

## PROPERTY SPECIFICATIONS

Building Size ±606,343 SF

Bldg Dimensions 600' D x 980' W

Divisible to ±300,000 SF

Office Size ±4,054 SF

Dock High Doors 103

Dock Equipment 51 - 40,000 lb mechanical

pit levelers

Grade Level Doors 4

Clear Height 40'

Column Spacing 60' x 56'

Speed Bays 60'

Truck Court 185'

Trailer Parking 176 stalls

Auto Parking 220 stalls

Warehouse Slab 8" fully reinforced

Skylights 2%

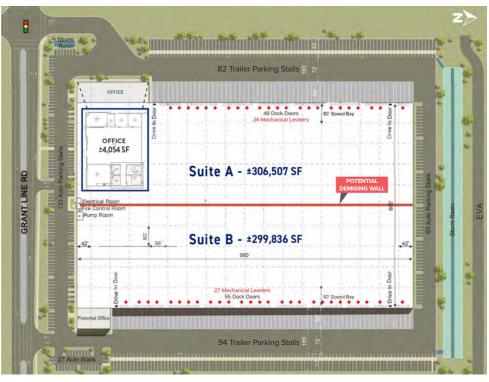
Power 4,000 amps

277/480V, 3-phase

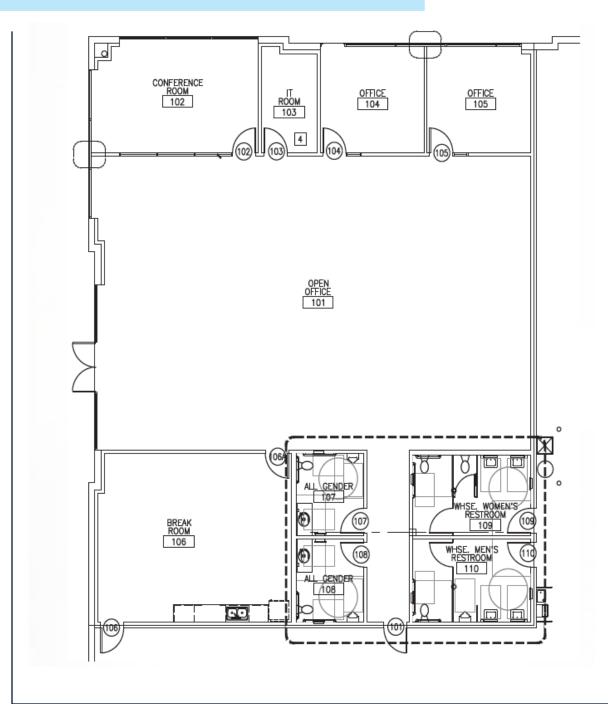
Fire Suppression ESFR - K-25.2 heads

Yard Fully fenced & secured





# OFFICE FLOOR PLAN I ±4,054 SQ. FT.















1269 E. Grant Line Road | Tracy, CA 95377





Location provides ideal access to the critical transportation corridors (I-205, I-580, I-5, HWY 120 & HWY 99) of the Bay Area and Western US



Institutional quality industrial building located 56 miles from the Port of Oakland and in close proximity to UP & BNSF Intermodal Facilities



Access to high quality, affordable Central Valley labor pool

## DISTANCE TO WEST COAST MARKETS

**PORTS** Stockton -20 miles Port of Stockton -22 miles Oakland / 880 -54 miles 56 miles Port of Oakland -65 miles San Francisco -66 miles Port of San Francisco -Sacramento -66 miles Port of West Sacramento -68 miles Fresno -124 miles Port of LA/Long Beach -350 miles Port of Seattle -819 miles 201 miles Reno -**AIRPORTS** Los Angeles / IE - 326 miles Stockton Metro Airport -17 miles Las Vegas -513 miles Oakland Int'l Airport -49 miles Portland -646 miles San Jose Int'l Airport -53 miles San Francisco Int'l Airport - 66 miles Phoenix -693 miles Sacramento Int'l Airport -77 miles Salt Lake City -719 miles **INTERMODALS** 818 miles Seattle -Union Pacific -13 miles

BNSF -

20 miles

1,251 miles

Denver -











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