

Northwest Patterson Industrial Business Park

TWO PLANNED STATE-OF-THE-ART WEST COAST DISTRIBUTION FACILITIES
TOTALING ±2,475,000 SF WITH IMMEDIATE INTERSTATE 5 ACCESS



Location
Direct I-5 Access



Cross-load
Building Design



Trailer Parking
292 Stalls/Bldg



ESFR
Fire Suppression



Premier Northern California Distribution Facility Serving Major West Coast Markets

Mike Goldstein, SIOR

Vice Chair - Executive Managing Director
CA License No. 01319234
michael.goldstein@colliers.com
+1 209 475 5106

Greig Lagomarsino, SIOR

Vice Chair
CA License No. 01063817
greig.lago@colliers.com
+1 510 433 5809

AVAILABLE FOR SALE, LEASE OR BUILD-TO-SUIT

BUILDING ONE SPECIFICATIONS

Building Size:

±1,188,000 SF on ±57.7 Acres

Office SF:

To suit

Loading:

158 dock high doors
4 grade level doors

Dock Equipment (per door):

40k lb mechanical leveler, seal & light

Auto Parking:

446 auto stalls

Trailer Parking:

292 trailer stalls

Clear Height:

40'

Power:

4,000 amps, 277/480V, 3-phase

Fire Suppression:

ESFR

Bldg Dimensions:

600' D x 1,980' W

Column Spacing:

56' x 56'

Speed Bay:

60'

Truck Court:

185' with 60' concrete apron

Lighting:

LED

Zoning:

West Patterson Industrial Business Park

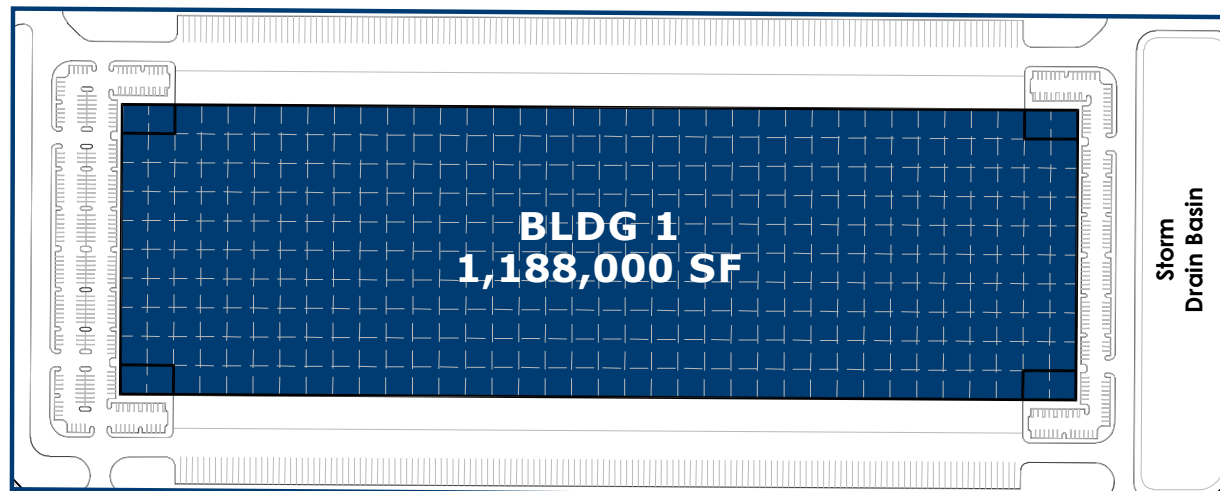
Sewer, Water, Storm:

City of Patterson

Gas & Electric:

TID (Turlock Irrigation District)

BUILDING ONE SITE PLAN



*Northwest Patterson
Industrial Business Park*

AVAILABLE FOR SALE, LEASE OR BUILD-TO-SUIT

BUILDING TWO SPECIFICATIONS

Building Size:

±1,287,000 SF on ±60.9 Acres

Office SF:

To suit

Loading:

172 dock high doors
4 grade level doors

Dock Equipment (per door):

40k lb mechanical leveler, seal & light

Auto Parking:

