

AVAILABLE > 1627 Army Court | Stockton, CA

±45,000 SF High Cube Space



EXCLUSIVE BROKERS- INDUSTRIAL SERVICES TEAM:

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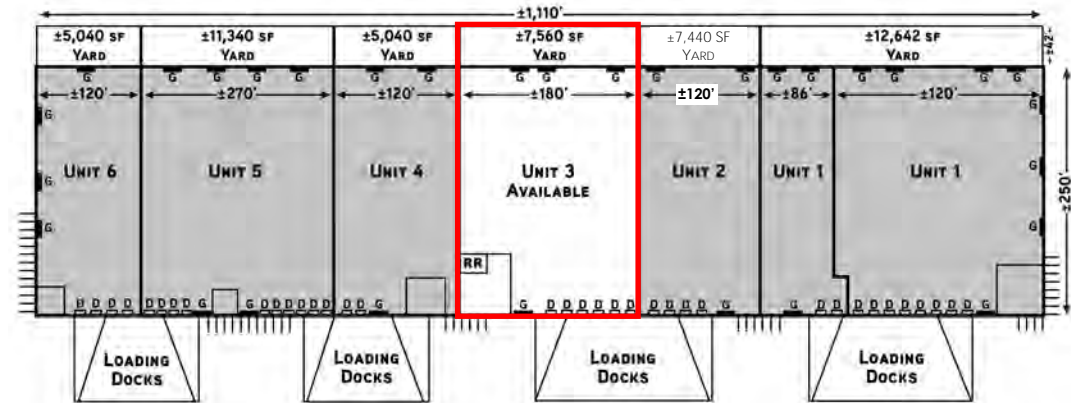
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Site & Building Features

- > Building Size: ±277,500 sq. ft.
- > Current Available: Suite 3: ±45,000 sq. ft.
- > Acres: ±13.32 Acres
- > Office Buildout: Varies per unit
- > Yard Space: Varies per unit (fenced & paved)
- > Grade Level Doors: Twenty nine (29) (12' x 14')
- > Loading Dock Doors: Thirty six (36) (9' x 10')
- > Clear Height: ±26' minimum clear
- > Sprinklers: .60 gpm/3,000 sq. ft.
- > Warehouse Lighting: Metal Halide
- > Column Spacing: ±31' x ±60'
- > Skylights: Yes
- > Parking: 132 striped parking spaces
- > Construction Type: Concrete tilt-up
- > Zoning: IG (Industrial General, City of Stockton)

UNIT	SQUARE FEET	OFFICE SQUARE FEET	GRADE DOORS	DOCK DOORS	LEASE RATE PER MONTH	DATE AVAILABLE
1	±75,250 SF	±3,434 SF	9	10	-	LEASED
2	±29,750 SF	±500 SF	3	4	-	LEASED
3	±45,000 SF	±940 SF	4	6	\$.44 NNN	Now
4	±30,000 SF	±1,500 SF	3	2	-	LEASED
5	±67,500 SF	±3,434 SF	6	10	-	LEASED
6	±30,000 SF	±2,200 SF	4	4	-	LEASED



Transportation / Logistics

- > Located 1.65 miles from I-5
- > Close proximity to BNSF and UP Intermodal Facilities
- > One and a quarter mile to the Port of Stockton
- > Major West Coast Distribution Hub
- > Direct access to freeways (Hwy 99, I-205, Hwy 120 and Hwy 4) via I-5

