



STOCKTON COMMERCE CENTER

1624 Army Court, Stockton, CA

±655,976 SF Rail Served Facility

±373,022 SF AVAILABLE

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**DERMODY
PROPERTIES**



**CUSHMAN &
WAKEFIELD**

[View Site Specific COVID-19 Prevention Plan](#)

Property Features

PROPERTY INFORMATION

- **Address** 1624 Army Court, Stockton, CA
- **Lot Size** 36.73 Acres
- **Year Built / Renovated** 1986 / 1988 / 2000
- **Flood Zone** Zone X; Panel # 06077C0465F; Date 10/16/2009
- **Zoning** General Industrial (IG), City of Stockton

BUILDING/SITE SPECIFICATIONS

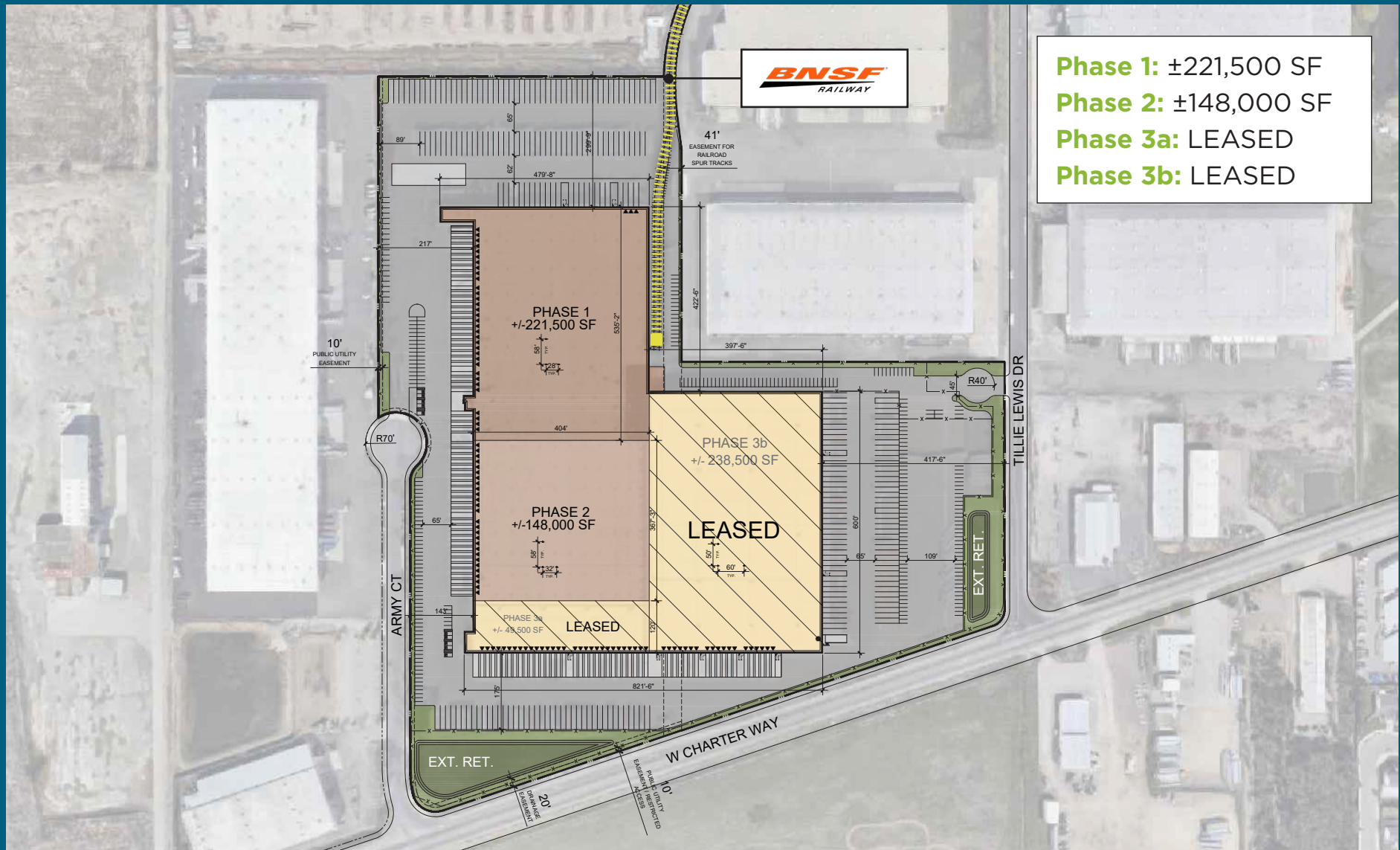
- **Building Footprint SF** ± 655,976 SF
- **Available SF** ± 373,022 SF
- **Divisible Portion** ±148,000 SF
- **Structure** Concrete tilt
- **Office** ±16,000 SF; renovated to suit
- **HVAC** Louvered vents; mechanical exhaust
- **Power** (2)112.5 KVA transformers; 2,500 amp, 277/480 V main; 3,000 amp 277/480 V main
- **Sprinklers** ESFR
- **Warehouse Lighting** T8; motion sensors
- **Dock Doors** 64; channel guards; power; trailer lights; levelers
- **Planned Dock Doors** ±30
- **Rail Receiving Doors** 5
- **Column Spacing** Ph I: 57'x28'; Ph II: 58'x32'; Ph III: 60'x50'
- **Clear Height** 30' Minimum @ First Column
- **Car Parking** 106
- **Trailer Parking** 117
- **Truck Court Depth** 135' - 205' (+)
- **Roof** Recently replaced
- **Yard** Large fenced paved yard area
- **Secure Entrance** Fully secured with guard shack
- **Maintenance Shop** 2-bay maintenance shop with floor drains

