



INTERSTATE 5

PATTERSON, CA

TRADE CENTER

FOR SALE/LEASE/BTS

±570-Acre Business Park | 7.8 MSF Total Building Space | Under New Ownership









 **CUSHMAN &
WAKEFIELD**



570-ACRE INDUSTRIAL PARK IN A PRIME CENTRAL VALLEY LOCATION

Interstate 5 Trade Center is a 570-Acre, fully-entitled, master-planned industrial + logistics park located directly adjacent to Interstate 5 and the business-friendly community of Patterson, California. As one of the largest business parks on the West Coast, this project is situated around over 5 million square feet of existing Class A space that accommodate notable companies such as Restoration Hardware, Amazon, Kohl's, Grainger, CVS Pharmacy, and Brake Parts, Inc.

Interstate 5 Trade Center is strategically located within Northern California with direct access to Bay Area + Sacramento markets from area highways (I-5, I-580, I-205), the Port of Oakland (71 miles), and nearby intermodal facilities (Union Pacific, BNSF). This project also benefits from a large population and workforce from the cities of Patterson, Turlock, Tracy, and Stockton.

 Central Site Location	 Institutional Quality Park	 Core Industrial Hub	 36k - 1.5 MSF Building Sizes
 Sale/Lease/BTS Opportunities	 Flexible Site Configurations	 Class A Building Facilities	 Strong Regional Workforce

CONSTRUCTION FEATURES

- **Phased construction plan to facilitate county infrastructure**
- **Newly constucted roadways + signalized intersections to integrate with existing infrastructure of Rogers Road**
- **Premium, Class A warehouse facilities with modern office + site amenities**
- **Park is suitable for fulfillment center, distribution, or light manufacturing facilities**
- **Flexible site/building configurations to fit tenant needs**
- **Optimal truck court size + trailer parking**



