

FOR SALE

1111 NAVY DRIVE

*±103,988 SF Industrial Owner-
User Opportunity on ±15.17 Acres*

STOCKTON, CA 95206



KIDDER.COM

km Kidder
Mathews

1111 NAVY DR

±15.17 ACRE
PARCEL

±103,988 SF
BUILDING

AVAILABLE FOR SALE

KIDDER MATHEWS

1111 NAVY DR

A RARE INDUSTRIAL ASSET

With ±103,988 SF of manufacturing and warehouse space, ±15.17 acres, heavy power, and a location adjacent to the Port of Stockton, 1111 Navy Drive offers a rare opportunity for owner-users seeking scale and flexibility.

AVAILABLE FOR SALE

PROPERTY OVERVIEW

Address	1111 Navy Drive Stockton, CA 95206
Property Type	Industrial (Manufacturing / Warehouse)
Building SF	±103,988 SF (incl. ±12,000 SF mezzanine)
Clear height	±18-28 ft (estimated)*
Construction	Concrete Tilt-Up
Occupancy	Vacant
Tenancy	Single-Tenant (may be demised)
Year Built	1975 / Renovated 1985
Zoning	IL (Industrial, Limited), City of Stockton
Power	2,500A, 480/277v, 3-Phase*
Loading	11 Dock-Highs, 3 Drive-Ins
Site improvements	10' High, 7,000v Electrical Fence Securing Property & Yard
Land Size	±15.17 AC (±660,805 SF), FAR 0.16
Excess Land	±5.9 AC (incl. in ±15.17 AC above)
Asking Price	\$10,990,000 (\$105.68/SF)
Lease Opportunity	NNN Lease Also Available – Rate Inquire with Broker

*Buyer to verify; two (2) additional transformers on site (currently off-line) that can provide an additionally 2 x 2,500 amps of power, if brought on-line and switch gears installed.

