



CLARION PARTNERS

For Lease

Patterson Pass Business Park

25176 S. Schulte Road
Tracy, CA 95304

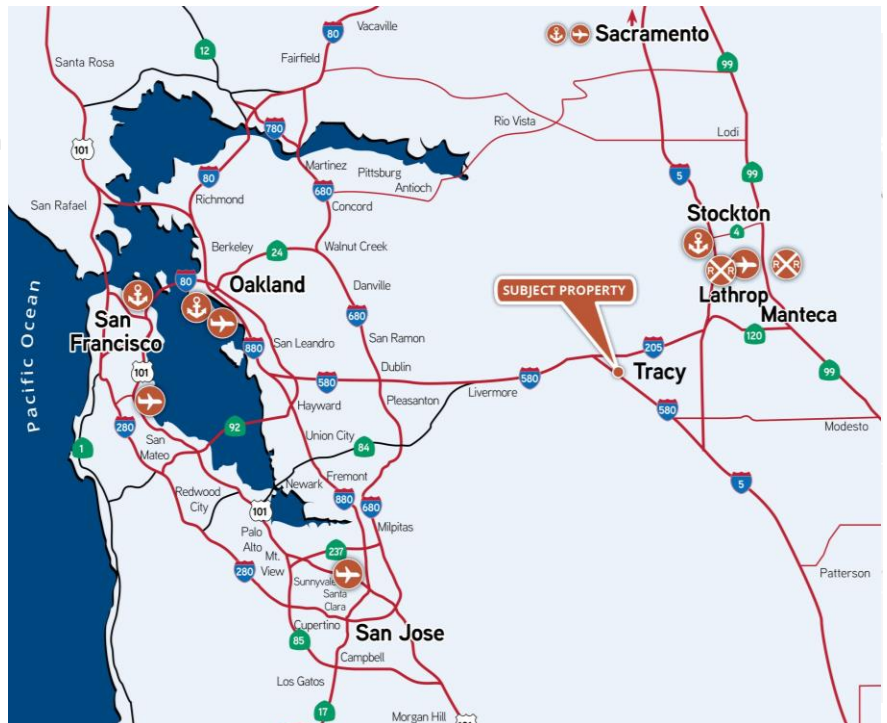
Class "A" Crossload Warehouse/Distribution Facility

89,539 – 200,077 Square Feet Available



BUILDING HIGHLIGHTS

- 200,077 SF available div. to 89,539
- 14,422 SF of office (total) see site plan for breakdown
- 8,816 SF H-3 room
- 42 dock high doors w/ pit or EOD levelers
- 5 grade level doors
- 65 auto stalls
- 400'D x 500'W available dimensions
- 30' clear height
- 56' x 50' column spacing w/ 60' speed bay
- 140' truck court w/ 60' concrete apron
- 1,200 Amps, 277/480V, 3-Phase
- ESFR sprinkler system
- T-5 warehouse lighting
- 37 skylights