CONCEPTUAL SITE PLAN*

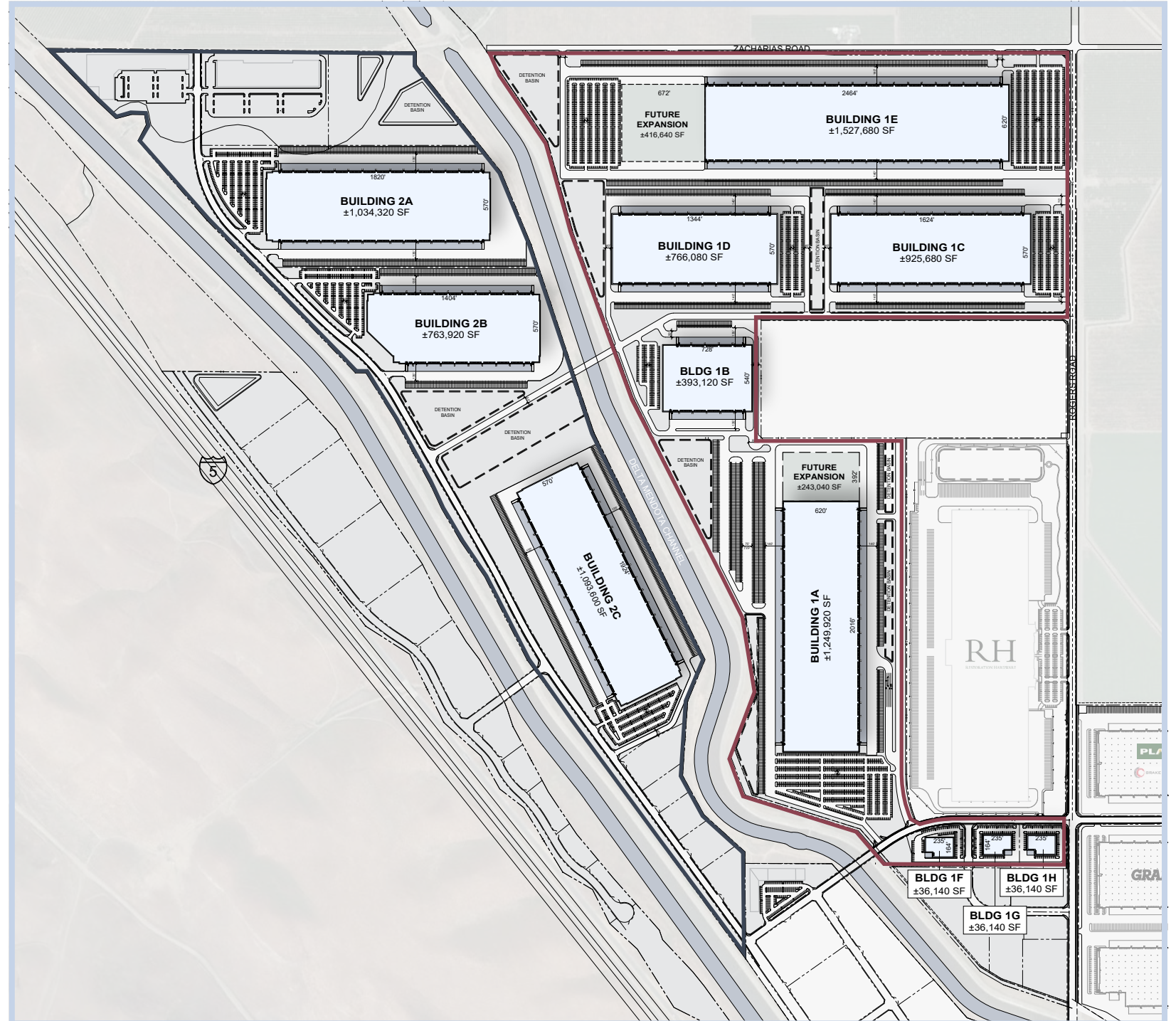
SITE 1 345.96 ACRES

BUILDING 1A (105.5 AC)	1,249,920 SF
BUILDING 1B (22.8 AC)	393,120 SF
BUILDING 1C (53.1 AC)	925,680 SF
BUILDING 1D (48.1 AC)	766,080 SF
BUILDING 1E (106.0 AC)	1,527,680 SF
BUILDING 1F	36,140 SF
BUILDING 1G	36,140 SF
BUILDING 1H	36,140 SF

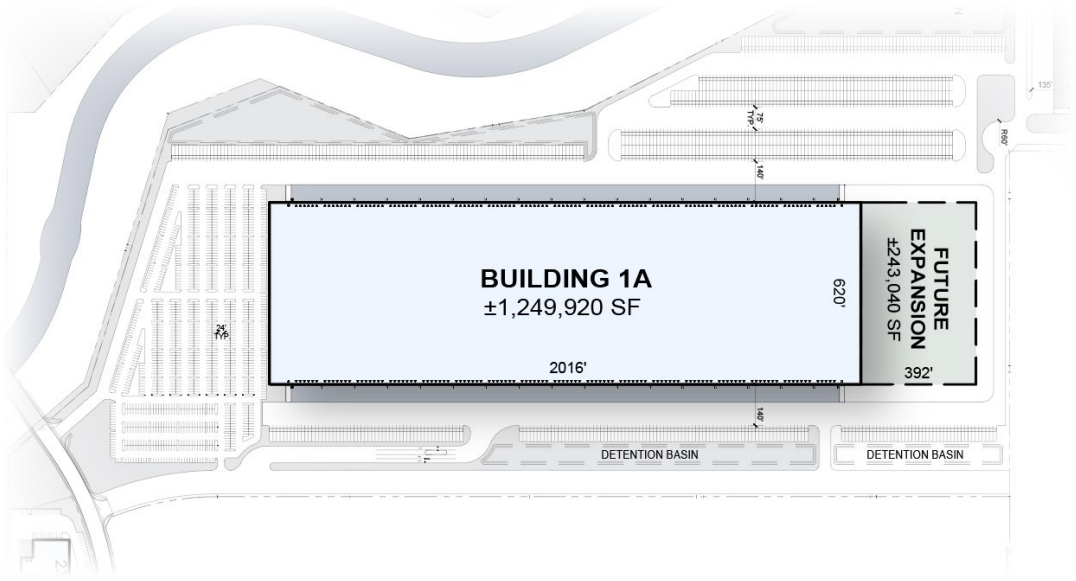
SITE 2 224.67 ACRES

BUILDING 2A (69.6 AC)	1,034,320 SF
BUILDING 2B (53.2 AC)	763,920 SF
BUILDING 2C (83.6 AC)	1,093,600 SF

* Site plan subject to change. Proposed site plan may be altered to fit tenant needs. Contact broker for details.

