



ARES
INDUSTRIAL
MANAGEMENT

TRACY DISTRIBUTION CENTER

2020 N. MACARTHUR DRIVE, TRACY, CA, 95376

FOR LEASE | 171,642 SQ FT | Class A Warehouse / Distribution Facility



AVAILABLE
171,642 S.F.
(16) Dock Doors
(2) Grade Level Doors



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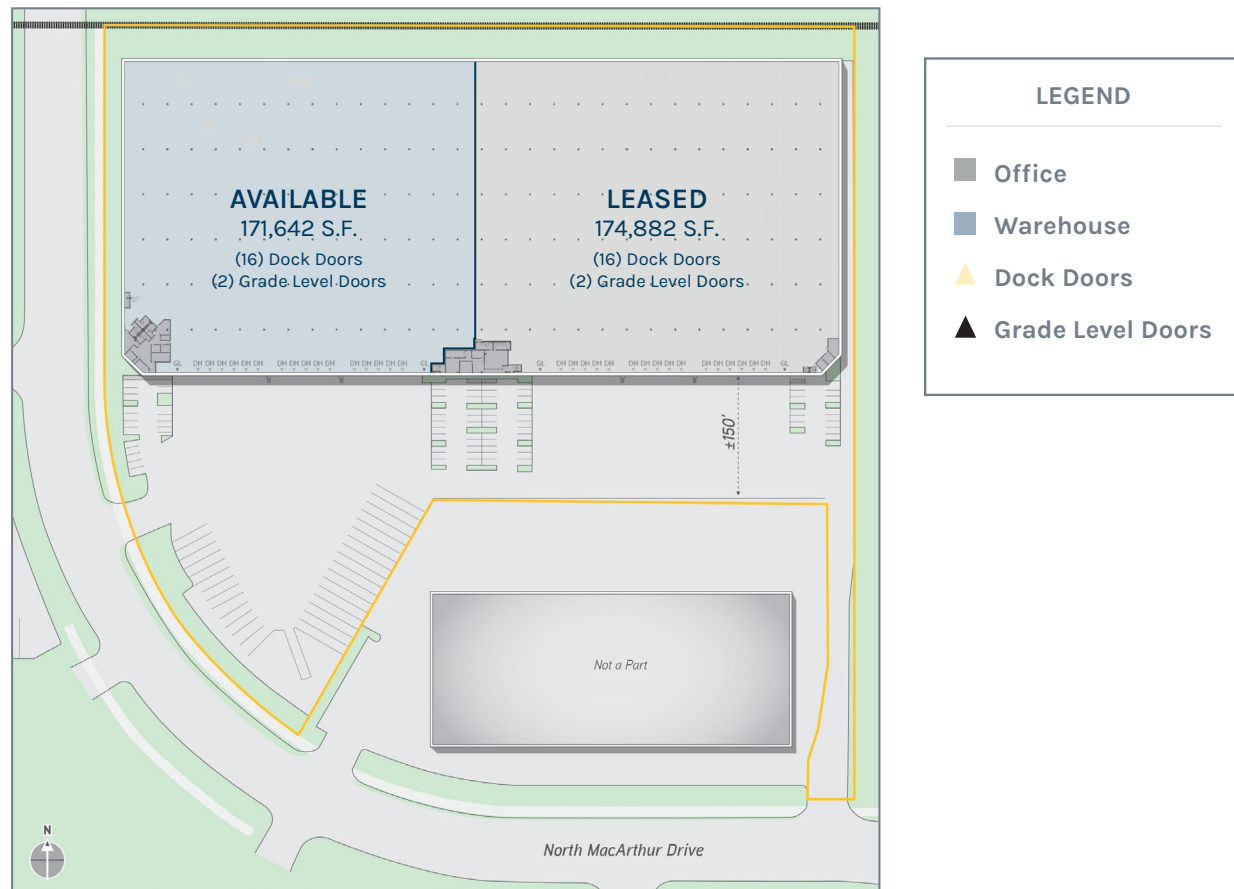
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Property FEATURES

- ±171,642 SF for lease
- ±2,932 of existing office
- 16 (9' x 10') dock high doors
- 2 (12' x 14') grade level doors
- 33' clear height
- 30'W x 56'D column spacing
- Sprinklers - Wet (upgradeable to ESFR)
- High-efficiency T-8 lighting fixtures
- 150' truck court with 70' concrete apron
- 15 trailer stalls
- 800 amps, 277/480V, 3-phase



Location SURROUNDING INDUSTRIAL OCCUPIERS



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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