

# 1050

E GRANT LINE

TRACY, CA

±131,180 SF industrial warehouse space



Divisible to ±63,740 and  
±67,440 SF



LED lighting



Fully refurbished



Fenced yard  
available

FOR  
LEASE

STOCKBRIDGE  JLL

Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260.



1050 E Grant Line Rd, Tracy, CA

# Building specs

Building Size	±219,500 SF
Total Available	±131,180 SF total
Unit 300	<ul style="list-style-type: none"><li>• Available SF: ±67,440 SF</li><li>• Office: ±741 SF</li><li>• Grade level doors: 1</li><li>• Dock doors: 10</li></ul>
Unit 400	<ul style="list-style-type: none"><li>• Available SF: ±63,740 SF</li><li>• Office: ±4,582 SF</li><li>• Grade level doors: 1</li><li>• Dock doors: 13</li></ul>
Yard	±18,500 SF fenced yard / storage
Clear height	±25'
Power	277/480v (as indicated)
Fire suppression	Wet - 0.38/2,000
Dimensions	240' x 180'
Column spacing	30' x 60' (typical)
Construction type	Concrete tilt-up
Gas & electric	PG&E
Zoning	M-1, Light Industrial (City of Tracy)
Lease rate	Contact broker

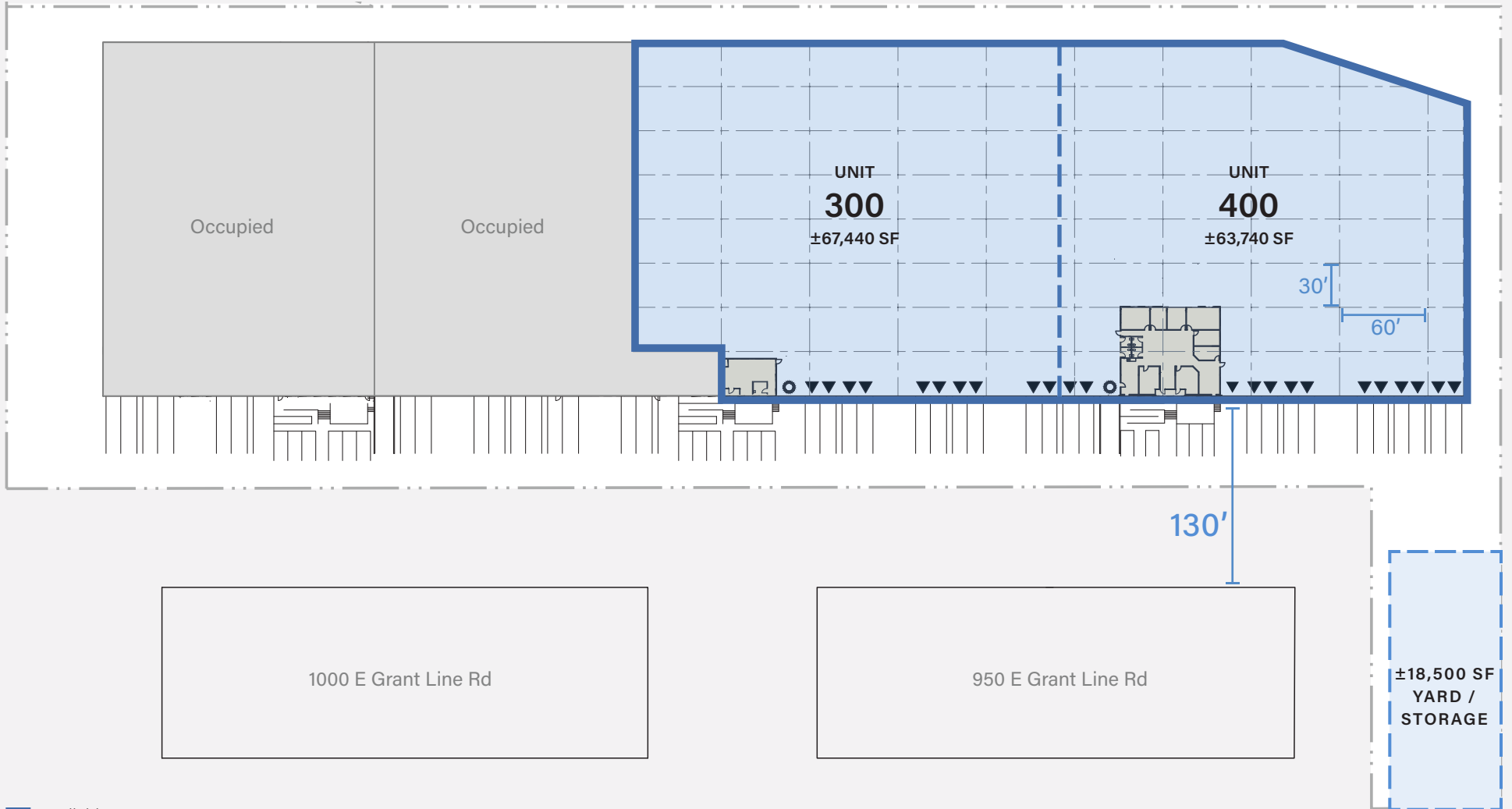


## Finished renovations:

- **New** office paint
- **New** office flooring
- **New** restroom finishes
- **LED** office and warehouse lights
- **White**-box warehouse
- **Fresh** slurry seal/striping in truck court