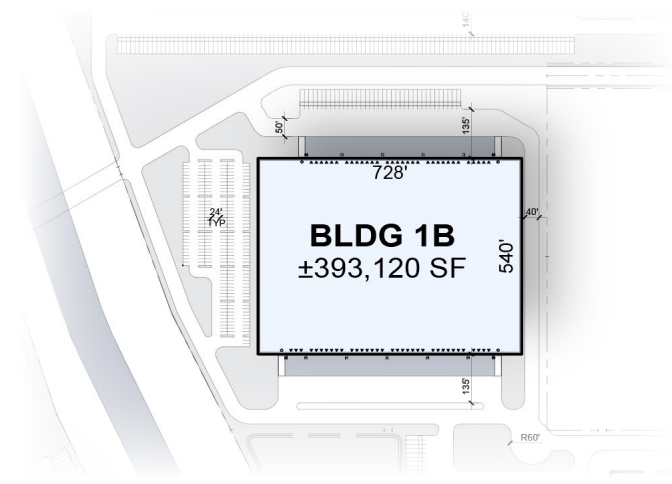


BUILDING SPECIFICATIONS



BUILDING 1A

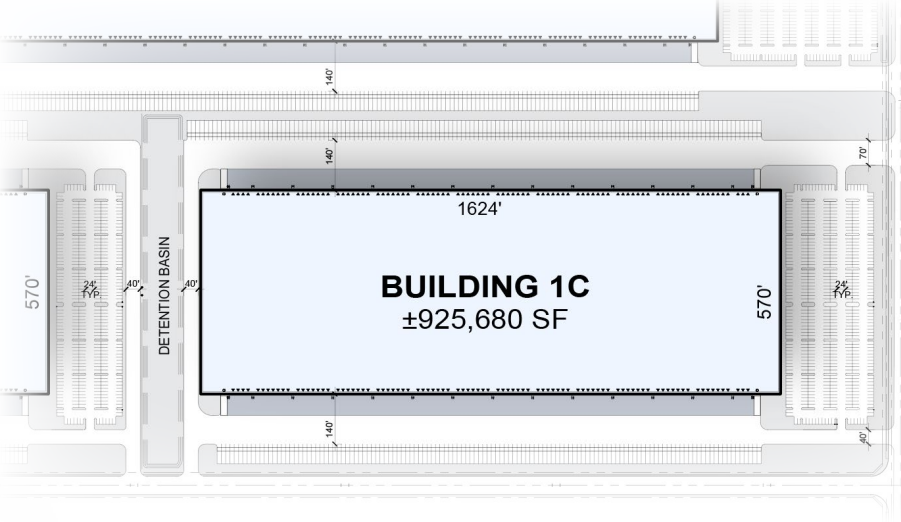
BUILDING SF	±1,249,920 SF	TRUCK COURT	140'
BUILDING DIMENSIONS	620' x 2,016'	DOCK-HIGH DOORS	232
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	4
CLEARANCE HEIGHT	40'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	56' x 60'	AUTO PARKING	727
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	232
SPRINKLERS	ESFR	FUTURE EXPANSION	±243,040 SF



BUILDING 1B

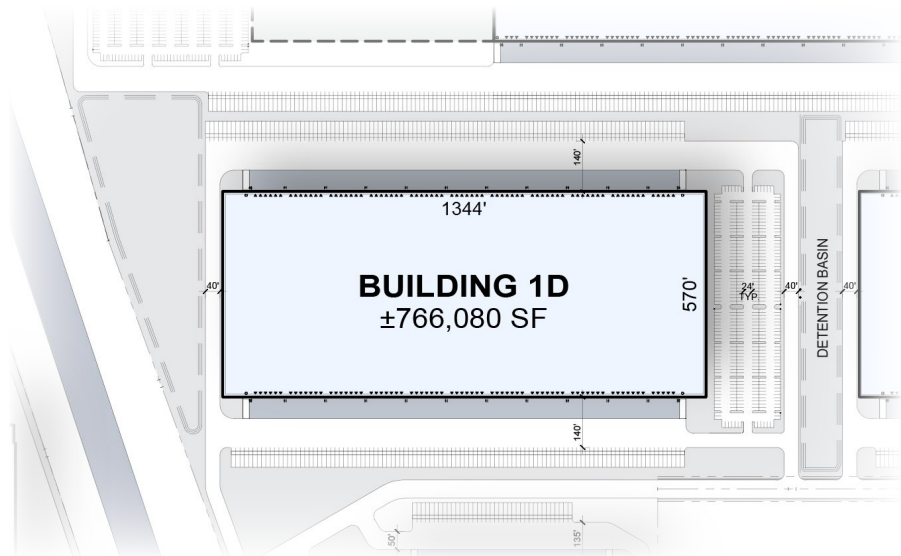
BUILDING SF	±393,120 SF	TRUCK COURT	135'
BUILDING DIMENSIONS	540' x 728'	DOCK-HIGH DOORS	67
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	4
CLEARANCE HEIGHT	40'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	56' x 60'	AUTO PARKING	243
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	39
SPRINKLERS	ESFR		

