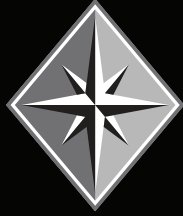


**NORTH
TRACY**
COMMERCE CENTER



**84,853± SF WAREHOUSE
AVAILABLE FOR LEASE**

9584 Sugar Road, Building B | Tracy, CA



Colliers



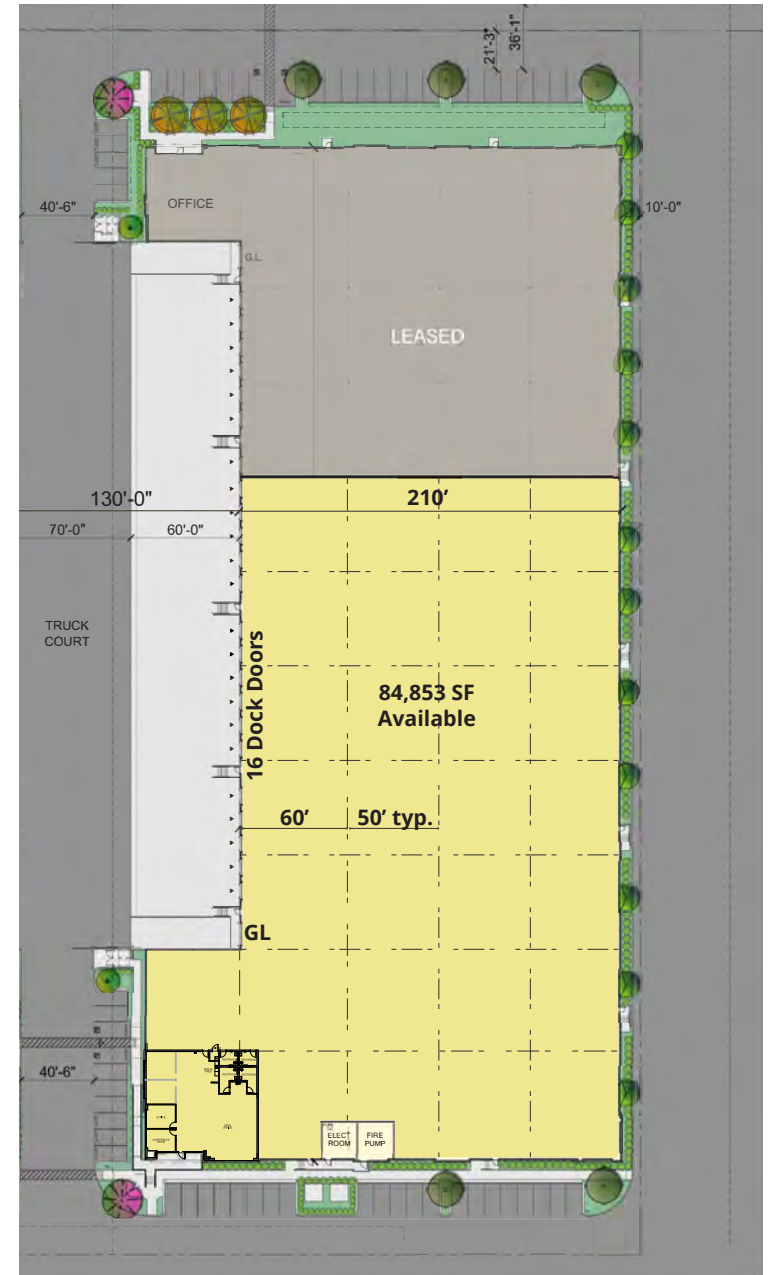
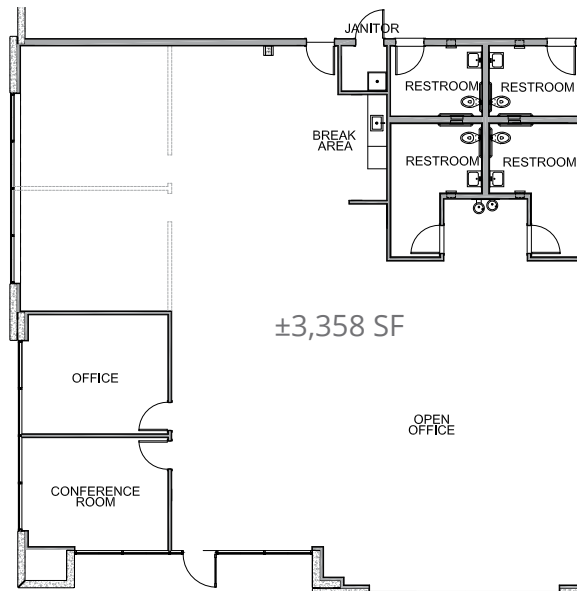
BUILDING SPECIFICATIONS

Building Address:	9584 Sugar Road, Building B Tracy, CA
Building Size:	±126,204 SF
Available:	±84,853 SF
Spec Office:	±3,358 SF
Loading:	16 (9' x 10') dock-high doors 1 (12' x 14') grade level doors
Dock Ratio:	1/5,259 SF
Auto Parking:	59 stalls
Trailer Parking:	Possible
Clear Height:	±32'
Power:	2,000 Amps, 277/480V, 3-Phase
Fire Suppression:	ESFR
Dimensions:	210' D
Column Spacing:	50' x 52'
Truck Court:	±130' with 60' concrete apron
Skylights:	2.5%
Lighting:	To suit
Construction Type:	Concrete tilt-up
Zoning:	I-G, (General Industrial) San Joaquin County
Z-guard track guards at dock and grade level doors	
Additional trailer yard / parking available	





