



**TRACY**  
**205** LOGISTICS  
CENTER

1269 E. GRANT LINE ROAD  
TRACY, CA



**AVAILABLE FOR LEASE**  
CLASS A STATE-OF-THE-ART INDUSTRIAL  
BUILDING | ±606,343 SF

**CBRE** Investment  
Management

Trammell Crow Company

# PROPERTY FEATURES

## SITE PLAN



Status:  
**Ready for Immediate Occupancy**



Building Size:  
**±606,343 SF (Divisible)**



Office:  
**±4,054 SF**



Design:  
**Cross Dock**



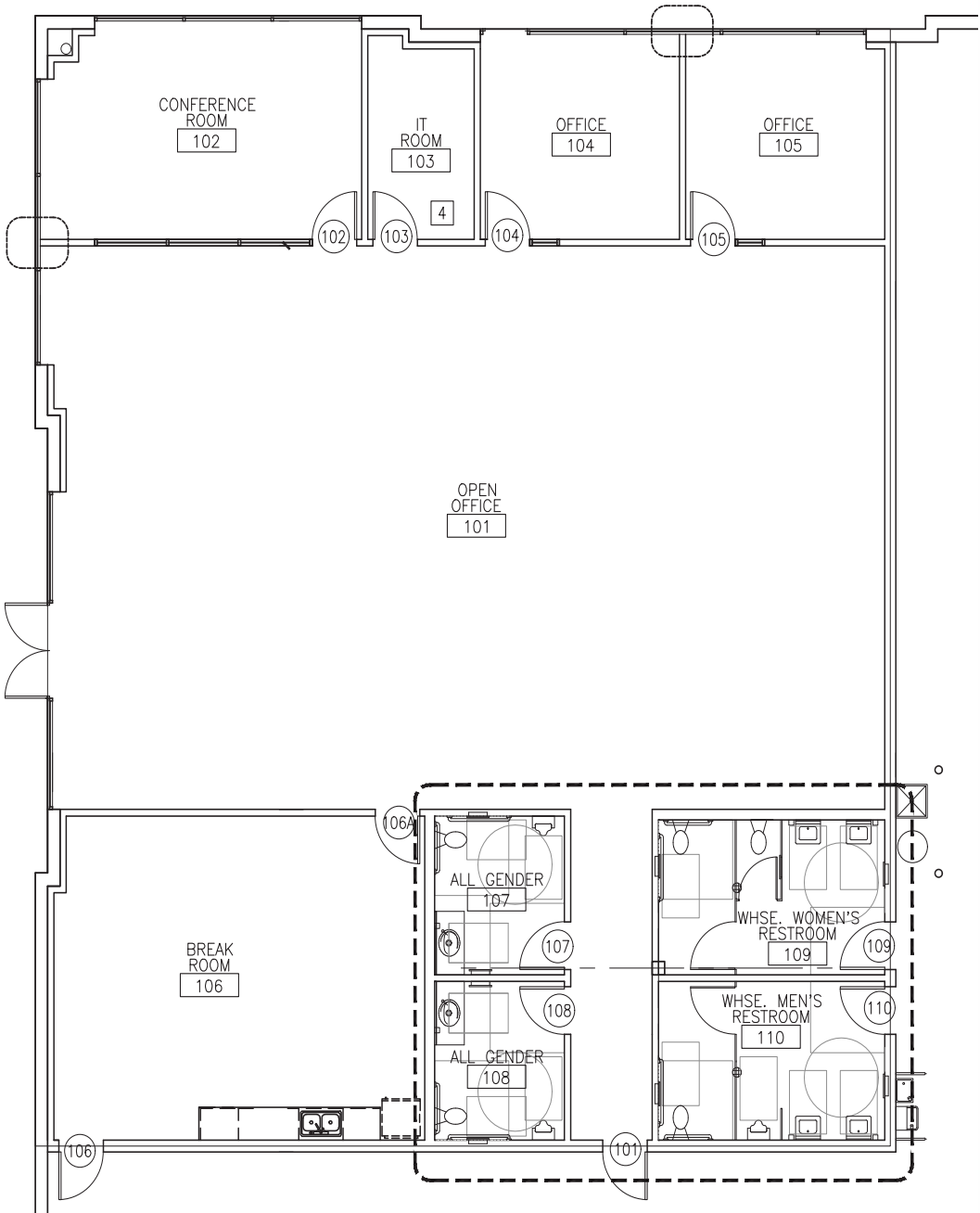
Clear Height:  
**40'**



## BUILDING SPECS

- Auto Stalls: 220
- Trailer Stalls: 179
