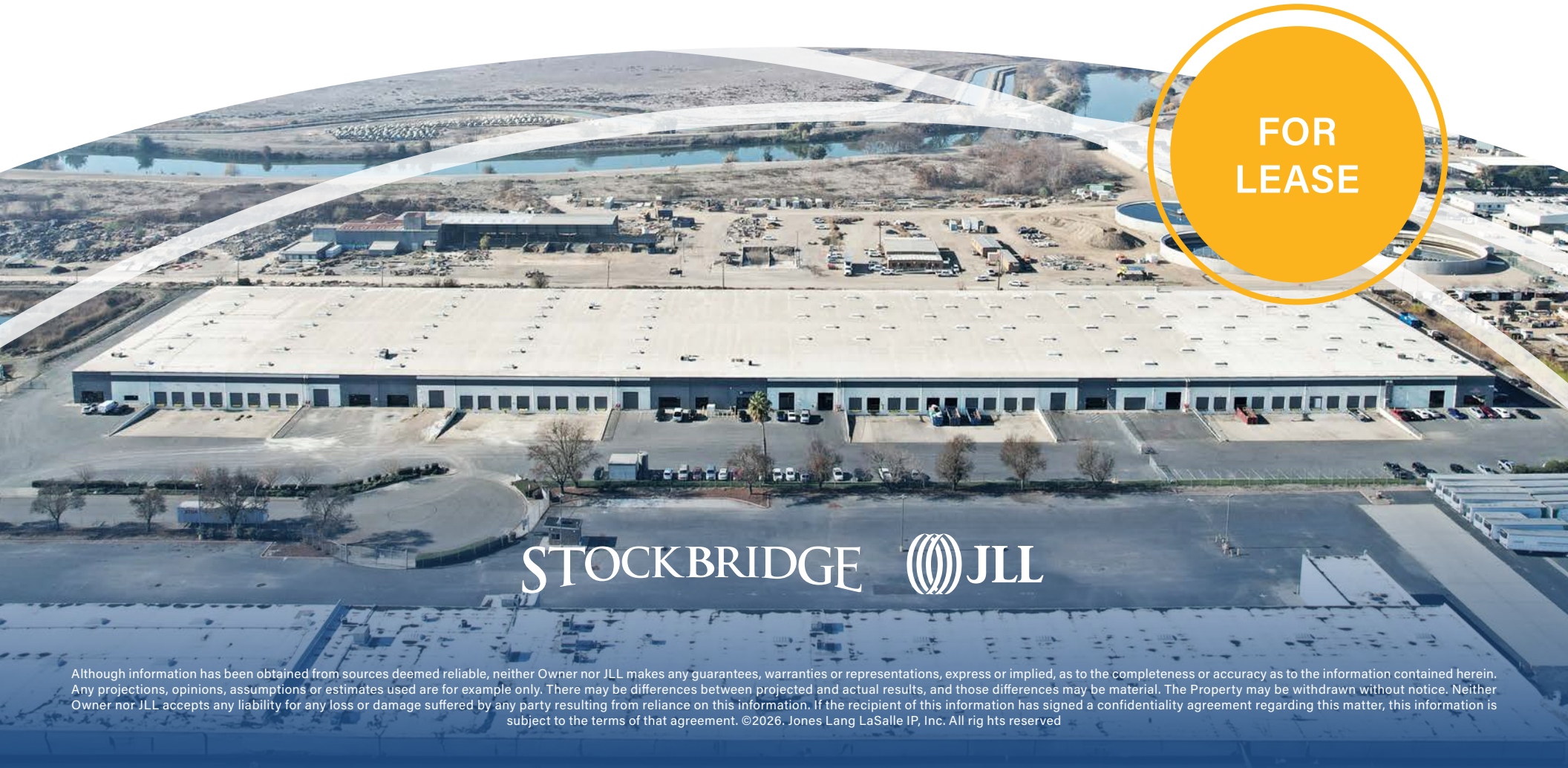
Exclusively listed by

John Fondale, SIOR
Senior Managing Director
+1 209 390 1694
john.fondale@jll.com
RE Lic # 01017415

Tim Mustin
Senior Managing Director
+1 209 390 1687
tim.mustin@jll.com
RE Lic # 01857876

Mike Matter
Vice President
+1 209 390 1702
michael.matter@jll.com
RE Lic # 01435801

Jack Fondale
Associate
+1 209 616 6057
jack.fondale@jll.com
RE Lic # 02250595



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