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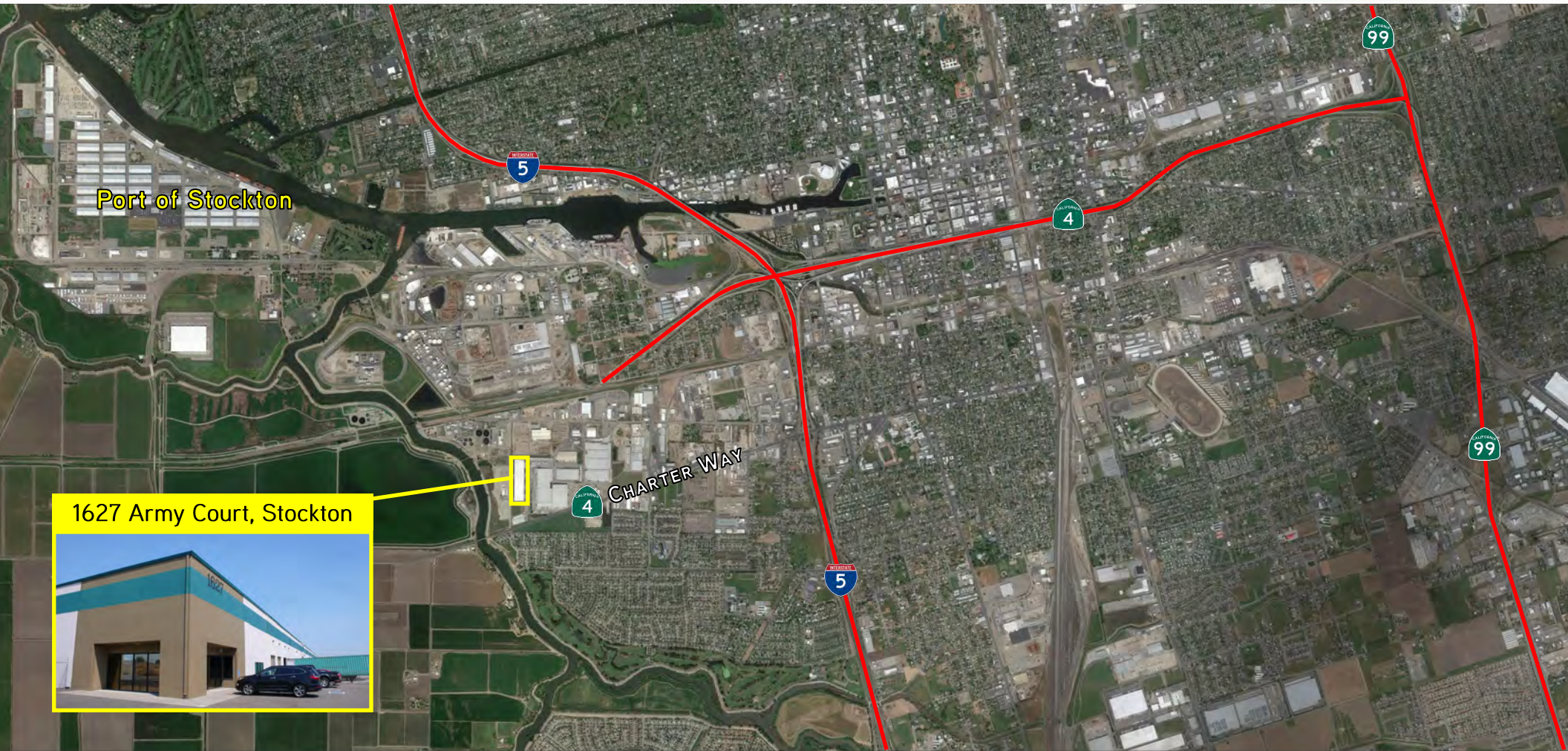
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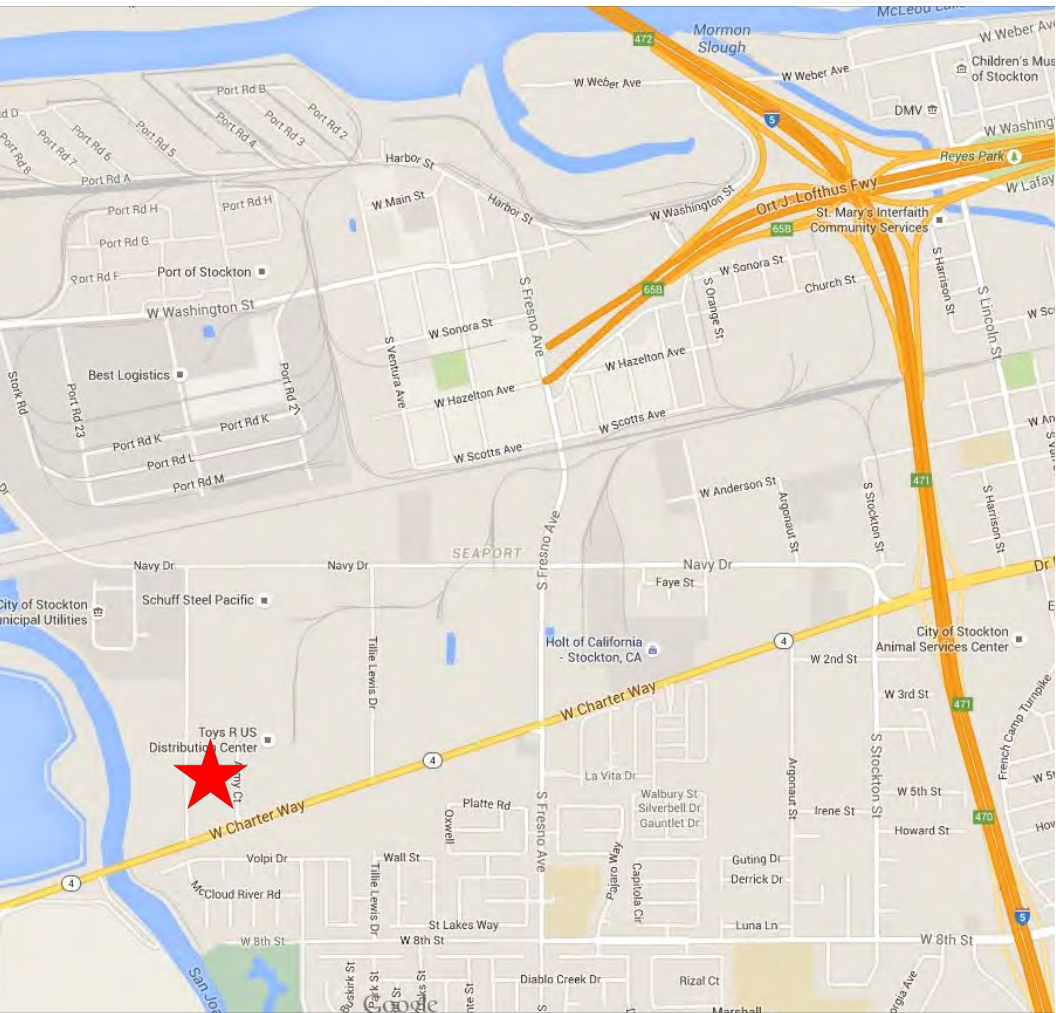
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