

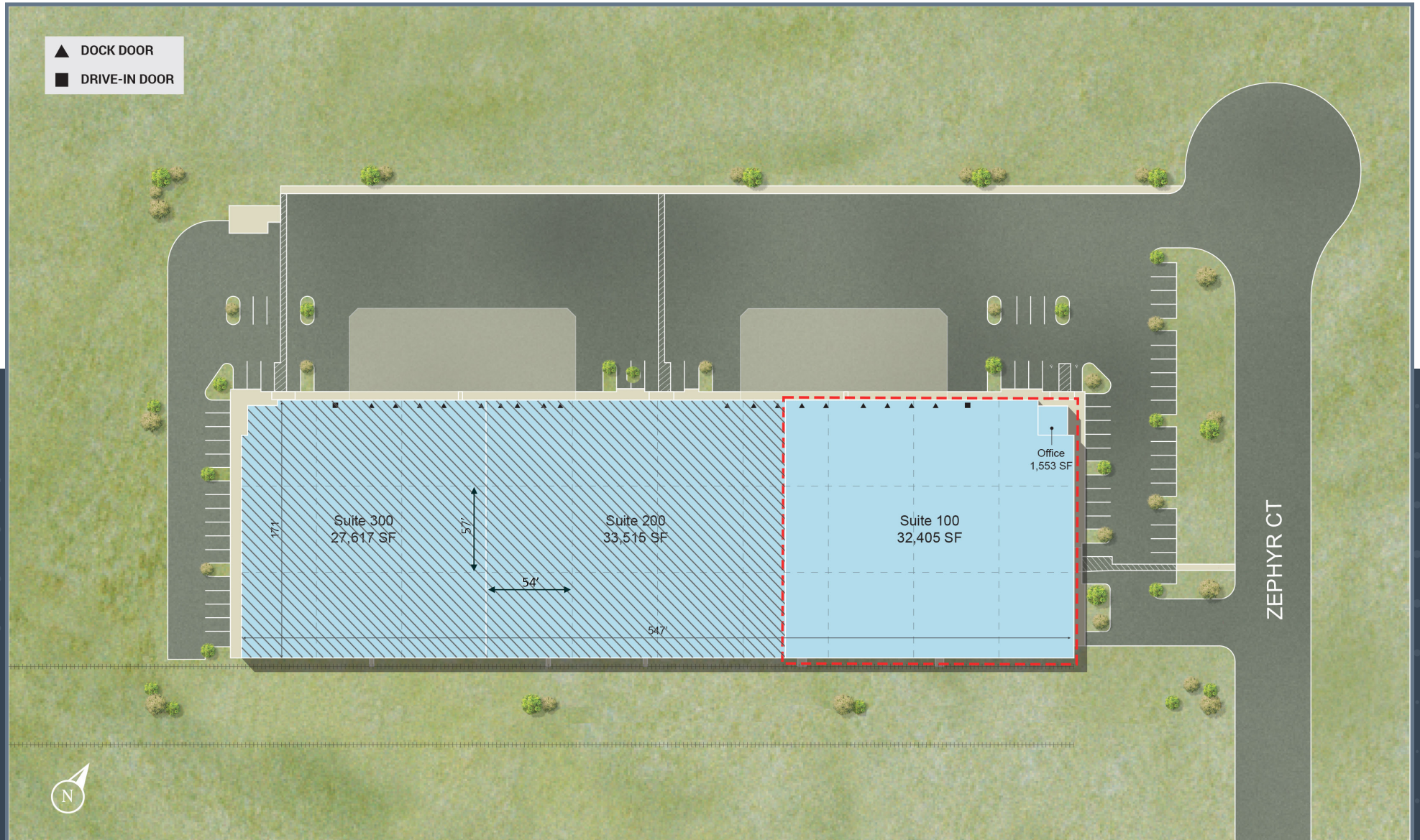
±32,405 SF
SPACE FOR LEASE



CBRE

3613 ZEPHYR COURT
STOCKTON

SITE PLAN



BUILDING SPECIFICATIONS

Building Size:	±93,537 SF
Available SF:	±32,405 SF
Parcel Size:	±5.75 acres
Office:	±1,553 SF
Clear Height:	29' - 32'
Sprinklers:	ESFR
Dock Doors:	6 with (3) edge of dock levelers
Grade Level Doors:	1 (12'x14')
Column Spacing:	57' x 54'
Warehouse Lighting:	LED with motion sensors
Electrical:	200 amps
Auto Parking:	70 shared parking spaces
Zoning:	I-G (City of Stockton)