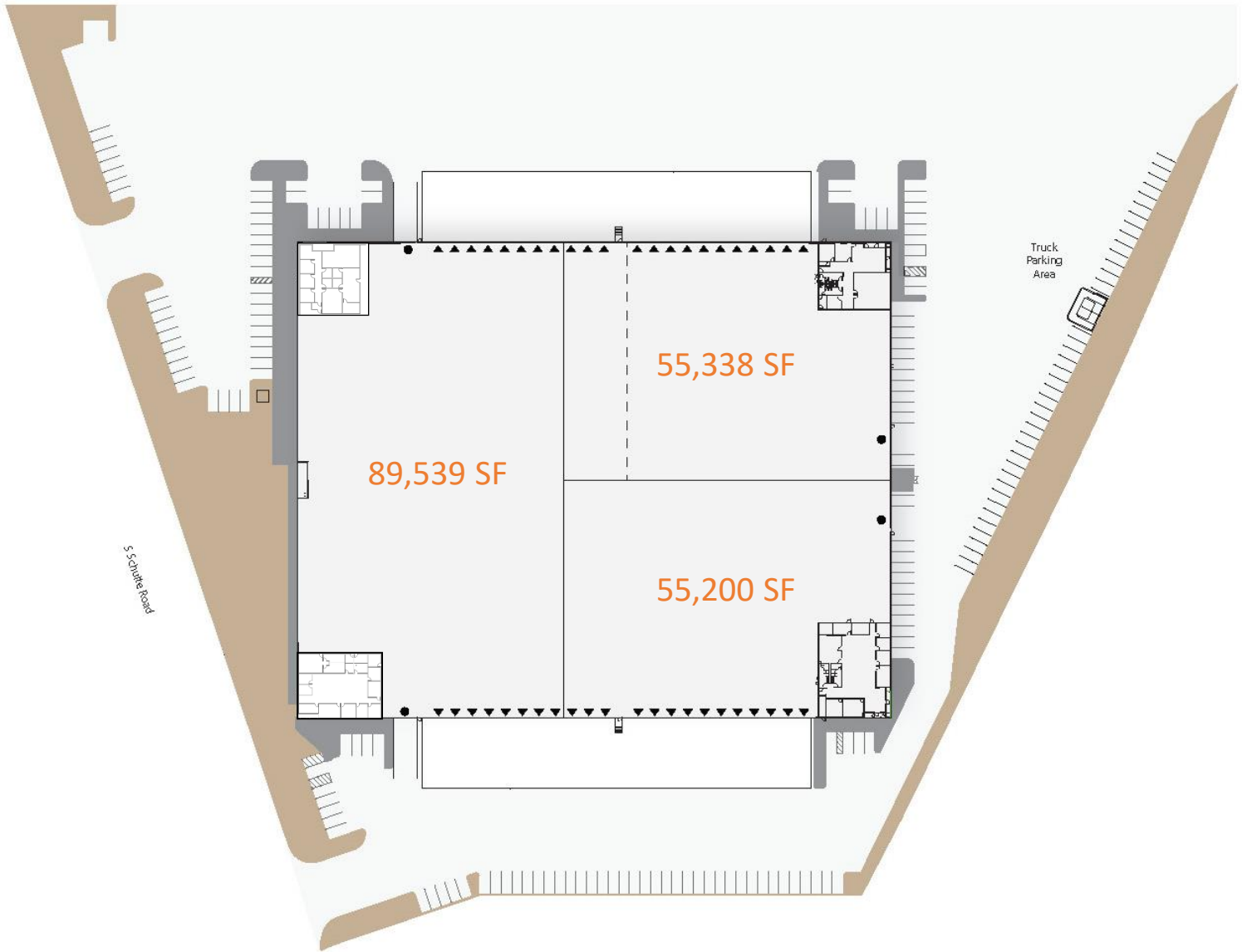


This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



CLARION PARTNERS

Patterson Pass Business Park



EASE OF ACCESS TO MAJOR ARTERIALS
I-5, I-205, I-580 & HWY 99



WITHIN CLOSE PROXIMITY TO
UNION PACIFIC & BNSF RAILROADS



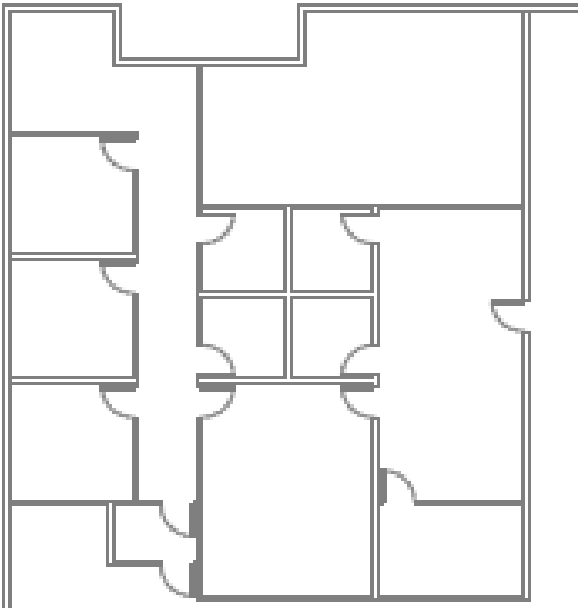
MULTIPLE PORTS LOCATED WITHIN
70 MILES OF THE LOCATION



