

INDUSTRIAL SPACE FOR LEASE

1242 N. Filbert Street

Stockton, California 95205

Functional small-bay industrial space offering warehouse, office, grade-level loading, mezzanine storage and secured exterior access in Stockton's Northeast industrial submarket.

±3,650 SF
AVAILABLE SPACE

\$0.80/SF
PER MONTH

Industrial Gross
LEASE STRUCTURE

Aug. 31, 2026
AVAILABLE

PROPERTY OVERVIEW

Functional industrial space with warehouse, office and yard utility.

1242 N. Filbert Street offers approximately 3,650 square feet of industrial space within a multi-tenant industrial property in Northeast Stockton. The suite combines an open warehouse with existing office improvements, grade-level loading, elevated storage and fenced exterior access. The prior tenant is vacating, and the space delivers empty on August 31, 2026.

±3,650 SF

AVAILABLE AREA

2

GRADE-LEVEL

DOORS*

IL

ZONING

Property Highlights

- ◆ Open warehouse configuration
- ◆ Existing front office / reception area
- ◆ Two restrooms observed
- ◆ Multiple grade-level roll-up doors
- ◆ Mezzanine / elevated storage component
- ◆ Fenced and gated exterior yard
- ◆ Covered exterior loading / work area
- ◆ Skylights / translucent roof panels
- ◆ Concrete warehouse flooring
- ◆ Industrial electrical infrastructure

The stated ±3,650 SF suite area was provided by ownership/property management and has not been independently measured. Mezzanine area is not represented as additional rentable square footage.



MAIN WAREHOUSE — SKYLIT OPEN AREA

Building Specifications

AVAILABLE AREA	±3,650 SF
AVAILABLE	August 31, 2026
LEASE RATE	\$0.80/SF/Month
LEASE STRUCTURE	Industrial Gross
GRADE-LEVEL DOORS	2 observed*
DOCK-HIGH DOORS	0 observed
DRIVE-IN BAYS	2 observed*
CRANES	None observed
CLEAR HEIGHT	Approx. 14'–16' visual range*
MEZZANINE	Elevated storage component
RESTROOMS	2 observed
YARD	Fenced / gated exterior area*

PROPERTY GALLERY

Loading, open warehouse floor and secured exterior access.

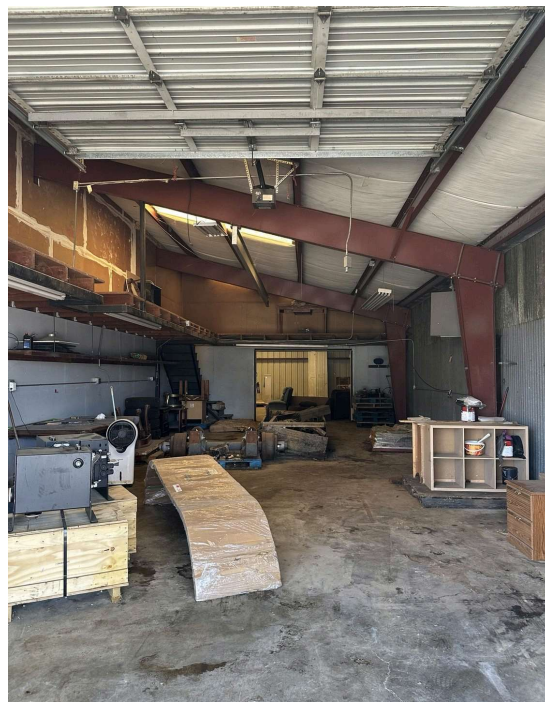
FIVE VIEWS · SUITE & YARD

01 — 05



01 GRADE-LEVEL LOADING BAY

Clear drive-in access



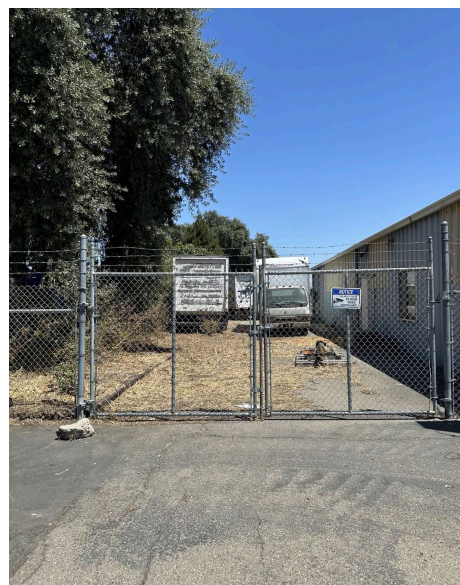
02 WAREHOUSE BAY



03 OPEN WAREHOUSE



04 MEZZANINE DECK



05 GATED EXTERIOR YARD

DELIVERY These photos were taken while the prior tenant was still in place. That tenant is clearing the space now, and the suite delivers empty on August 31, 2026. None of the materials, furniture, vehicles or equipment shown conveys with the lease.

LOCATION & LEASING

Northeast Stockton industrial location with practical local access.



1242 N. Filbert Street

The property is positioned in Stockton's Northeast industrial submarket within an established light-industrial area serving contractors, service businesses, storage users, small manufacturers and local distribution operators. The location provides a central Stockton operating base with access throughout San Joaquin County.

Stockton
CENTRAL MARKET

San Joaquin
COUNTY ACCESS

Industrial
SUBMARKET

ASKING RATE

\$0.80/SF/Mo.

INDUSTRIAL GROSS

Approximately **\$2,920 per month** based on ±3,650 SF.

AVAILABLE AUGUST 31, 2026

FOR LEASING INFORMATION

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Suitable User Profiles

- ◆ Contractors and trade businesses
- ◆ Service and repair operations
- ◆ Warehouse and storage users
- ◆ Light production / assembly
- ◆ E-commerce / local distribution

Property Record

APN	143-100-220-000
PARCEL SIZE	±2.79 Acres
USE CODE	Multi-Tenant Industrial Bldg.
SUBJECT SUITE	±3,650 SF
ZONING	IL – Industrial Limited

The information contained herein has been obtained from sources believed to be reliable; however, First Commercial Real Estate & Advisory Services has not independently verified all information and makes no guarantee, warranty or representation regarding its accuracy or completeness. Prospective tenants should independently verify measurements, clear height, loading dimensions, electrical service, yard rights, zoning, permitted uses, utilities and all other property characteristics. All terms are subject to change, withdrawal or prior lease without notice.