BUILDING SPECIFICATIONS



BUILDING 1C

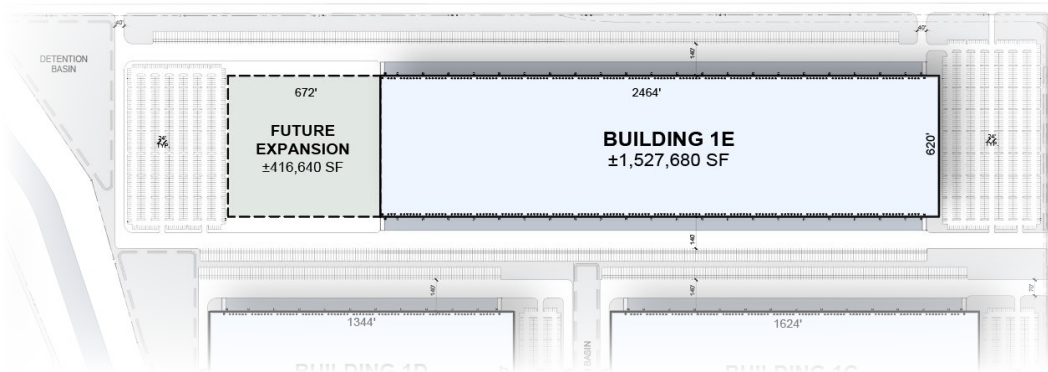
BUILDING SF	±925,680 SF	TRUCK COURT	140'
BUILDING DIMENSIONS	570' x 1,624'	DOCK-HIGH DOORS	182
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	4
CLEARANCE HEIGHT	40'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	56' x 60'	AUTO PARKING	524
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	275
SPRINKLERS	ESFR		



BUILDING 1D

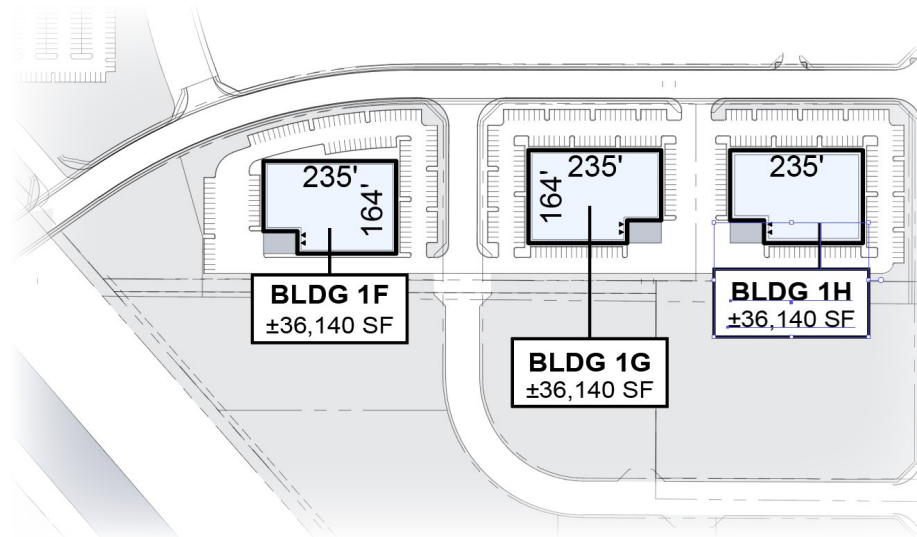
BUILDING SF	±766,080 SF	TRUCK COURT	140'
BUILDING DIMENSIONS	570' x 1,344'	DOCK-HIGH DOORS	148
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	4
CLEARANCE HEIGHT	40'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	56' x 60'	AUTO PARKING	392
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	227
SPRINKLERS	ESFR		