KIDDER MATHEWS



PORT-ADJACENT
LOCATION
WITH MAJOR
TRANSPORTATION
ACCESS



HEAVY
POWER FOR
MANUFACTURING
AND PROCESSING



EXPANSIVE
SECURED YARD
WITH ± 15.17 ACRES
OF LAND



± 5.9 ACRES OF EXCESS
LAND THAT COULD
BE USED, LEASED
OR SPLIT OFFERING
FUTURE UPSIDE

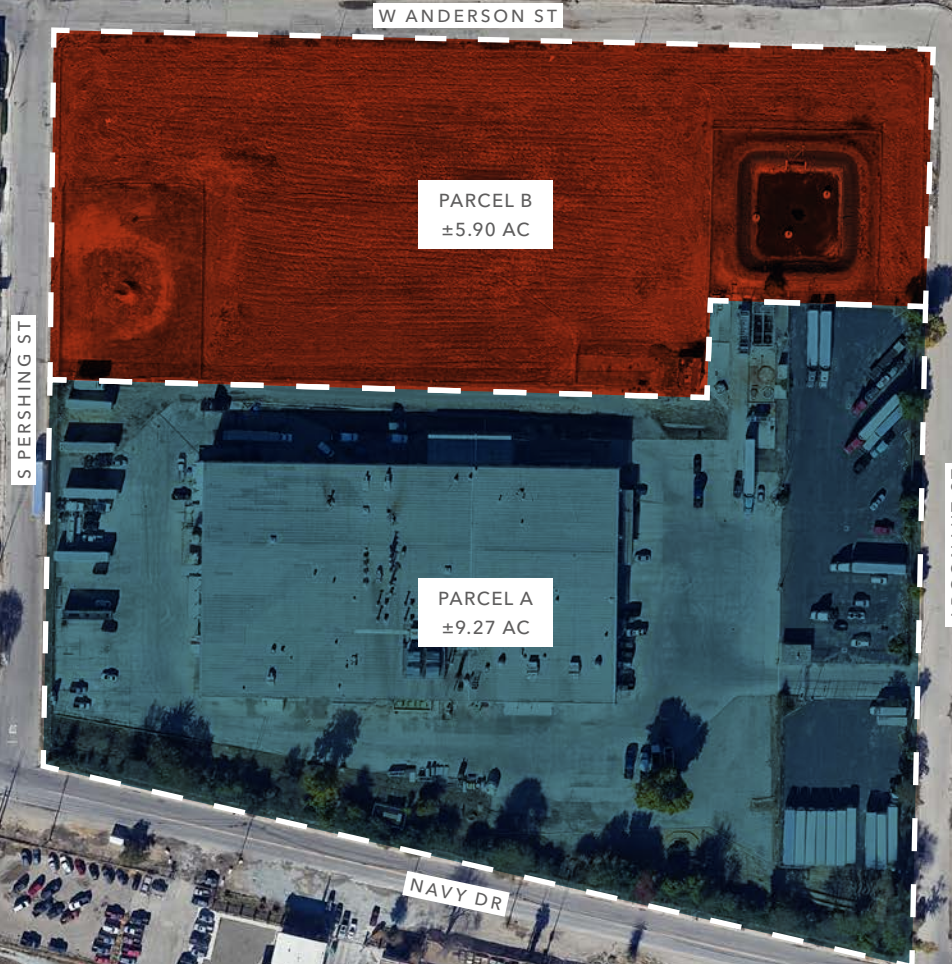


POSSIBLE PARCEL SPLIT & UPSIDE POTENTIAL

POTENTIAL PARCEL SPLIT

The current parcel is ± 15.17 acres which offers a very low FAR of 0.16. This parcel could be potential split to allow the next user upside in using the excess land, leasing it to a third-party, or selling to a user/developer.

Note: to be determined by Buyer and City of Stockton; no tentative parcel split map currently exists



ABOUT STOCKTON

STOCKTON OVERVIEW

Stockton is the county seat of San Joaquin County and the largest city in California's northern San Joaquin Valley, with a population of approximately 325,500 as of 2026. Sitting at the head of the deepwater San Joaquin River channel, Stockton anchors Northern California's primary inland industrial and logistics hub, often called the NorCal counterpart to Southern California's Inland Empire. San Joaquin County holds on the order of 145 million square feet of industrial space and serves an estimated 10 million people within a 75-mile radius. Demand comes from three fairly even sources: Bay Area occupiers chasing lower costs (Central Valley rents run at roughly half of Bay Area rates), organic regional growth, and large users expanding purpose-built footprints. Major occupiers across the county include Amazon, Tesla, Costco, Pepsi, and Georgia-Pacific.

INFRASTRUCTURE & GOODS MOVEMENT

Stockton's locational advantage comes from the convergence of highway, rail, water, and air infrastructure. Interstate 5 and State Route 99 form the region's primary north-south corridors, while Interstate 205 and State Route 120 feed the Altamont Pass connection to the East Bay and the Port of Oakland. Both transcontinental Class I railroads, Union Pacific and BNSF, serve the city and the port, connected locally through the Stockton Terminal & Eastern and Central California Traction lines. The Stockton Metropolitan Airport adds air-freight and general-aviation capacity south of the city, and the fully entitled Airpark 599 logistics park signals continued institutional investment in the county's goods-movement infrastructure.

PORT OF STOCKTON

The Port of Stockton is California's largest inland deepwater port, connected to San Francisco Bay and the Pacific by a maintained deepwater channel on the San Joaquin River. It moves more than 4 million tons of cargo a year and trades with over 55 countries, handling bulk, breakbulk, project, and containerized cargo across a large multi-modal complex served directly by both UP and BNSF rail. The Boggs Tract location of 1111 Navy Drive puts it immediately adjacent to this complex. For port-oriented manufacturing, processing, and distribution users, that adjacency is a real differentiator, and one the newer south-county big-box corridors cannot replicate.