- Dock Doors: 103
- Grade Level Doors: 4
- Truck Court: 185'
- Speed Bays: 60'
- Column Spacing: 60' x 56'
- Dimensions: 980' L x 600' D
- Power: 4,000 Amps
- Sprinklers: ESFR
- Warehouse Slab: 8"
- Skylight: 2%
- Data Fiber: Available
- Yard: Fully Fenced/Secured
- Mechanical Levelers: 51 (40,000 lbs)

# OFFICE PLAN - ±4,054 SF



# DEMISING PLAN

## SITE PLAN



Status:  
Ready for Immediate Occupancy



Building Size:  
±606,343 SF  
(Divisible)



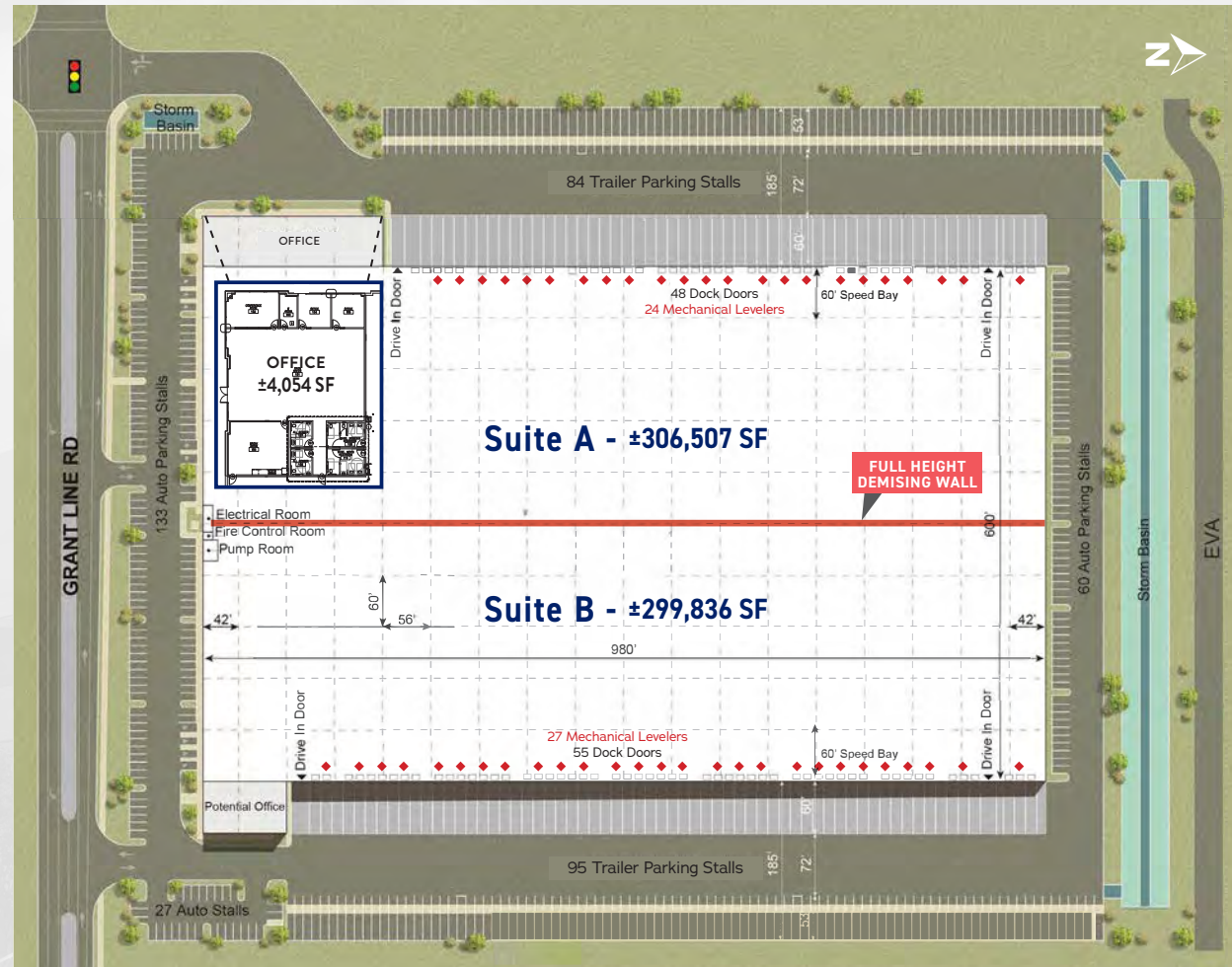
Office:  
Suite A - ±4,054 SF  
Suite B - To Suit