BUILDING SPECIFICATIONS



BUILDING 1E

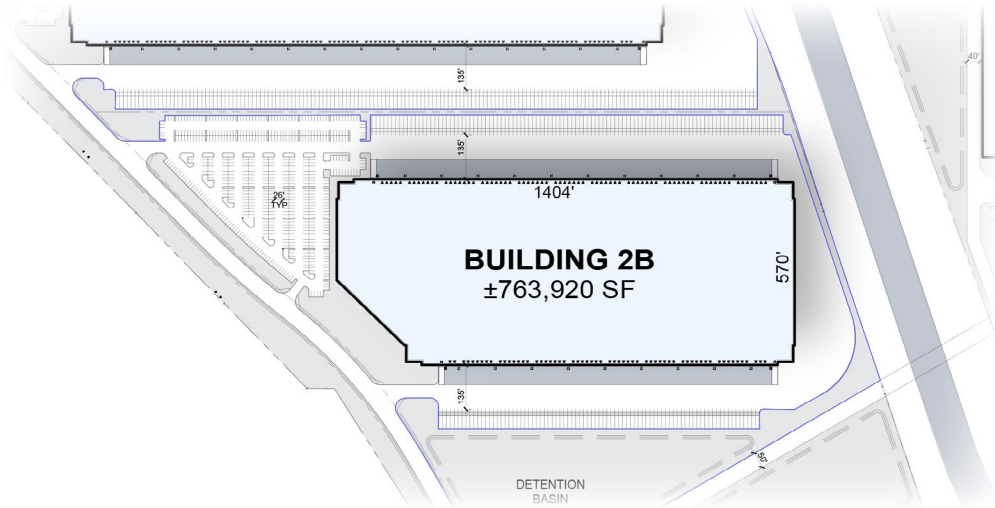
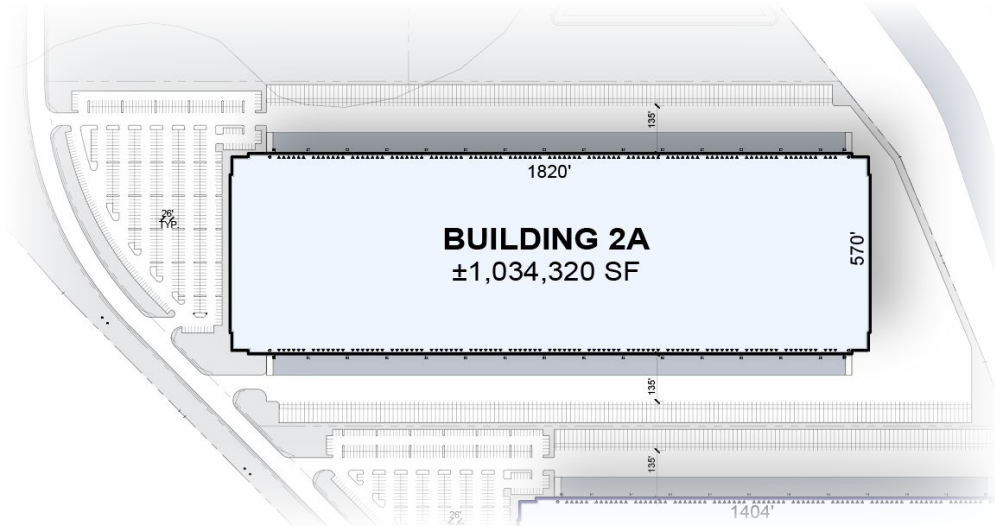
BUILDING SF	±1,527,680 SF	TRUCK COURT	140'
BUILDING DIMENSIONS	620' x 2,464'	DOCK-HIGH DOORS	238
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	4
CLEARANCE HEIGHT	40'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	56' x 60'	AUTO PARKING	2,410
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	227
SPRINKLERS	ESFR	FUTURE EXPANSION	±416,640 SF



BUILDING 1F / 1G / 1H

BUILDING SF	±36,140 SF	TRUCK COURT	-
BUILDING DIMENSIONS	164' x 235'	DOCK-HIGH DOORS	2
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	-
CLEARANCE HEIGHT	36'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	-	AUTO PARKING	1F: 115 1G: 125 1H: 128
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	-
SPRINKLERS	ESFR		