325,000

POPULATION

\$442,861

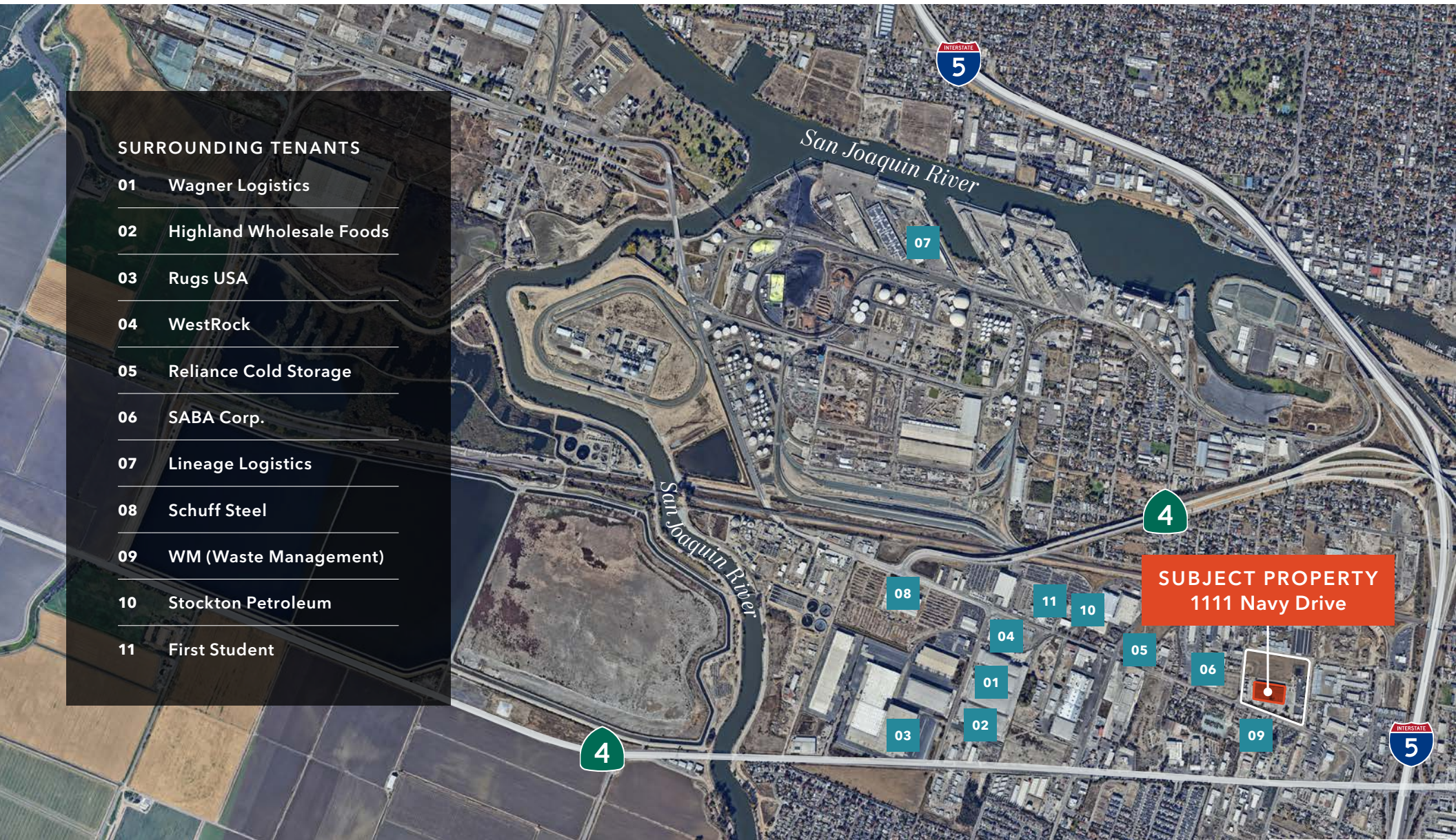
MEDIAN HOME PRICE

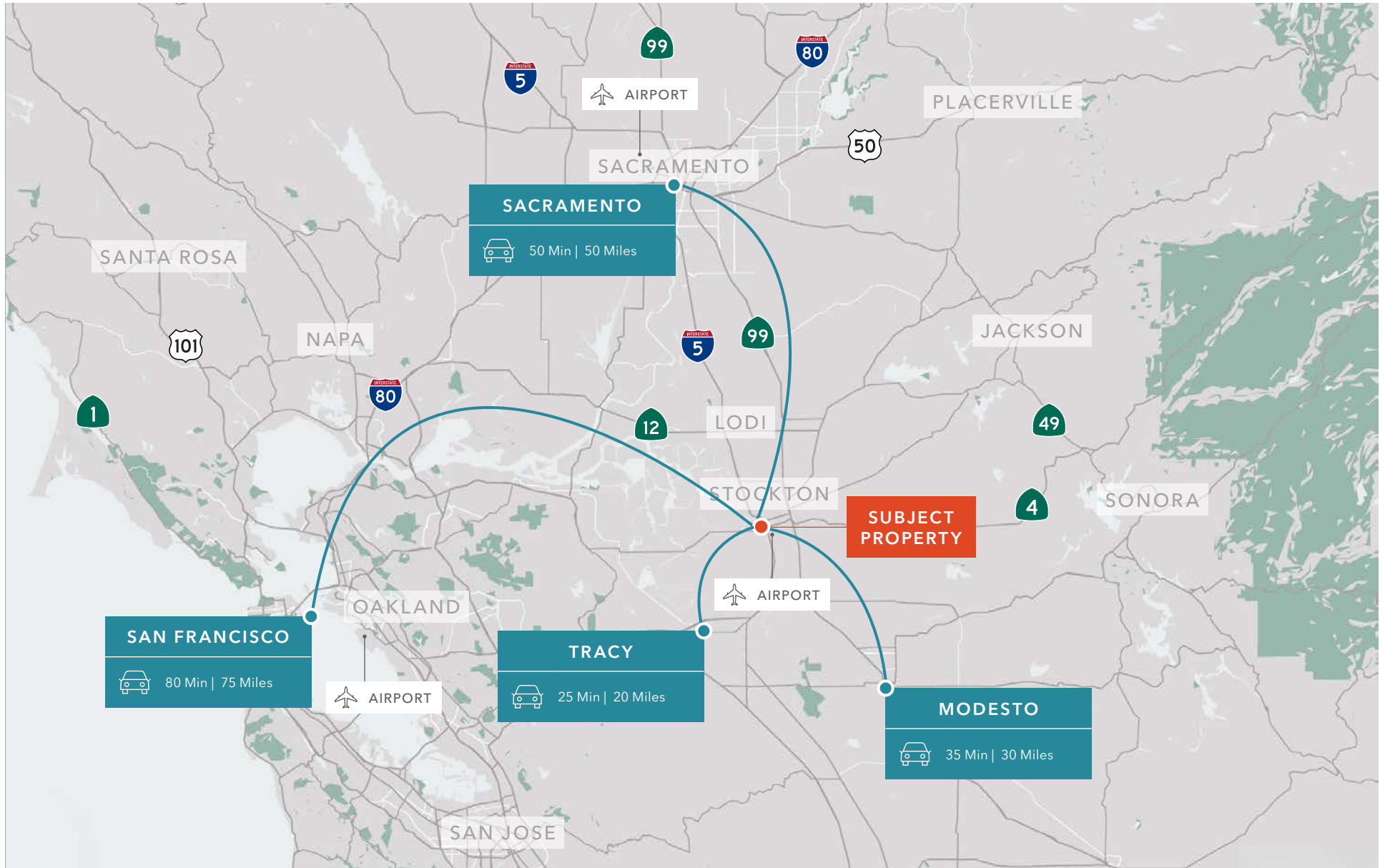
\$83,825

MEDIAN HOUSEHOLD INCOME

SURROUNDING TENANTS

- 01 Wagner Logistics
- 02 Highland Wholesale Foods
- 03 Rugs USA
- 04 WestRock
- 05 Reliance Cold Storage
- 06 SABA Corp.
- 07 Lineage Logistics
- 08 Schuff Steel
- 09 WM (Waste Management)
- 10 Stockton Petroleum
- 11 First Student





DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	12,295	115,085	222,724
2020 CENSUS	13,659	124,512	241,953
2026 ESTIMATED	13,702	124,336	240,463
2031 PROJECTED	13,862	122,165	236,310

