



# CLARION PARTNERS

## For Lease

Tracy Logistics Park

1869 E. Grant Line Road, Bldg 1  
Tracy, CA 95304



Class "A" Warehouse/Distribution Facility

45,418 Square Feet Available with Trailer Parking



### BUILDING HIGHLIGHTS

- 45,418 SF available
- 1,556 SF spec office
- 10 dock high doors
- 2 grade level doors
- Ample trailer parking
- Ample auto parking
- 220'D x 206'W space dimensions
- 32' clear height
- 50' x 50' typical bay spacing
- 180' truck court
- ESFR sprinkler system
- Skylights
- LED lighting



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.



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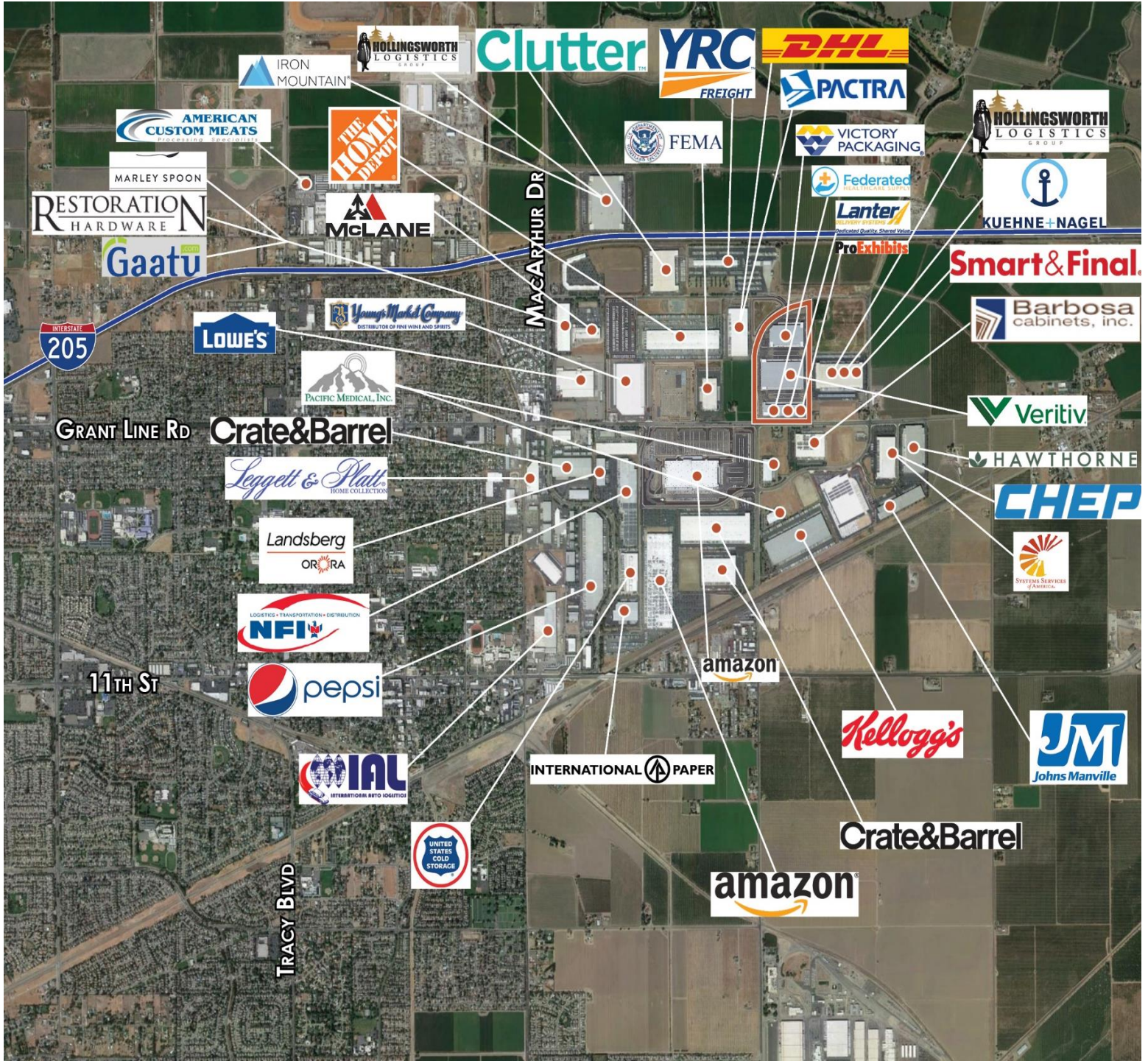


