

# NEWLY COMPLETED IOS YARD / TRUCK TERMINAL WITH DIRECT ACCESS TO I-5



UP TO ±265 TRUCK & TRAILER POSITIONS

22700 Kasson Road  
TRACY, CA

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# 22700 Kasson Road

Tracy, CA 95304

## PROPERTY INFORMATION:

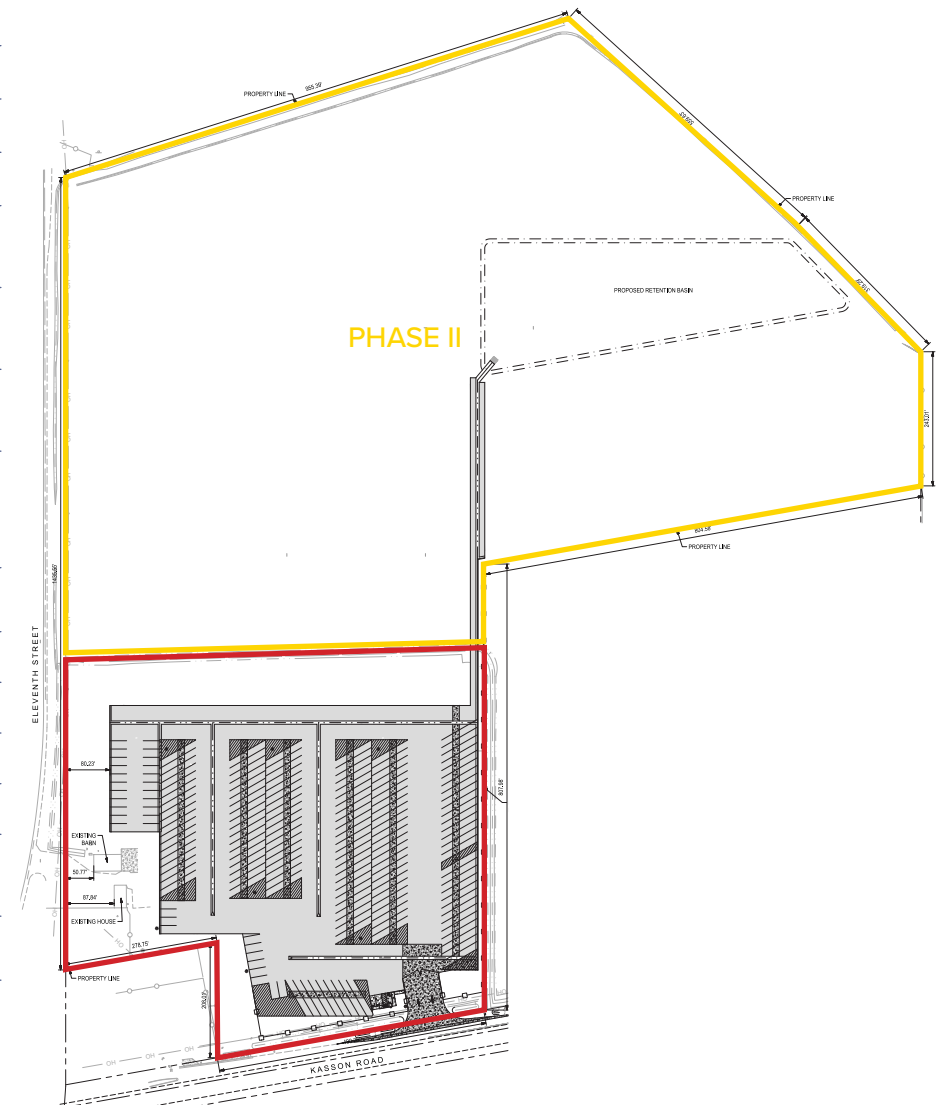
Acres:	±9.5 acres (±7.5 acres paved)
Year Built:	2025
APN:	239-060-180
Trailer Parking:	±140 stalls
Bobtail / Truck Parking:	±50 stalls, expandable to ±265 truck & trailer parking stalls
Yard:	Fully fenced and paved with five (5) fire hydrants and six (6) light poles
Zoning:	I-W, Warehouse Industrial (San Joaquin County)
Services:	Water - Well Sewer - Septic Storm - On-site

## PROPERTY FEATURES / LOCATION:

- Drive around capability
- Two (2) existing structures could be converted to office
- Designated area for guard shack with electrical hookups
- Concrete landing strips throughout yard
- Centrally located within San Joaquin County and within proximity to institutionally owned industrial buildings and numerous corporate tenants

## IDEAL USE TYPES (SUBJECT TO SAN JOAQUIN COUNTY APPROVAL)

- Trailer / Vehicle Parking
- Truck Terminals
- Heavy Equipment Facilities
- Contractor Yards including Marine
- Container Yards
- Maintenance Facilities
- Trailer Leasing
- Truck Dealerships
- Bulk Material Yard
- Bus / Transportation Terminal



■ - AVAILABLE NOW



## ACCESS TO ARTERIALS

22700 Kasson Road, Tracy, CA offers a unique opportunity to secure recently completed, fully paved, fenced and lit IOS Yard / Truck Terminal. Located in the Central Valley of Northern California, considered to be one of the fastest growing industrial markets on the West Coast. The property provides direct access to I-5  and ±4.2 miles to I-205 , and is centrally located to Port of Oakland, Port of Stockton along with UP & BNSF Intermodal Facilities.