# Site plan

±131,180 SF total available



- Available
- Occupied
- Dock door
- Grade level door

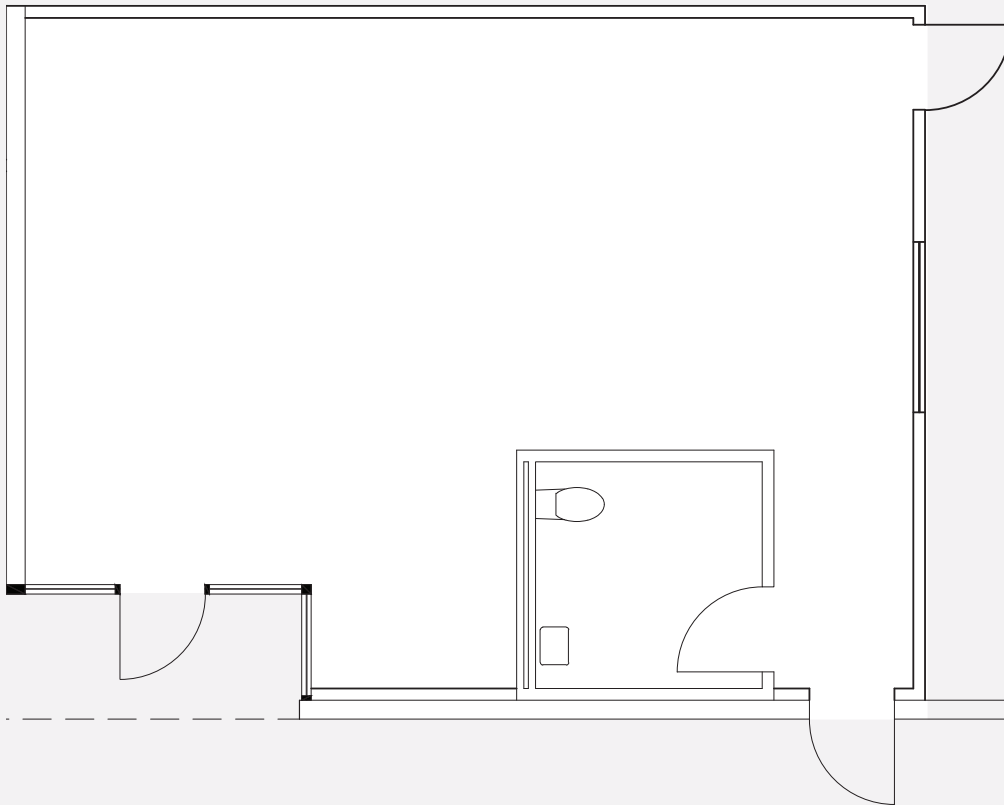
E GRANT LINE ROAD



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# Unit 300 office

±741 SF

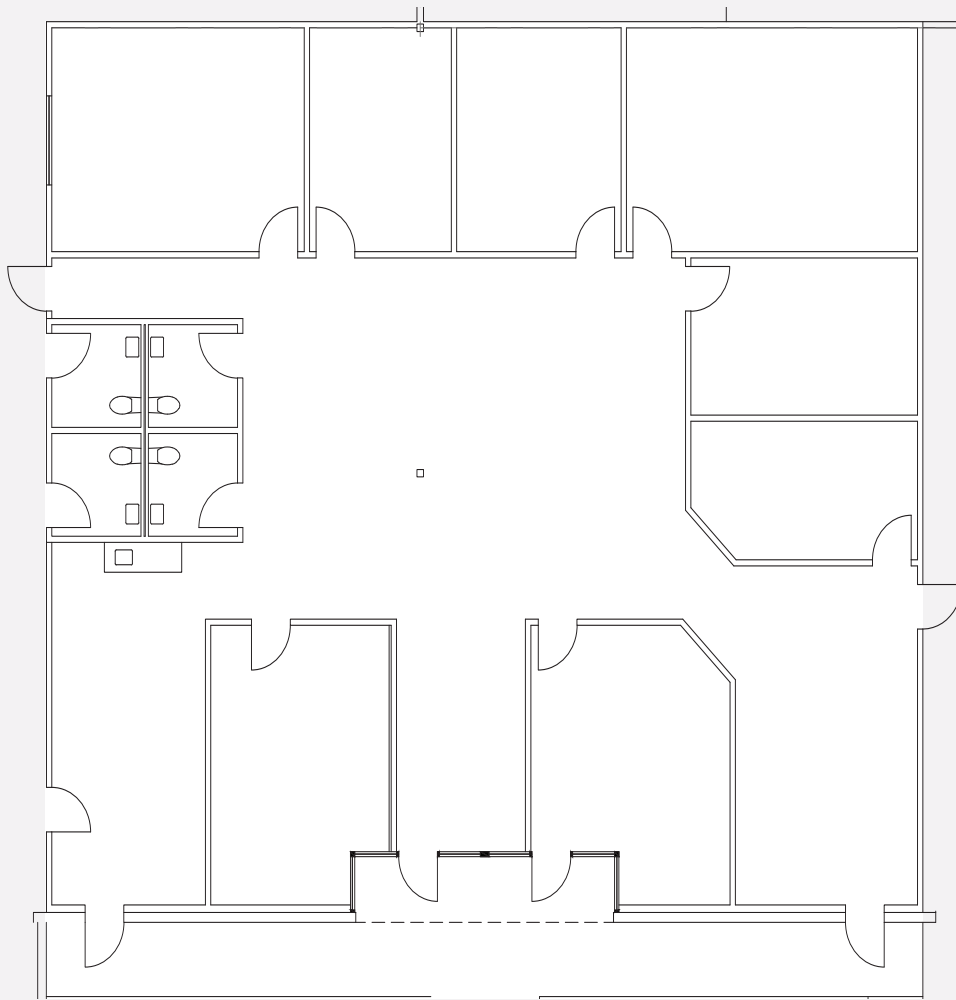




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# Unit 400 office

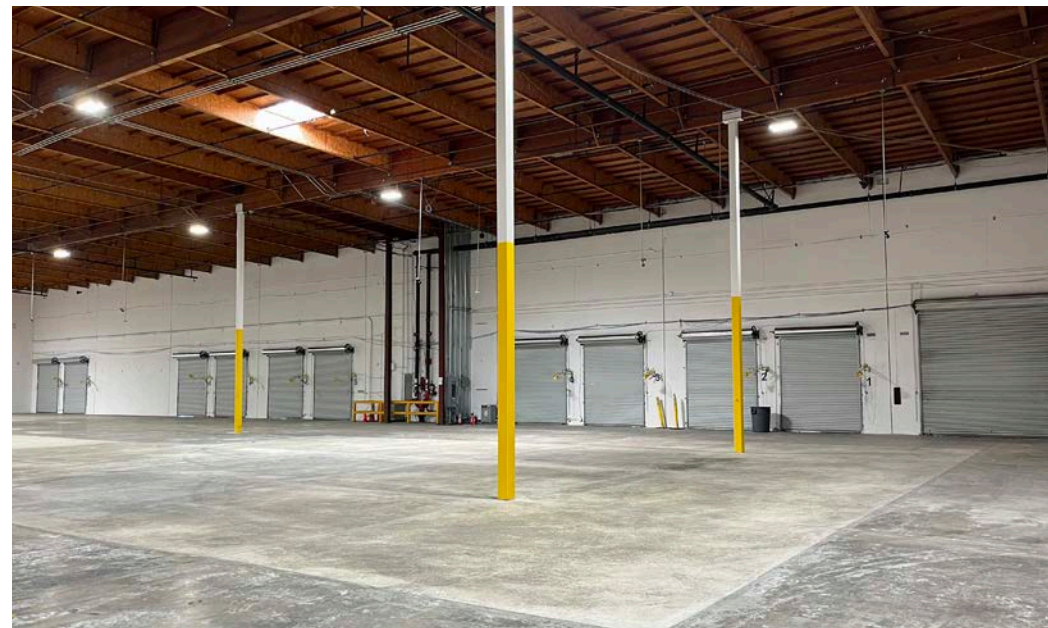
±4,582 SF





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# Warehouse photos