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EASE OF ACCESS TO MAJOR ARTERIALS  
I-5, I-205, I-580 & HWY 99



WITHIN CLOSE PROXIMITY TO  
UNION PACIFIC & BNSF RAILROADS

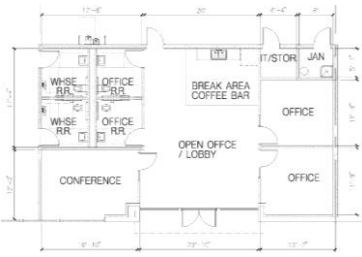


MULTIPLE PORTS LOCATED WITHIN  
70 MILES OF THE LOCATION

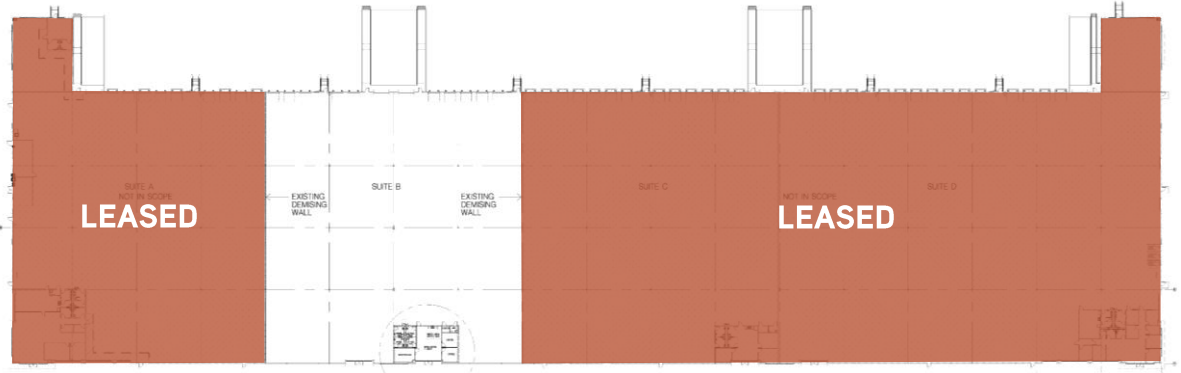


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Spec Office Plan  
±1,556 SF



## MILEAGE TO MAJOR WEST COAST MARKETS

- |                            |                              |
|----------------------------|------------------------------|
| ▪ Stockton - 20 miles      | ▪ Los Angeles - 326 miles    |
| ▪ Oakland - 54 miles       | ▪ Las Vegas - 513 miles      |
| ▪ San Francisco - 65 miles | ▪ Portland - 646 miles       |
| ▪ Sacramento - 66 miles    | ▪ Phoenix - 693 miles        |
| ▪ Fresno - 124 miles       | ▪ Salt Lake City - 719 miles |
| ▪ Reno - 201 miles         | ▪ Seattle - 818 miles        |
|                            | ▪ Denver - 1,251 miles       |

## PORTS & INTERMODALS

- |                                      |
|--------------------------------------|
| ▪ 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        |
| ▪ UP Intermodal - 12 miles           |
| ▪ BNSF Intermodal - 20 miles         |



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[www.clarionpartners.com](http://www.clarionpartners.com)



For more information on this opportunity, please contact

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