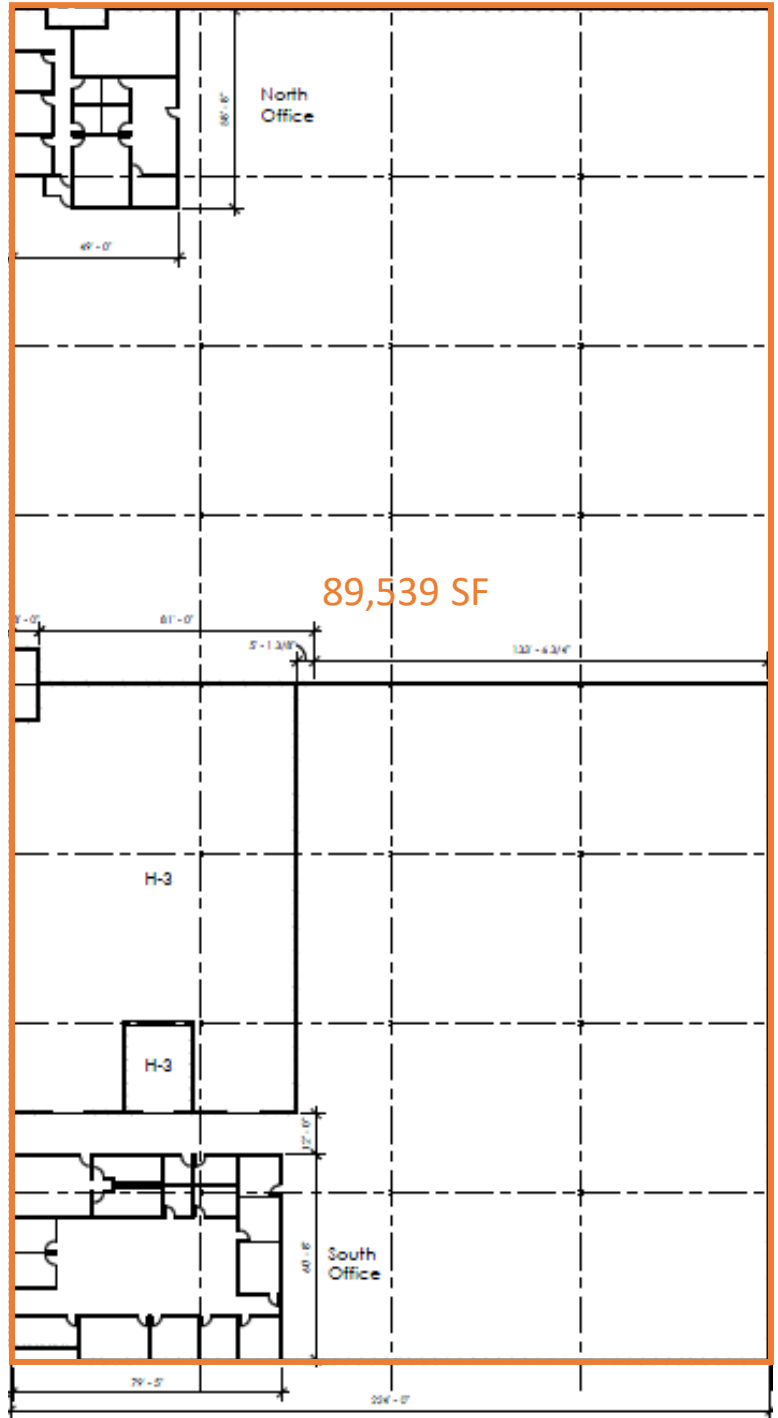
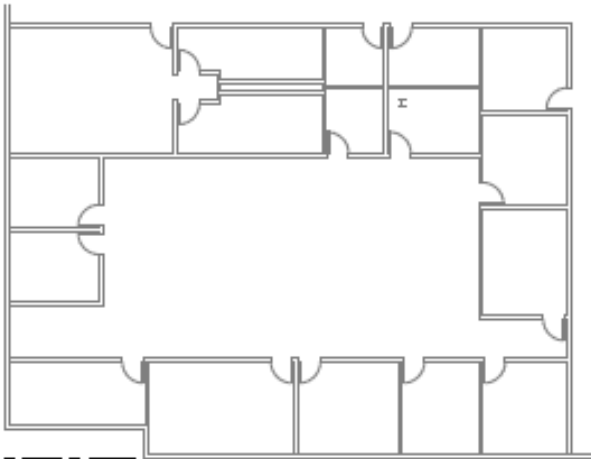
CLARION PARTNERS