BUILDING SPECIFICATIONS



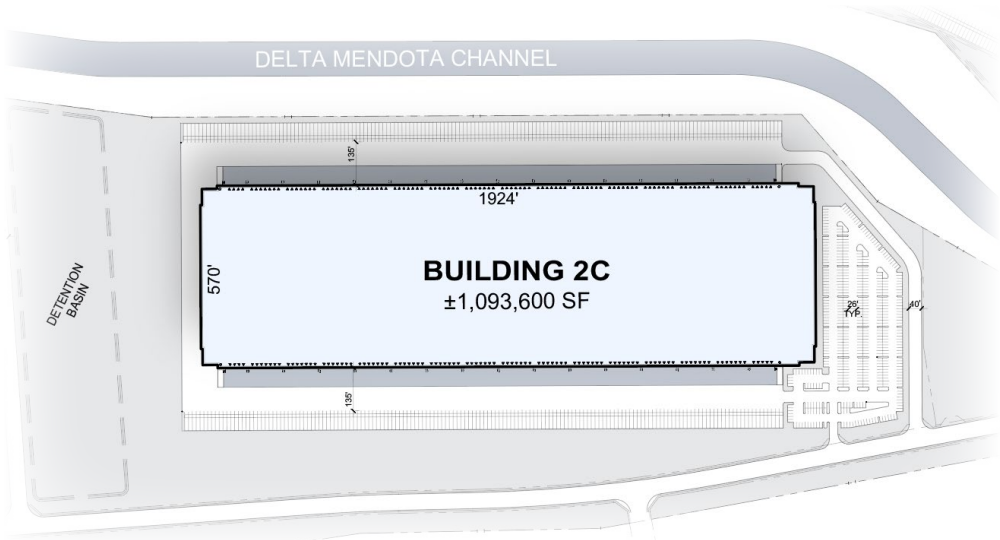
BUILDING 2A

BUILDING SF	±1,034,320 SF	TRUCK COURT	135'
BUILDING DIMENSIONS	570' x 1,820'	DOCK-HIGH DOORS	200
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	4
CLEARANCE HEIGHT	40'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	56' x 60'	AUTO PARKING	680
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	323
SPRINKLERS	ESFR		

BUILDING 2B

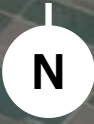
BUILDING SF	±766,080 SF	TRUCK COURT	135'
BUILDING DIMENSIONS	570' x 1,404'	DOCK-HIGH DOORS	136
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	4
CLEARANCE HEIGHT	40'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	56' x 60'	AUTO PARKING	583
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	198
SPRINKLERS	ESFR		

BUILDING SPECIFICATIONS



BUILDING 2C

BUILDING SF	±1,034,320 SF	TRUCK COURT	135'
BUILDING DIMENSIONS	570' x 1,924'	DOCK-HIGH DOORS	214
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	4
CLEARANCE HEIGHT	40'	FLOORING	8" REINFORCED CONCRETE
COLUMN SPACING	56' x 60'	AUTO PARKING	455
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	312
SPRINKLERS	ESFR		



