

9584 Sugar Road, Building B | Tracy, CA



±42,079 SF Warehouse / Distribution Space Available For Lease



±42,079 SF
7 Dock Doors
1 Grade Level Door

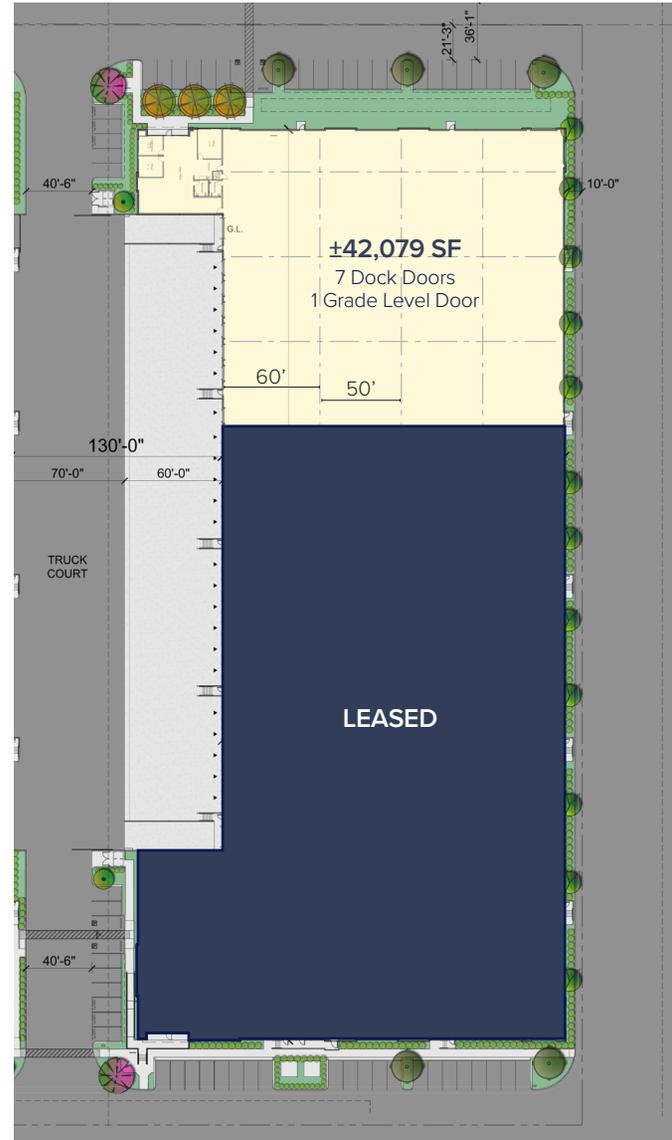




- Building Address:** 9584 Sugar Road, Building B
Tracy, CA
- Building Size:** ±126,204 SF
- Available:** ±42,079 SF
- Office:** ±2,574 SF
- Loading:** 7 dock-high doors
1 grade level door
- Dock Ratio:** 1/6,011 SF
- Auto Parking:** 29 stalls
- Trailer Parking:** Possible
- Clear Height:** ±32'
- Power:** Up to 800 amps, 277/480v, 3-phase
- Fire Suppression:** ESFR
- Dimensions:** 210' D
- Column Spacing:** 50' x 52'
- Speed Bay:** 60'
- Truck Court:** ±130' with 60' concrete apron
- Skylights:** 2.5%
- Lighting:** LED
- Construction Type:** Concrete tilt-up
- Zoning:** I-G, General Industrial
(San Joaquin County)

Additional Highlights:

Z-guard track guards at dock and grade level doors
Additional trailer yard / parking available