Patterson Pass Business Park

North Office Floor Plan – 3,165 SF



South Office Floor Plan – 4,627 SF



EASE OF ACCESS TO MAJOR ARTERIALS
I-5, I-205, I-580 & HWY 99



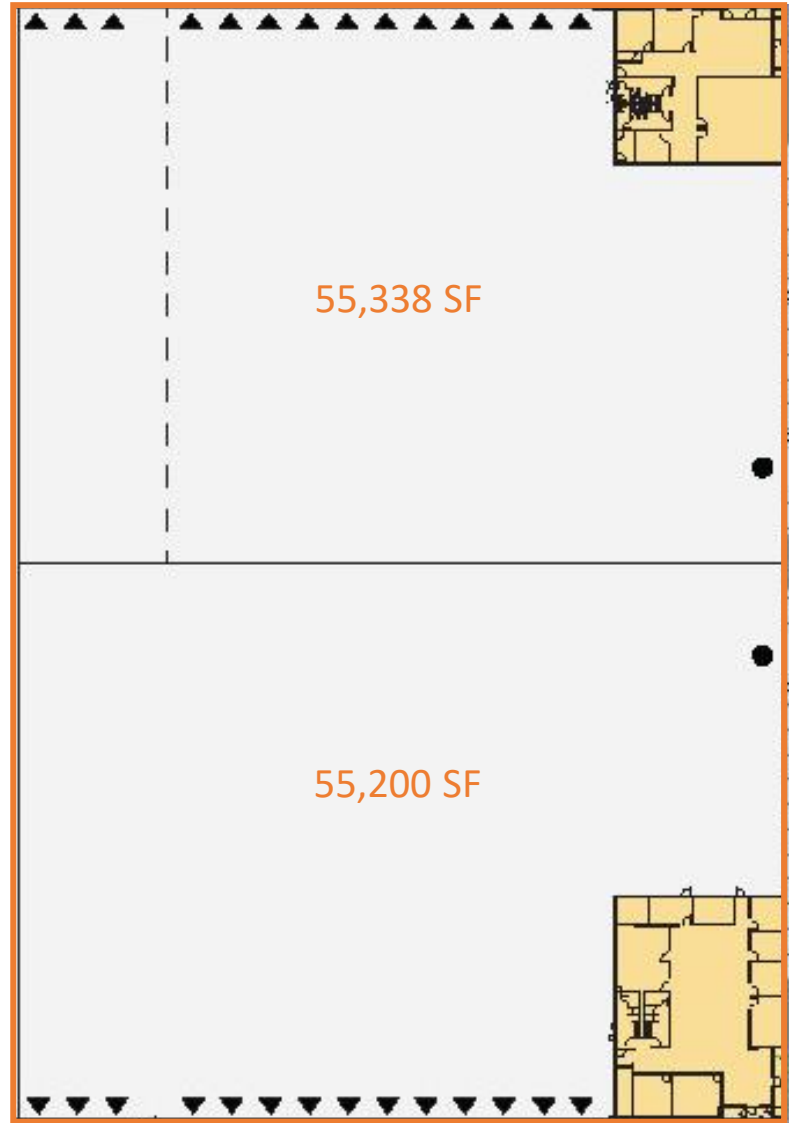
WITHIN CLOSE PROXIMITY TO
UNION PACIFIC & BNSF RAILROADS