Design:  
Cross Dock



Clear Height:  
40'



### SUITE A SPECS

- Available: ±303,172 SF
- Office: ±4,054 SF
- Grade Level Doors: 2
- Dock Doors: 48
- Mechanical Levelers: 24 (40,000 lbs)
- Trailer Stalls: 84
- Auto Stalls: 100



### SUITE B SPECS

- Available: ±299,836 SF
- Office: To Suit
- Grade Level Doors: 2
- Dock Doors: 55
- Mechanical Levelers: 27 (40,000 lbs)
- Trailer Stalls: 95
- Auto Stalls: 120

# CORPORATE NEIGHBORS



Peet's Coffee  
Hollingsworth  
Supply Chain Innovators  
IRON MOUNTAIN

Clutter

YRC  
FREIGHT

DHL

INTERSTATE  
CALIFORNIA  
205

TRACY  
205  
LOGISTICS  
CENTER

RESTORATION  
HARDWARE  
MARLEY SPOON

THE HOME  
DEPOT

Victory  
Packaging  
We are Architects of Packaging Solutions

MCLANE

LOWE'S

SITE

FEMA

VERITIV

Hollingsworth  
Supply Chain Innovators

Young's Market Company

LANTER  
FEDERATED

GRANT LINE RD

Leggett & Platt

HAWTHORNE

EUROMARKET DESIGNS  
WAGNER LOGISTICS

E-COMMERCE

PARADISE RD

CHEP PALLET  
SSA

AURORA PACKAGING

TAYLOR FARMS

KATERRA

LUCID

pepsi

Crate  
& Barrel

Barbosa  
cabinets, inc.

Bluefire  
Western  
Tool & Supply Co

E-COMMERCE

Crate  
& Barrel

Kellogg's

UNITED STATES  
COLD STORAGE

INTERNATIONAL PAPER

CALIFORNIA  
205



Santa Rosa

Sacramento

SACRAMENTO INT'L AIRPORT

MILEAGE DISTANCE

- PORT OF STOCKTON 21 MILES
- PORT OF OAKLAND 53 MILES
- STOCKTON METRO AIRPORT 18 MILES
- SACRAMENTO INT'L AIRPORT 76 MILES
- OAKLAND INT'L AIRPORT 47 MILES
- SAN JOSE INT'L AIRPORT 54 MILES
- SAN FRANCISCO INT'L AIRPORT 65 MILES
- BNSF RAILWAY 22 MILES
- UNION PACIFIC RAILROAD 26 MILES

Vacaville

Fairfield

99

5

Lodi

Vallejo

Pittsburg

Antioch

PORT OF STOCKTON

Brentwood



RAILROAD

STOCKTON METRO AIRPORT



Manteca

RAILROAD

San Rafael

Richmond

Concord

Berkeley

Oakland

PORT OF OAKLAND

Stockton

Tracy

San Francisco

Mission District

San Leandro

OAKLAND INT'L AIRPORT

Hayward

San Ramon

Livermore

Pleasanton

Union City

Fremont

Daly City

SAN FRANCISCO INT'L AIRPORT



San Mateo

Redwood City

Palo Alto

Milpitas

Mountain View

Sunnyvale

Santa Clara

San Jose

SAN JOSE INT'L AIRPORT



TRACY 205 LOGISTICS CENTER

99

Modesto

Ceres

Turlock

REGIONAL MARKET ACCESS

101

Morgan Hill

Pacific Ocean



# PROPERTY IMAGES



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TRACY, CA



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