## NEIGHBORING INDUSTRIAL PARKS





## DISTANCE TO MAJOR MARKETS

Stockton -	20 miles
Oakland / 880 -	54 miles
San Francisco -	65 miles
Sacramento -	66 miles
Fresno -	124 miles
Reno -	201 miles
Los Angeles / IE -	326 miles
Las Vegas -	513 miles
Portland -	646 miles
Phoenix -	693 miles
Salt Lake City -	719 miles
Seattle -	818 miles
Denver -	1,251 miles

### PORTS

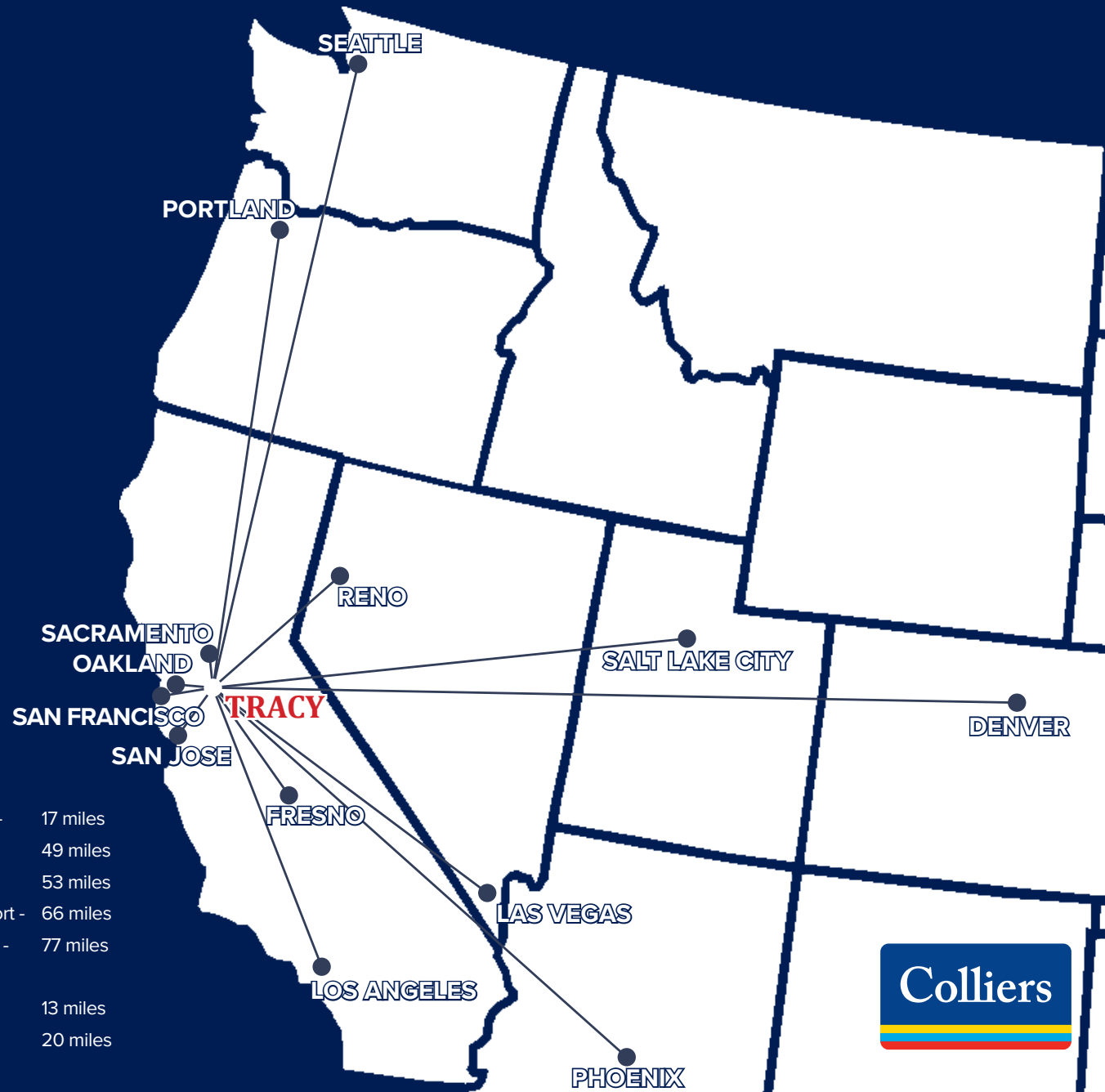
Port of Stockton -	22 miles
Port of Oakland -	56 miles
Port of San Francisco -	66 miles
Port of West Sacramento -	68 miles
Port of LA/Long Beach -	350 miles
Port of Seattle -	819 miles

### AIRPORTS

Stockton Metro Airport -	17 miles
Oakland Int'l Airport -	49 miles
San Jose Int'l Airport -	53 miles
San Francisco Int'l Airport -	66 miles
Sacramento Int'l Airport -	77 miles

### INTERMODALS

Union Pacific -	13 miles
BNSF -	20 miles





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## EXCLUSIVE BROKERS:

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