UTILITIES

- **Electricity** Pacific Gas & Electric (PGE)
- **Gas** PGE
- **Water** City of Stockton
- **Sewer** City of Stockton



Site Plan



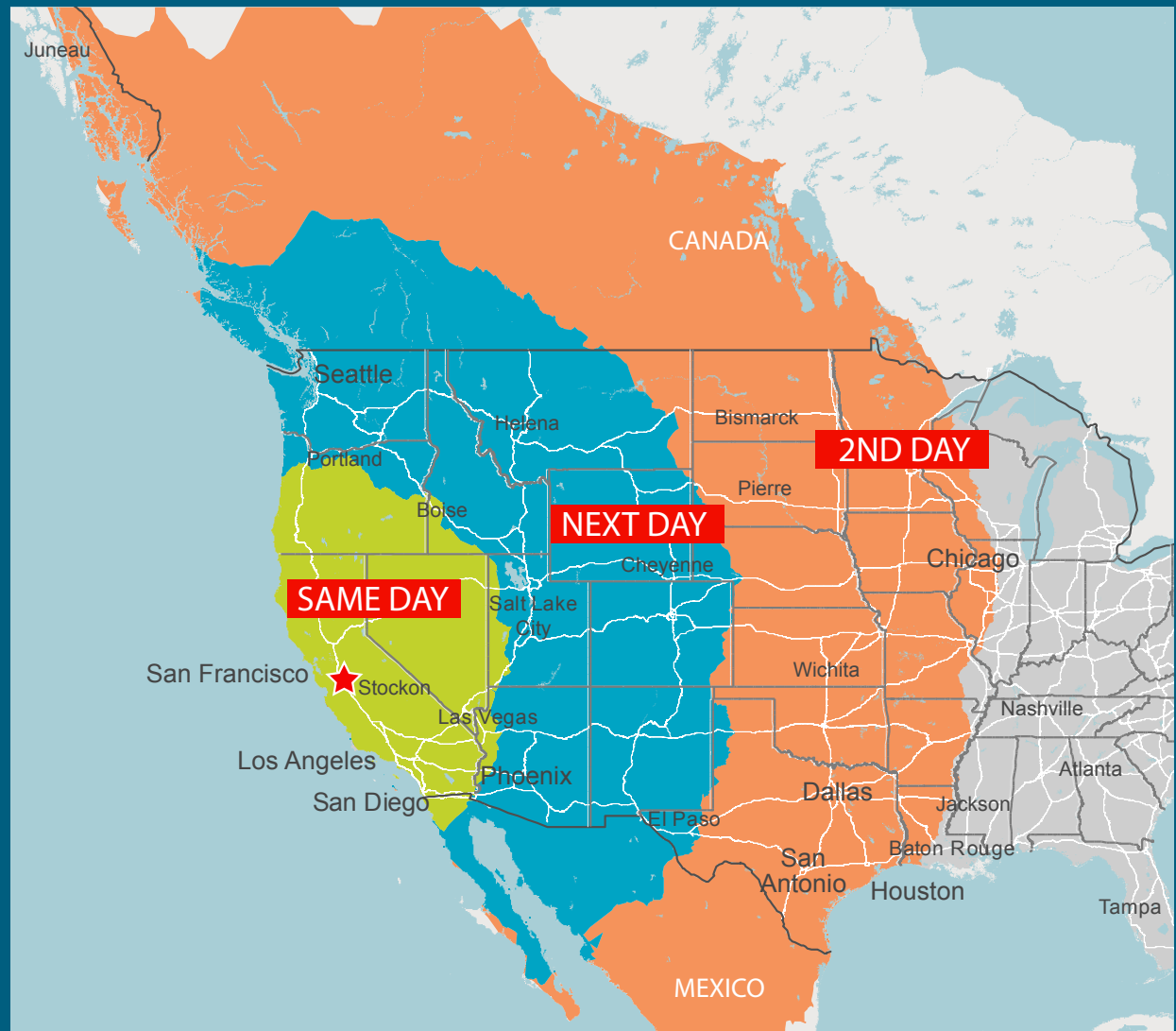
Location Highlights

Regional Map

- Located directly off Interstate 5 and State Highway 4, providing convenient access to State Highway 99.
- Ideal location to service local, regional, and West Coast markets.