478 auto stalls

Trailer Parking:

292 trailer stalls

Clear Height:

40'

Power:

4,000 amps, 277/480V, 3-phase

Fire Suppression:

ESFR

Bldg Dimensions:

650' D x 1,980' W

Column Spacing:

56' x 56'

Speed Bay:

60'

Truck Court:

185' with 60' concrete apron

Lighting:

LED

Zoning:

West Patterson Industrial Business Park

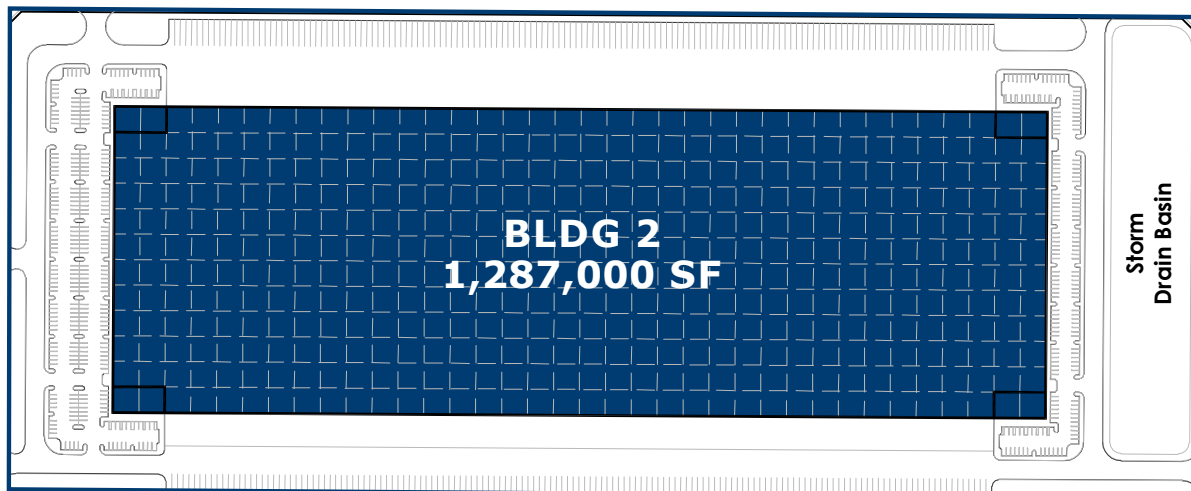
Sewer, Water, Storm:

City of Patterson

Gas & Electric:

TID (Turlock Irrigation District)