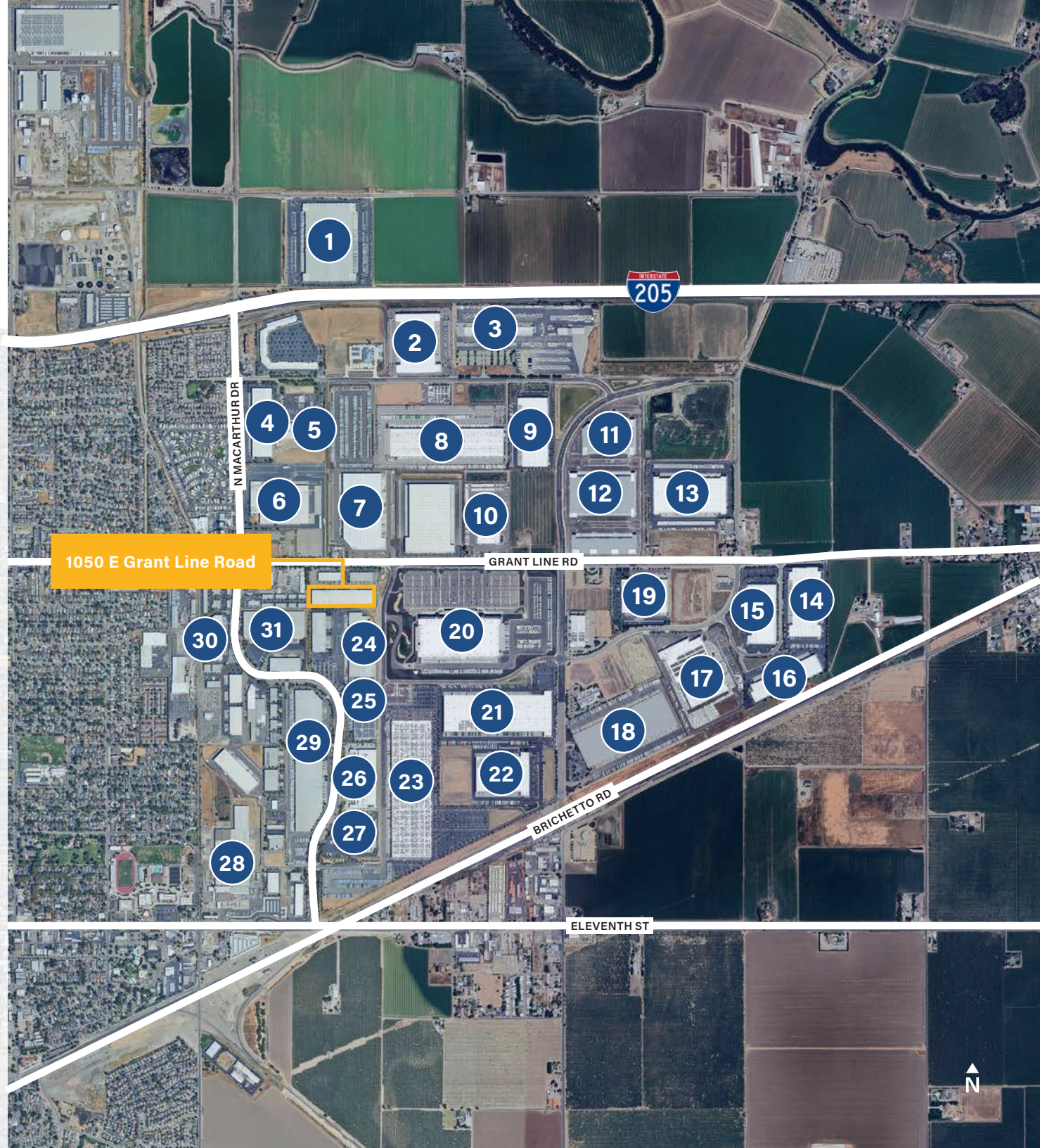




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# Corporate neighbors

1. Iron Mountain, Hollingsworth
2. Clutter
3. YRC Freight
4. Restoration Hardware
5. McLane
6. Lowe's
7. Young's Market Company
8. The Home Depot
9. DHL
10. Fema Distribution Center
11. Victory Packaging
12. Veritiv
13. Smart & Final
14. Hawthorne Gardening
15. Chep, Us Foods
16. Lucid
17. Volumetric
18. Kellogg's
19. Barbosa Cabinets, Inc.
20. Amazon
21. Crate & Barrel
22. Crate & Barrel
23. Amazon
24. NFI
25. Taylor Farms
26. United States Cold Storage
27. Phillips Delivery
28. Pacific Drayage Services (PDS)
29. Pepsi
30. Leggett & Platt
31. Crate & Barrel





# Strong workforce attracts top-tier occupiers

## Within 30-min drive time

**535,234**

Estimated population  
(2023)

**\$87,796**

Median household income  
(2023)

**\$36,260**

Per capita income  
(2023)

**16,105**

Total businesses  
(2023)

**202,983**

Total employees  
(2023)

## Average hourly earnings for industrial labor

**\$20.22**

Shipping, receiving & inventory clerks, laborers and freight, stock & material movers (hand), and stockers and order fillers

**\$21.55**

Packaging occupations including machine operators and tenders

**\$30.70**

First-line supervisors of transportation and material moving (except aircraft cargo handling)