±2,574 SF
OFFICE

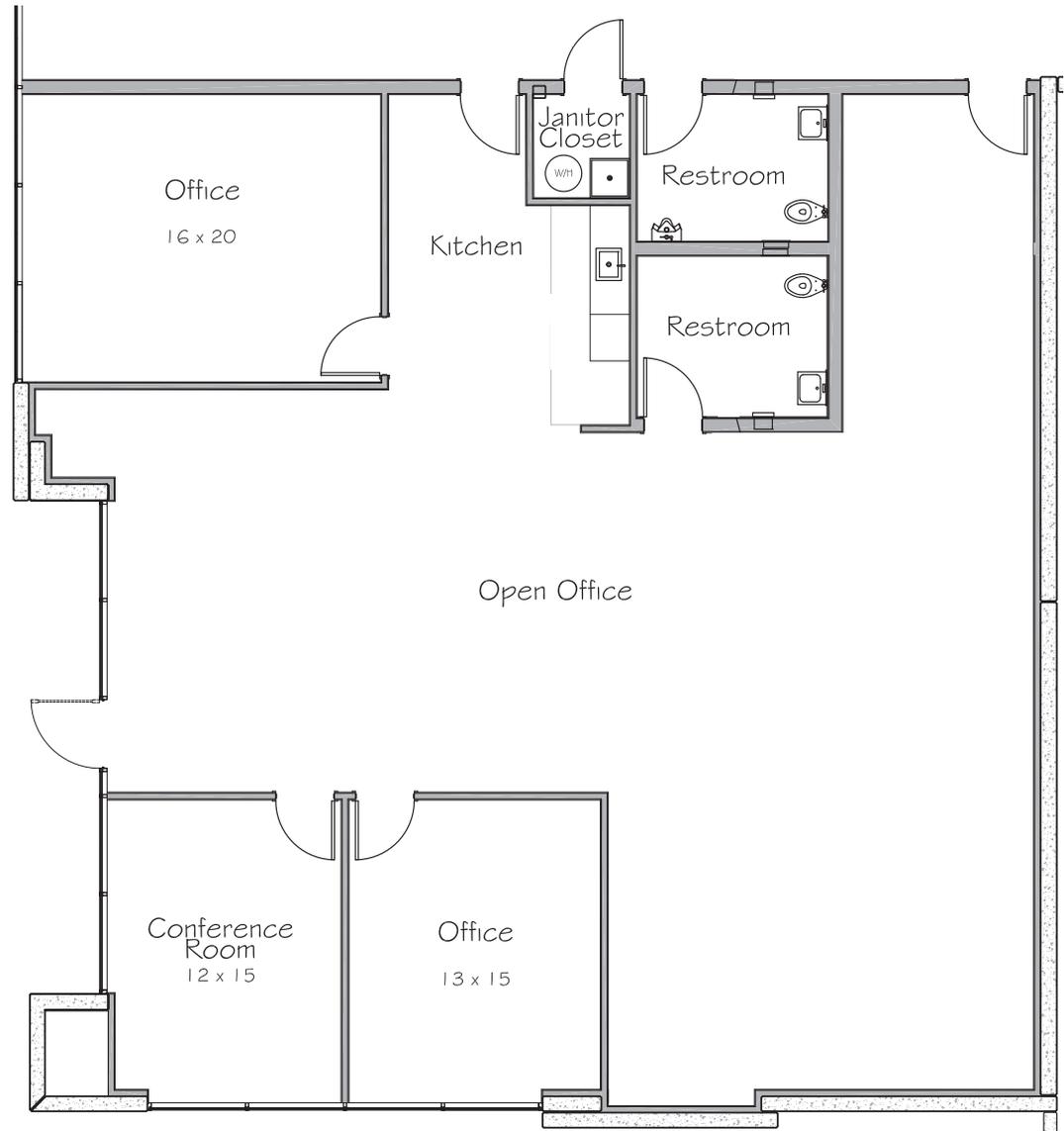
TWO (2)
PRIVATE OFFICES

CONFERENCE
ROOM

KITCHEN
AREA

OFFICE & WAREHOUSE
RESTROOMS

OPEN OFFICE / BULLPEN
AREA



Ease of Access to I-205, I-580, I-5, HWY 120 & HWY 99



To East Bay / Bay Area / Port of Oakland



To Central Valley / Southern California / Intermodals



TRACY BLVD

HOLLY DR

MACARTHUR DR

ARBOR AVE

LARCH RD

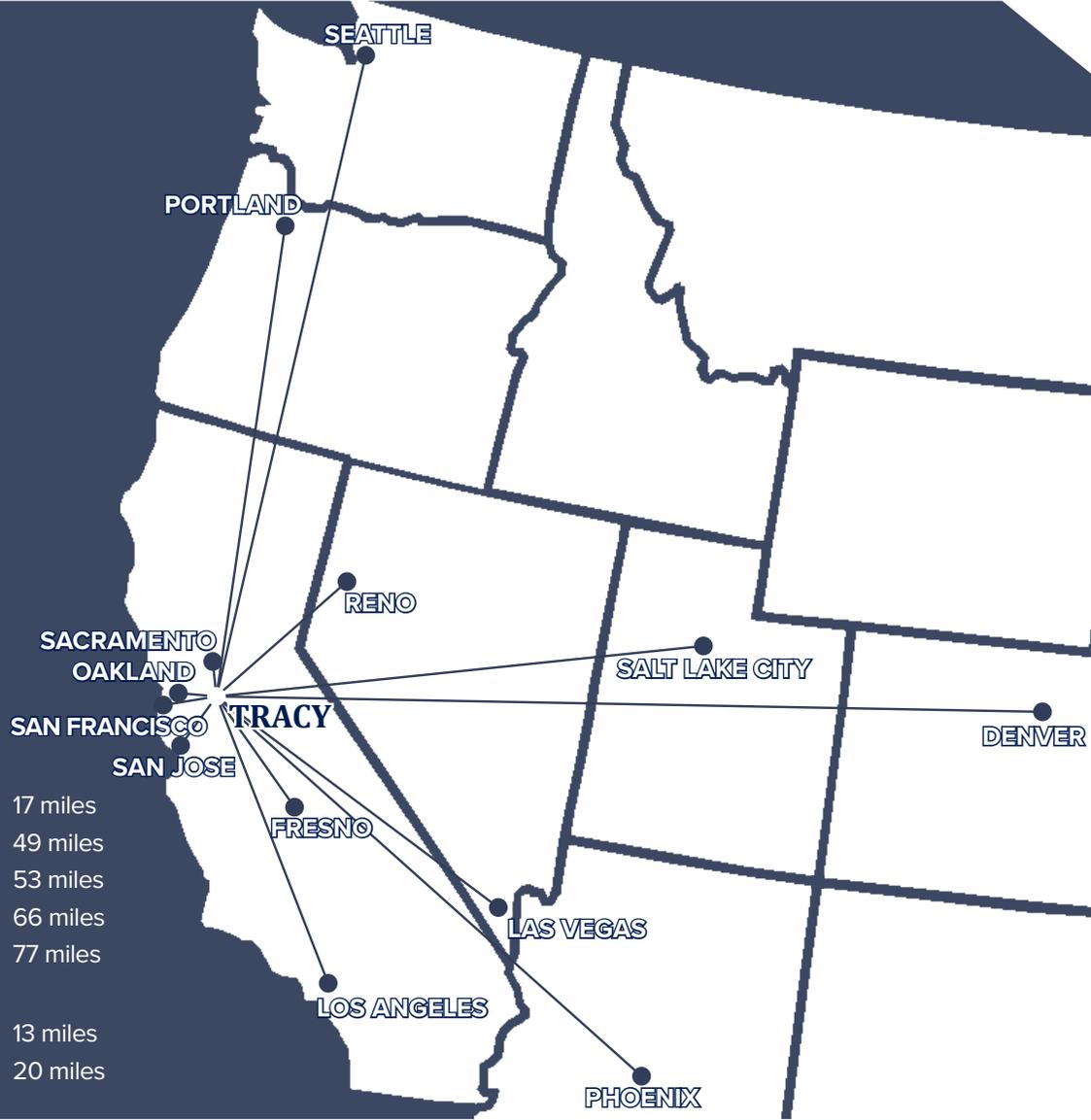
PATH OF TRAVEL



Ease of Access to I-205, I-580, I-5, HWY 120 & HWY 99



| | | |
|--------------------------------------|------------------------------------|----------------------------------|
| 20 miles STOCKTON | 54 miles OAKLAND / 880 | 65 miles SAN FRANCISCO |
| 66 miles SACRAMENTO | 124 miles FRESNO | 201 miles RENO |
| 326 miles LOS ANGELES / IE | 513 miles LAS VEGAS | 646 miles PORTLAND |
| 693 miles PHOENIX | 719 miles SALT LAKE CITY | 818 miles SEATTLE |
| | 1,251 miles DENVER | |



PORTS

| | |
|---------------------------|-----------|
| Port of Stockton - | 22 miles |
| Port of Oakland - | 56 miles |
| Port of San Francisco - | 66 miles |
| Port of West Sacramento - | 68 miles |
| Port of LA/Long Beach - | 350 miles |
| Port of Seattle - | 819 miles |

AIRPORTS

| | |
|-------------------------------|----------|
| Stockton Metro Airport - | 17 miles |
| Oakland Int'l Airport - | 49 miles |
| San Jose Int'l Airport - | 53 miles |
| San Francisco Int'l Airport - | 66 miles |
| Sacramento Int'l Airport - | 77 miles |
| INTERMODALS | |
| Union Pacific - | 13 miles |
| BNSF - | 20 miles |