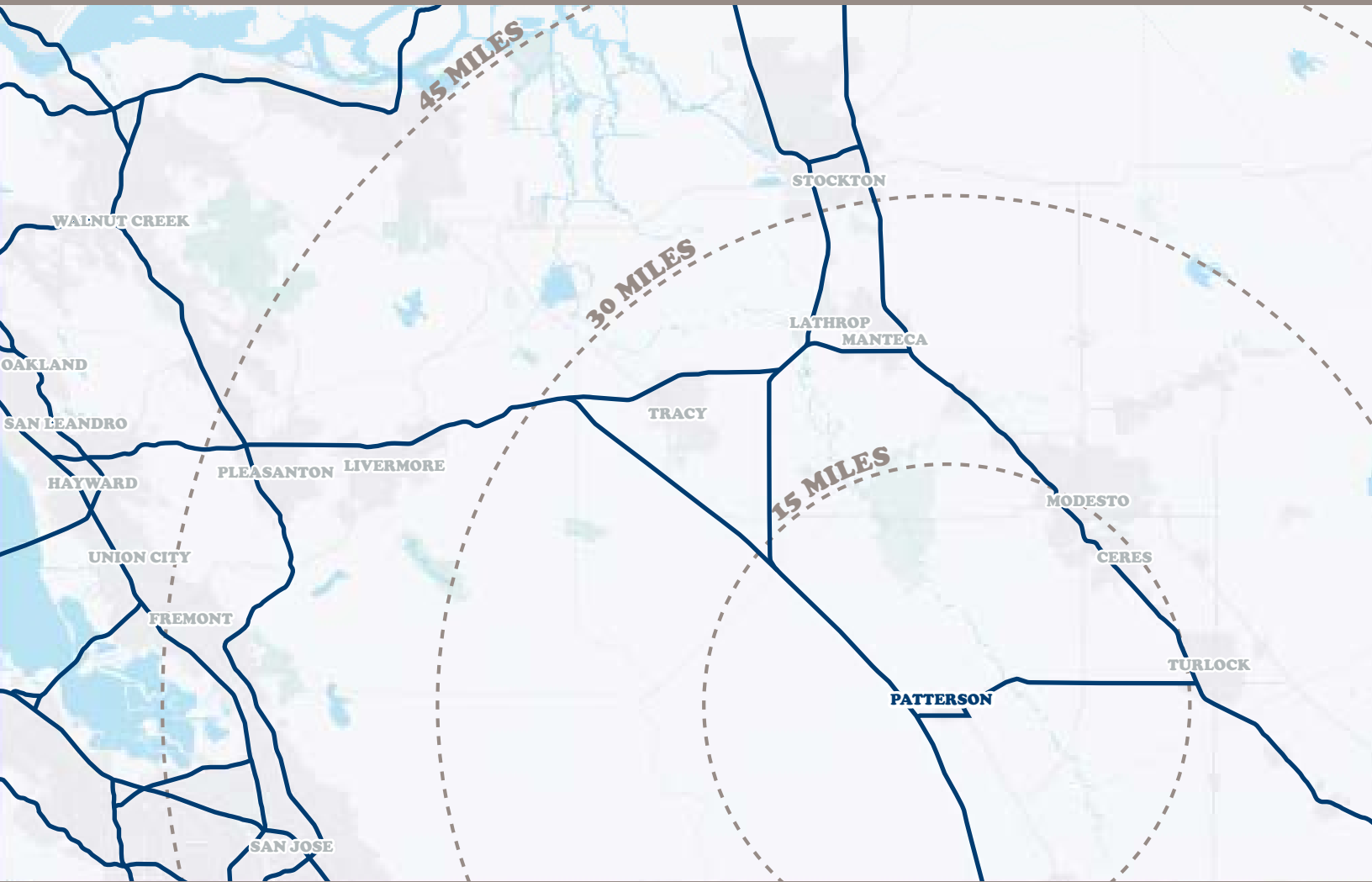
BUILDING TWO SITE PLAN



*Northwest Patterson
Industrial Business Park*

DEMOGRAPHICS

WITHIN 45 MILES OF PATTERSON



2,894,317
CURRENT TOTAL
POPULATION



906,466
CURRENT TOTAL
HOUSEHOLDS



60.0%
OWNER OCCUPIED
HOUSING UNITS



\$93,715
MEDIAN
HOUSEHOLD INCOME



\$622,818
MEDIAN
HOME VALUE



92,505
TOTAL
BUSINESSES



1,042,602
TOTAL
EMPLOYEES



5.2%
UNEMPLOYMENT
RATE



63.0%
EMPLOYMENT
WHITE COLLAR



25.0%
EMPLOYMENT
WHITE COLLAR



12.0%
SERVICES

OCCUPIERS & AMENITIES

MAJOR NEIGHBORING INDUSTRIAL OCCUPIERS



City of Patterson

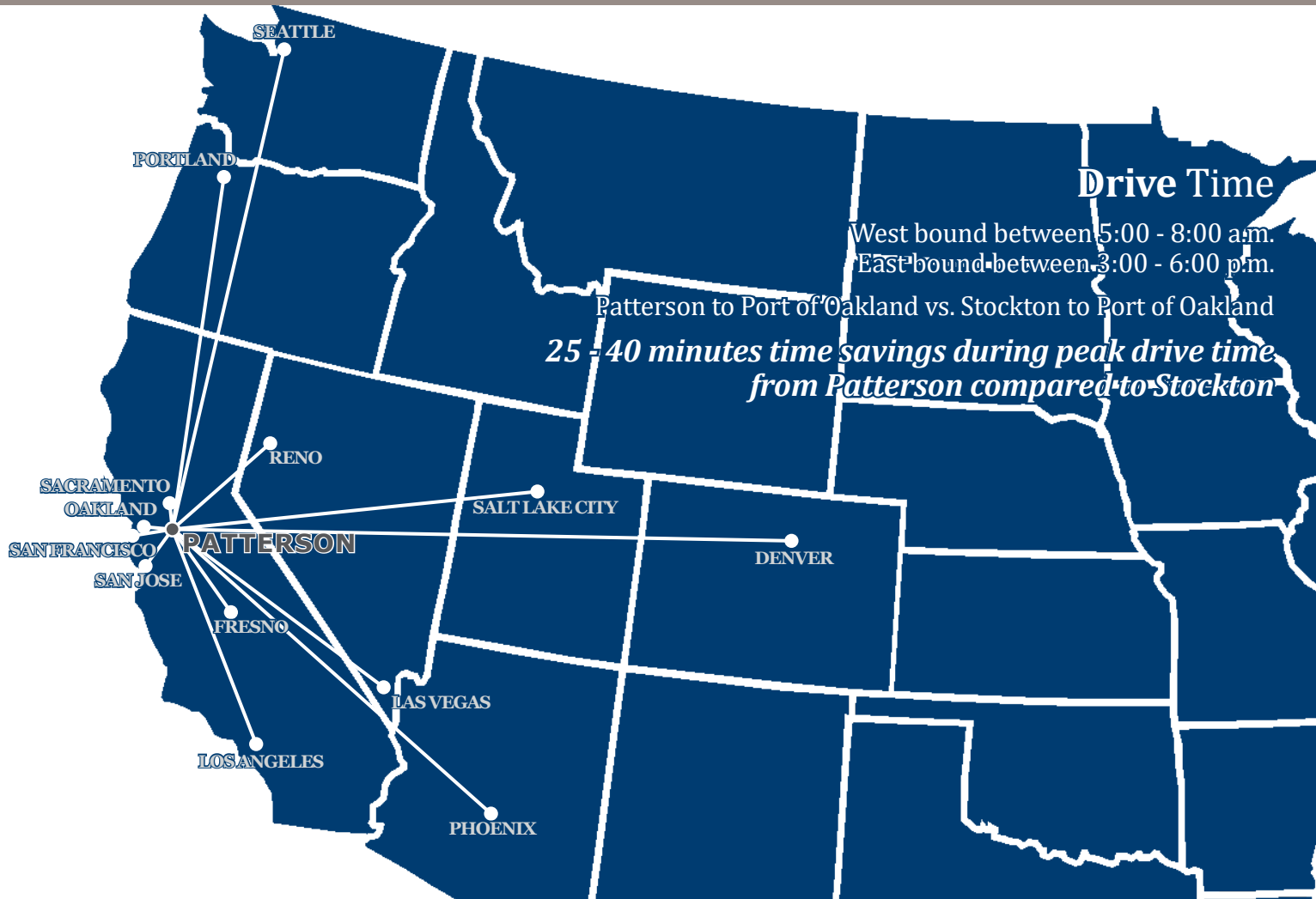
- Pro-business environment
- Available economic incentive
- Fast track approval process
- Lower development fee's
- Institutional Class A environment
- Ease of access to Interstate 5

Local Retail Amenities



LOCATION

TRANSPORTATION & LOGISTICS



Cities:

Stockton:	40 miles
San Jose:	74 miles
Oakland:	75 miles
San Francisco:	84 miles
Sacramento:	86 miles
Fresno:	105 miles
Reno:	219 miles
Los Angeles:	298 miles
Las Vegas:	485 miles
Portland:	665 miles
Phoenix:	668 miles
Salt Lake City:	737 miles
Seattle:	837 miles
Denver:	1,270 miles

Ports:

Port of Stockton:	41 miles
Port of Oakland:	74 miles
Port of San Francisco:	84 miles
Port of West Sacramento:	89 miles
Port of LA & Long Beach:	323 miles
Port of Seattle:	840 miles

Airports:

Stockton Metro Airport:	37 miles
Oakland Int'l Airport:	69 miles
San Jose Int'l Airport:	79 miles
San Francisco Int'l Airport:	87 miles
Sacramento Int'l Airport:	98 miles