SPEC OFFICE FLOOR PLAN



**NORTH
TRACY**
COMMERCE CENTER



SUGAR RD

PATH OF TRAVEL

ARBOR AVE

TRACY BLVD

HOLLY DR

MACARTHUR DR



NORTH TRACY COMMERCE CENTER




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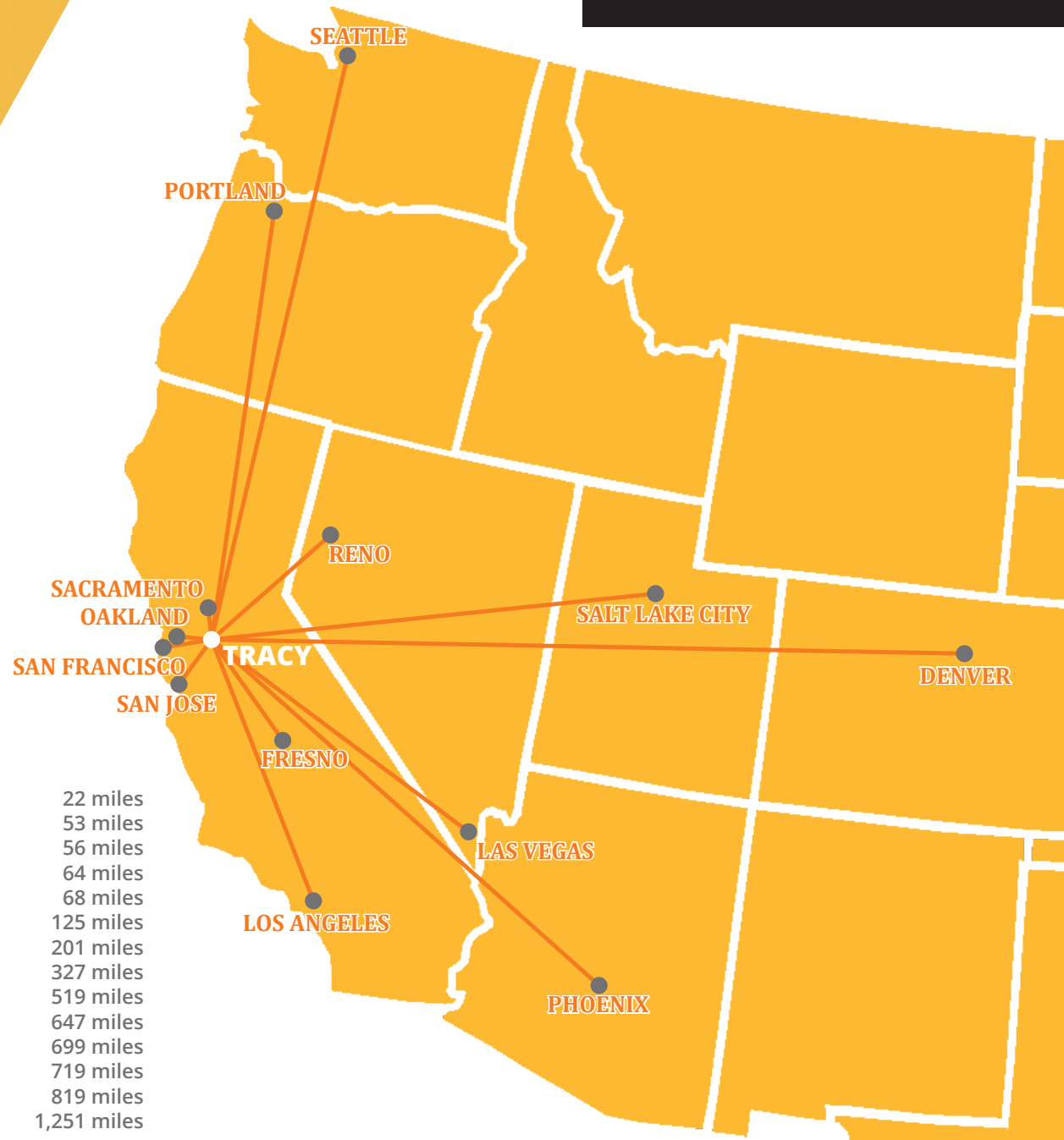

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NORTH TRACY

COMMERCE CENTER



Cities:

- Stockton: 22 miles
- Oakland: 53 miles
- San Jose: 56 miles
- San Francisco: 64 miles
- Sacramento: 68 miles
- Fresno: 125 miles
- Reno: 201 miles
- Los Angeles: 327 miles
- Las Vegas: 519 miles
- Portland: 647 miles
- Phoenix: 699 miles
- Salt Lake City: 719 miles
- Seattle: 819 miles
- Denver: 1,251 miles





About the Ownership

Phelan Development Company strives to exceed expectations and do so by staying true to their core values. Phelan Development prides itself on the ability to deliver quality buildings with precision and integrity in strategic locations to meet the needs of its customers.

Over 30 years of construction and real estate development experience

National experience of developing ±3.2 billion of industrial, office and retail properties

Owner Jeffery F. Phelan founded the company in 2006, previously operating as President of DCT Industrial Trust, Inc. and Senior Operating Partner of Panattoni Development Company.



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