INTERSTATE 5
TRADE CENTER
PATTERSON, CA

RH
RESTORATION HARDWARE

BRAKE PARTS INC

KOHL'S

CVS
pharmacy

GRAINGER

amazon



ZACHARIAS ROAD

N 2ND STREET

WARD AVENUE

ROGERS ROAD

KEYSTONE PACIFIC PKWY

PARK CENTER DRIVE

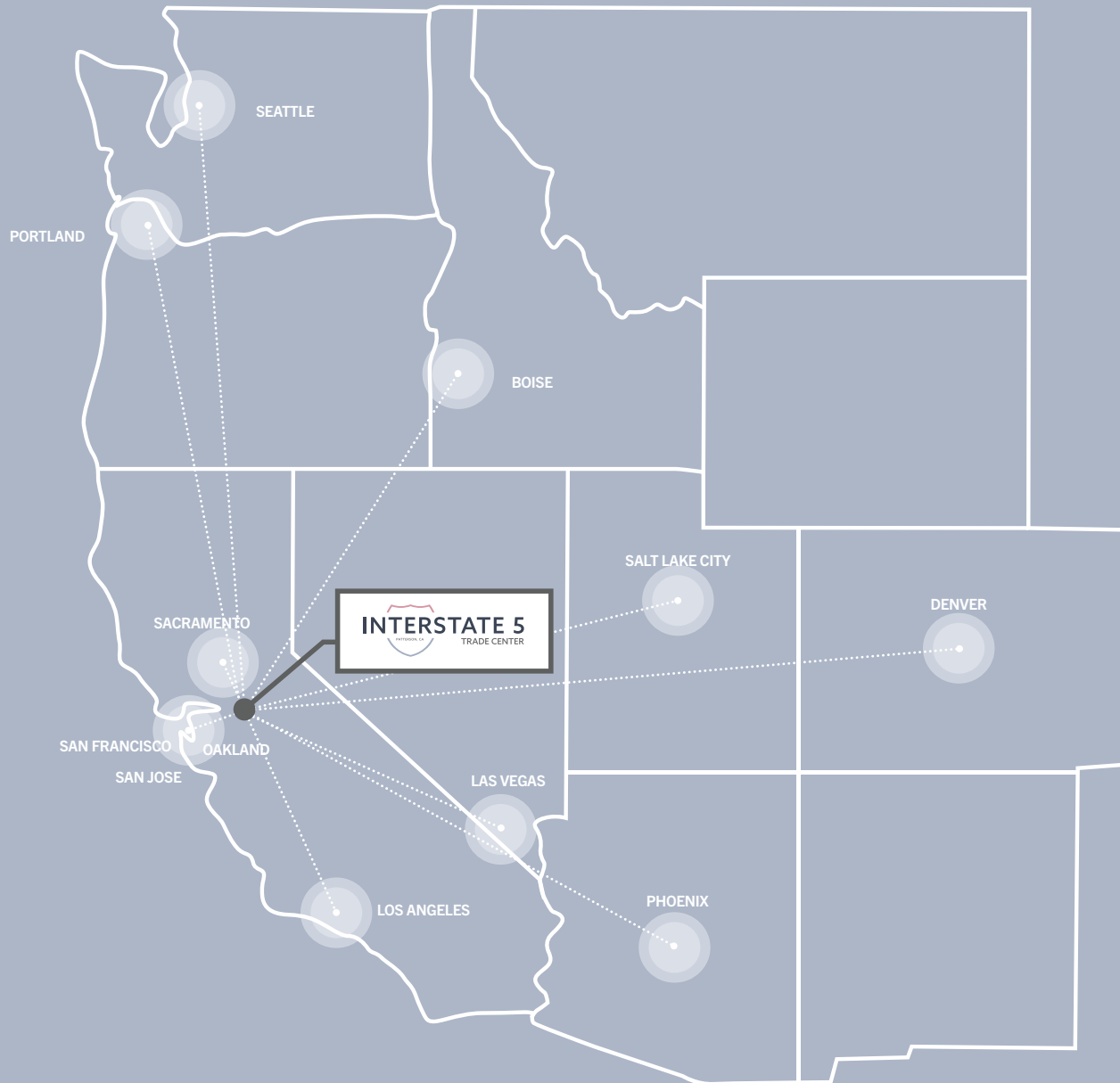
BALDWIN ROAD

AMERICAN EAGLE AVENUE

SPERRY AVENUE



Loves
COMING SOON



ACCESS TO MARKETS

CITY	MILES
OAKLAND	74
SAN JOSE	82
SAN FRANCISCO	85
SACRAMENTO	87
FRESNO	103
LOS ANGELES	300
LAS VEGAS	487
PORTLAND	635
BOISE	641
PHOENIX	671
SALT LAKE CITY	738
SEATTLE	838
DENVER	1,233

PORTS	MILES
STOCKTON	38
OAKLAND	71
LA/LONG BEACH	365
PORTLAND	676
SEATTLE	840

AIRPORTS	MILES
STOCKTON	37
OAKLAND	67
SAN JOSE	80
SAN FRANCISCO	85
SACRAMENTO	96

MARKET DELIVERY

LOCAL MARKET (POPULATION)	
3 MILES	12,591
10 MILES	28,613
15 MILES	131,429

NATIONAL MARKET (POPULATION)	
SAME DAY	52,254,011
NEXT DAY	84,881,212
TWO-DAY	145,912,987



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PATTERSON, CA

TRADE CENTER

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