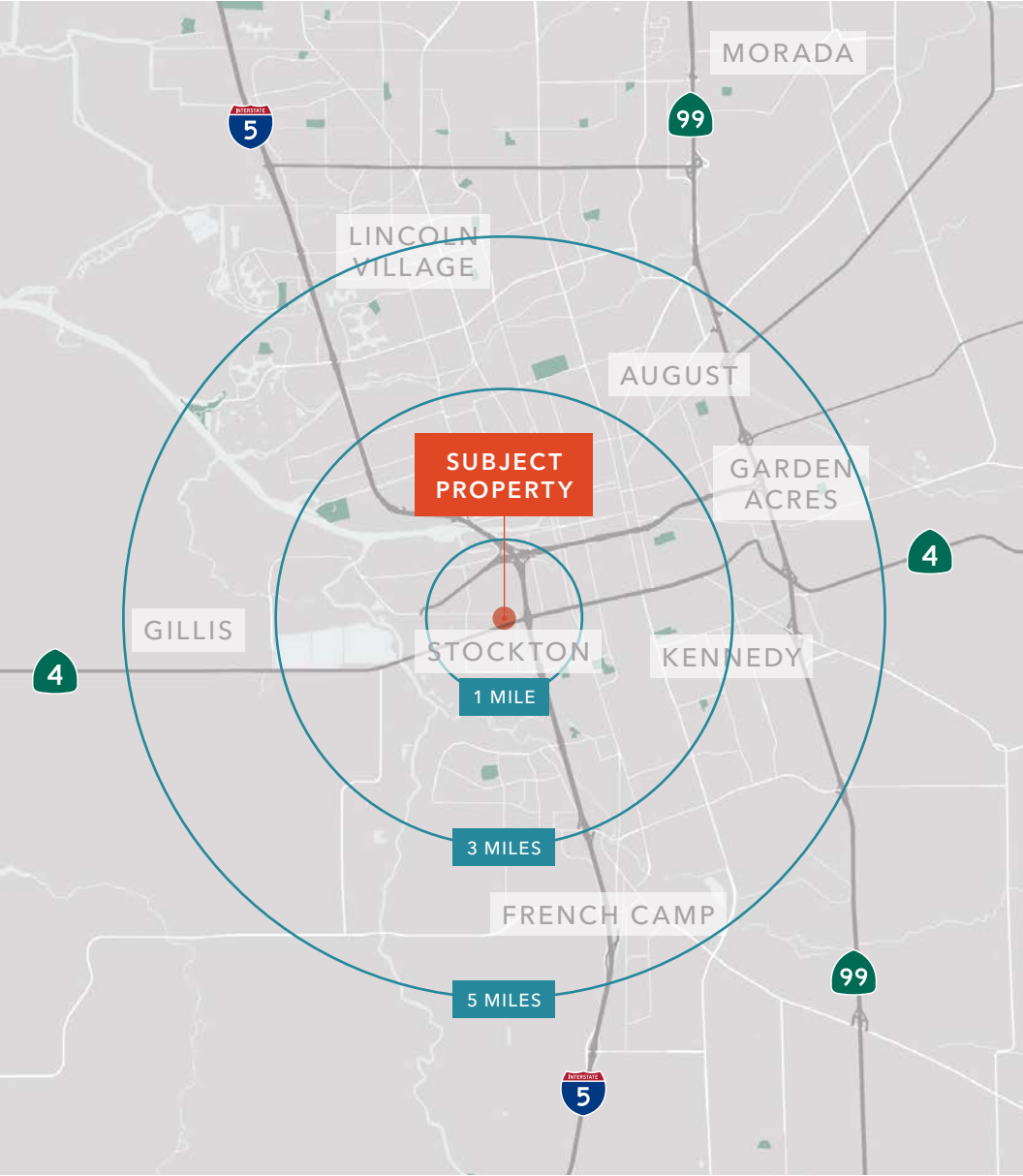
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	32.2	31.9	32.7
% FEMALE	46.8%	48.3%	49.0%
% MALE	53.2%	51.7%	51.0%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2026 MEDIAN	\$81,525	\$81,052	\$83,825
2031 MEDIAN PROJECTED	\$80,687	\$75,848	\$78,850
2026 AVERAGE	\$90,771	\$92,715	\$99,703
2031 AVERAGE PROJECTED	\$90,062	\$90,945	\$97,908

Data Source: ©2026, Sites USA





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*For more information on
this property, please contact*

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