TENANT AERIAL



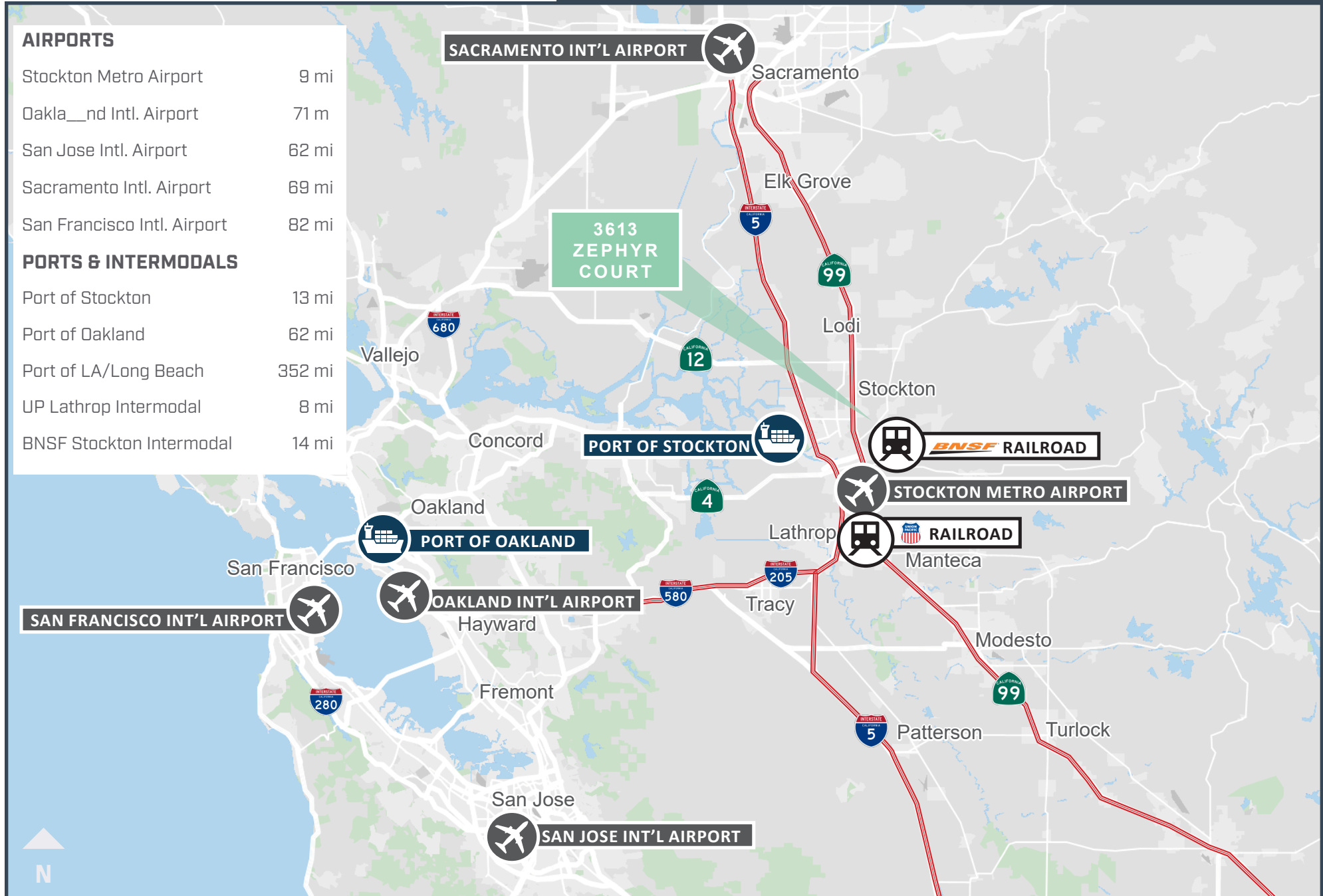
REGIONAL MAP

AIRPORTS

Stockton Metro Airport	9 mi
Oakland Intl. Airport	71 m
San Jose Intl. Airport	62 mi
Sacramento Intl. Airport	69 mi
San Francisco Intl. Airport	82 mi

PORTS & INTERMODALS

Port of Stockton	13 mi
Port of Oakland	62 mi
Port of LA/Long Beach	352 mi
UP Lathrop Intermodal	8 mi
BNSF Stockton Intermodal	14 mi





±32,405 SF
SPACE FOR LEASE

3613 ZEPHYR COURT

ROBERT TAYLOR

Senior Vice President
+1 209 476 2920
rj.taylor@cbre.com
Lic. 00937509

RYAN DAVIS

Senior Associate
+1 209 476 2995
ryan.davis1@cbre.com
Lic. 02167375

ROSS RUDOW

Associate
+1 209 476 2996
ross.rudow@cbre.com
Lic. 02219068

MICHAEL REED

Senior Asset Manager
+1 916 379 3859
michael.reed@buzzoates.com
Lic. 01477117



CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.