**\$24.44**

Truck drivers: heavy and tractor-trailer, light truck, and tractor operations

## The industrial workforce

**74,498**

Total number of Industrial jobs

**68,839**

Total number of resident workers across industrial classifications





**5,659**

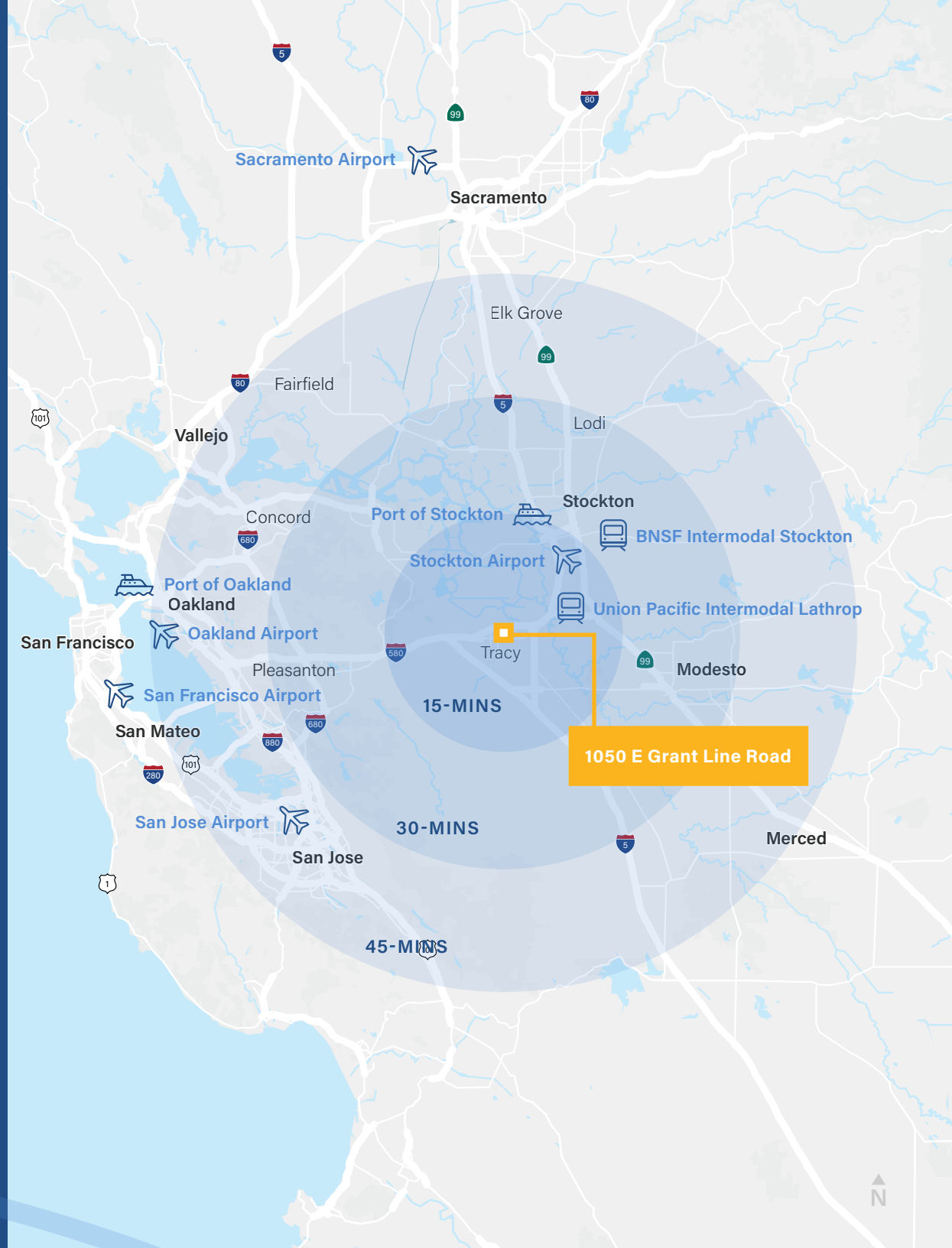
Total number of net commuters (inflow - outflow) across industrial classifications



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# Proximity to the entire Bay Area

	<b>Interstate 205</b> 1.0 mi	<b>Interstate 580</b> 9.5 mi	<b>Interstate 5</b> 3.8 mi
	<b>Union Pacific Intermodal (Lathrop)</b> 13.1 mi	<b>BNSF Intermodal (Stockton)</b> 27.0 mi	
	<b>Port of Stockton</b> 20.0 mi	<b>Port of Oakland</b> 53.5 mi	
	<b>Stockton Metropolitan Airport</b> 17.1 mi	<b>Sacramento International Airport</b> 75.5 mi	<b>Oakland International Airport</b> 47.5 mi
	<b>San Jose International Airport</b> 54.8 mi	<b>San Francisco International Airport</b> 65.7 mi	



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Exclusively  
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