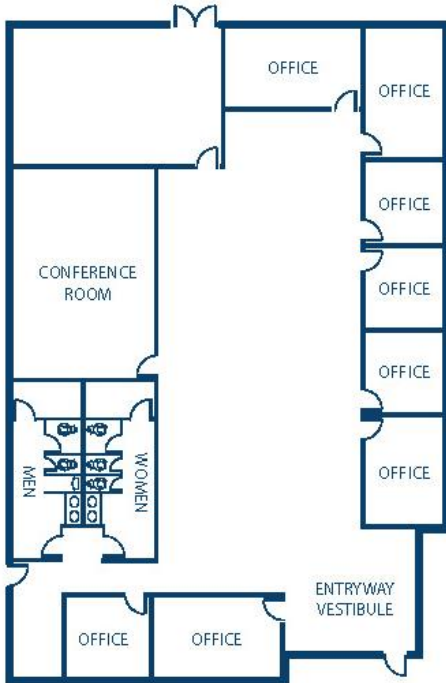
MULTIPLE PORTS LOCATED WITHIN
70 MILES OF THE LOCATION



North Office Floor Plan – 1,350 SF



South Office Floor Plan – 5,280 SF



EASE OF ACCESS TO MAJOR ARTERIALS
I-5, I-205, I-580 & HWY 99



WITHIN CLOSE PROXIMITY TO
UNION PACIFIC & BNSF RAILROADS



MULTIPLE PORTS LOCATED WITHIN
70 MILES OF THE LOCATION



CLARION PARTNERS

Patterson Pass Business Park



MILEAGE TO MAJOR WEST COAST MARKETS

- | | |
|----------------------------|------------------------------|
| ▪ Stockton - 20 miles | ▪ Los Angeles - 326 miles |
| ▪ Oakland - 54 miles | ▪ Las Vegas - 515 miles |
| ▪ San Francisco - 64 miles | ▪ Portland - 640 miles |
| ▪ Sacramento - 67 miles | ▪ Phoenix - 696 miles |
| ▪ Fresno - 124 miles | ▪ Salt Lake City - 719 miles |
| ▪ Reno - 201 miles | ▪ Seattle - 815 miles |
| | ▪ Denver - 1,162 miles |

PORTS & INTERMODALS

- | |
|--------------------------------------|
| ▪ Port of Stockton - 22 miles |
| ▪ Port of Oakland - 54 miles |
| ▪ Port of San Francisco - 64 miles |
| ▪ Port of West Sacramento - 69 miles |
| ▪ Port of LA/Long Beach - 330 miles |
| ▪ Port of Seattle - 819 miles |
| ▪ UP Intermodal - 13 miles |
| ▪ BNSF Intermodal - 21 miles |



CLARION PARTNERS

www.clarionpartners.com



For more information on this opportunity, please contact

Mike Goldstein, SIOR
 Vice Chair – Executive Managing Director
 +1 209 475 5106
michael.goldstein@colliers.com

Gregory O’Leary, SIOR
 Vice Chair
 +1 209 639 2908
g.oleary@colliers.com

Ryan McShane, SIOR
 Vice Chair
 +1 209 483 9851
ryan.mcshane@colliers.com