LOCATION	MILES
Port of Oakland	71
Sacramento	50
Los Angeles	338
Las Vegas	525
Phoenix	709
Seattle	801
Denver	1,211

DRIVE TIMES	POPULATION
Same Day	45,925,208
Next Day	77,037,078
2 Day	138,070,457



Location Highlights

Local Access Map



Location Highlights

Nearby Tenants



Property Highlights

Building Features

- The Central Valley is located in the heart of California, bordered by the San Francisco Bay Area to the west, Sacramento, California's State Capital, to the north, the Sierra mountain range to the east, and Fresno/Bakersfield to the south. Often referred to as the San Joaquin Valley, the Central Valley dominates a large portion of California, and is viewed by many as California's future area for growth and development. At the Central Valley's most central logistics point, San Joaquin and Stanislaus Counties are expected to continue to see the most significant industrial growth and development due to the large employment base, significant transportation infrastructure (two Class (I) railroads and two state-of-the-art intermodal yards operated by the Burlington Northern Santa Fe and Union Pacific Railroads), major freeway networks providing direct access to the ports of Oakland, Stockton and Sacramento, and convenient access to Sacramento, Oakland and San Francisco International Airports. Notable factors that contribute to the sustained economic growth of the Central Valley include:
- Affordable Housing
- Convenient access to the Port of Oakland, Silicon Valley and California's State Capital
- Excellent Quality of Life
- Proactive Economic Development Agencies
- Steady Population Growth
- Access to an Abundant and Educated Labor Pool
- Proximity to Major Metropolitan Areas
- Significant Public and Private Investment
- Efficient Transportation Routes



Terrific Central Valley location

- The Central Valley industrial market continues to benefit from the steady movement of cargo through the Port of Oakland, combined with rising rents and the lack of available space in the Bay Area. As a result, many industrial users are migrating east to find high quality distribution opportunities in submarkets such as Stockton and Tracy, Lathrop and Manteca. The strong market fundamentals have continued to attract and retain some of the largest and most prestigious companies in the world. In addition, the area's transportation infrastructure and distribution buildings have made the Central Valley a key distribution hub for many leading companies. Investment demand continues to reinforce beliefs in the Central Valley's core industrial strengths driven in part by location, affordable labor and low costs.

Stockton Industrial Submarket

- Stockton is the largest submarket in the Central Valley with a total base of over 63.7 million SF. The current vacancy rate for Stockton is just over 6.8% with a current Central Valley Market average of 5.8% calculated from an industrial base totaling more than 190M square feet. Annual absorption rates since 2016, have averaged more than 5 million square feet.
- Major manufacturing companies in the area include Diamond of California, Aisin, IRID Manufacturing, Crown Bolt, Custom Building Products, Simpson Strong Tie, Lennar, Duraflame, Applied Aerospace, John Mansville, and Ferralloy Steel. Large distribution companies located in Stockton include Amazon, Bed Bath & Beyond, Supervalu, Penske/Lowe's, Home Depot, Kraft, BMW, Dollar Tree, General Mills and C&S Wholesale Grocers.



Demographics: Population & Workforce

POPULATION	SAME DAY	NEXT DAY	2ND DAY
2000 Total Population	38,245,206	62,138,404	111,633,247
2010 Total Population	42,755,440	70,773,763	126,378,226
2018 Total Population	45,925,208	77,037,078	138,070,457
2023 Total Population	48,035,210	81,214,061	145,689,104
Population Growth 2000-2018	7,680,002	14,898,674	26,437,210
Projected 2018-2023 Population Annual Ratio Growth	0.90%	1.06%	1.08%

- Located directly off Interstate 5 and Highway 4, with desirable access to State Highway 99, Interstates 580, 680 and 205. The property is an ideal location to service local, regional, and West Coast markets.
- Property access is enhanced by the recently completed State Route 4 Crosstown Freeway Ramp connecting the 1-4 Crosstown Freeway to Navy Drive.
- Navy Drive has also been widened and converted to a four-lane thoroughfare with a partial interchange. Connecting at the Crosstown Freeway, Navy Drive and Tillie Lewis Drive have been widened and resurfaced connecting to the property.





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