



# For Sale Industrial Land

+/-154.59 AC

Ready to develop up to

**2,284,810 SF**

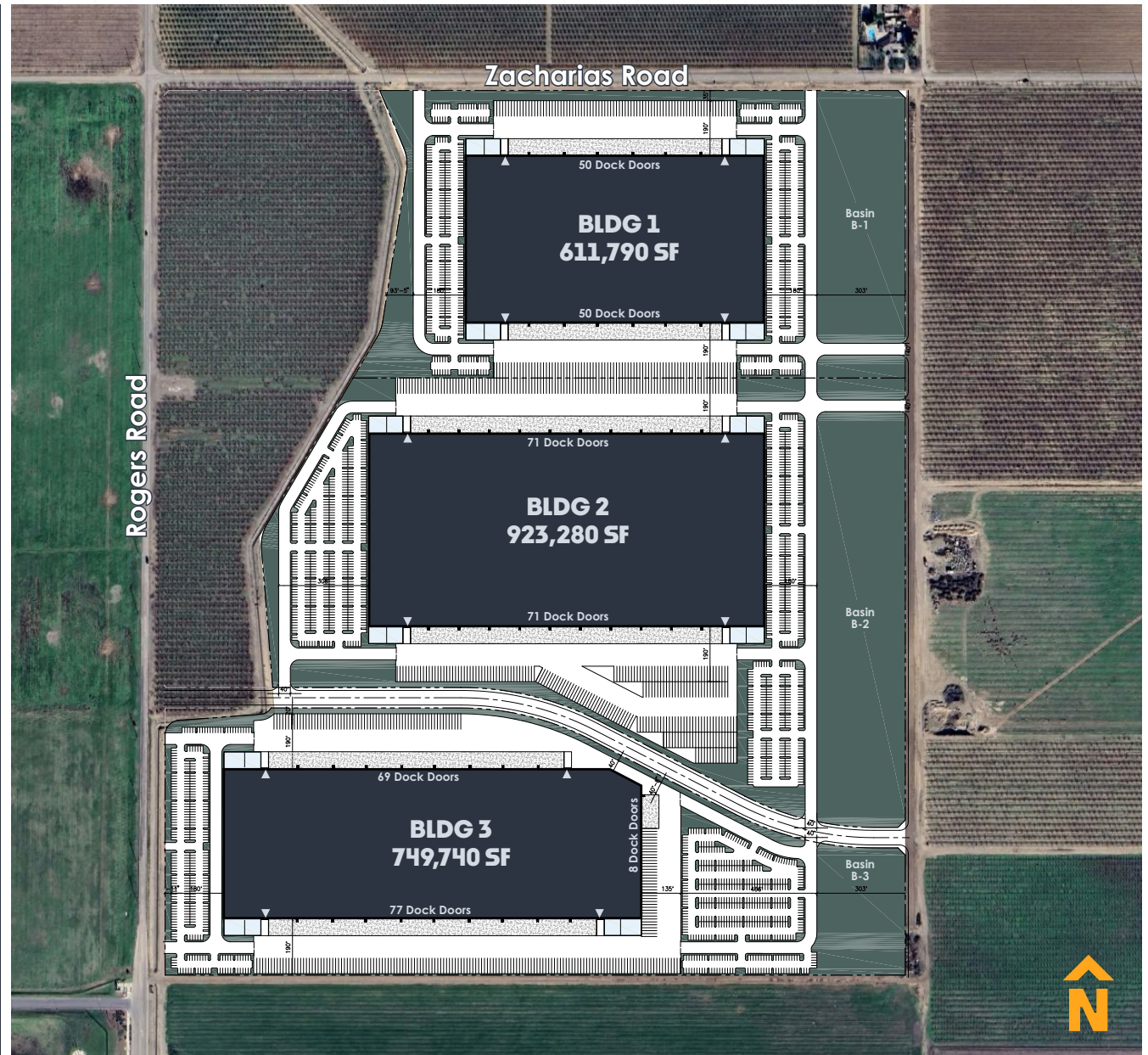
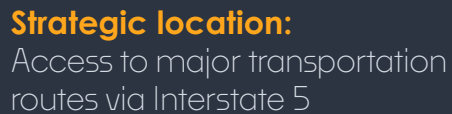
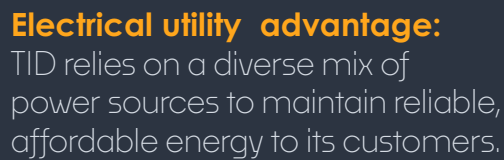


Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

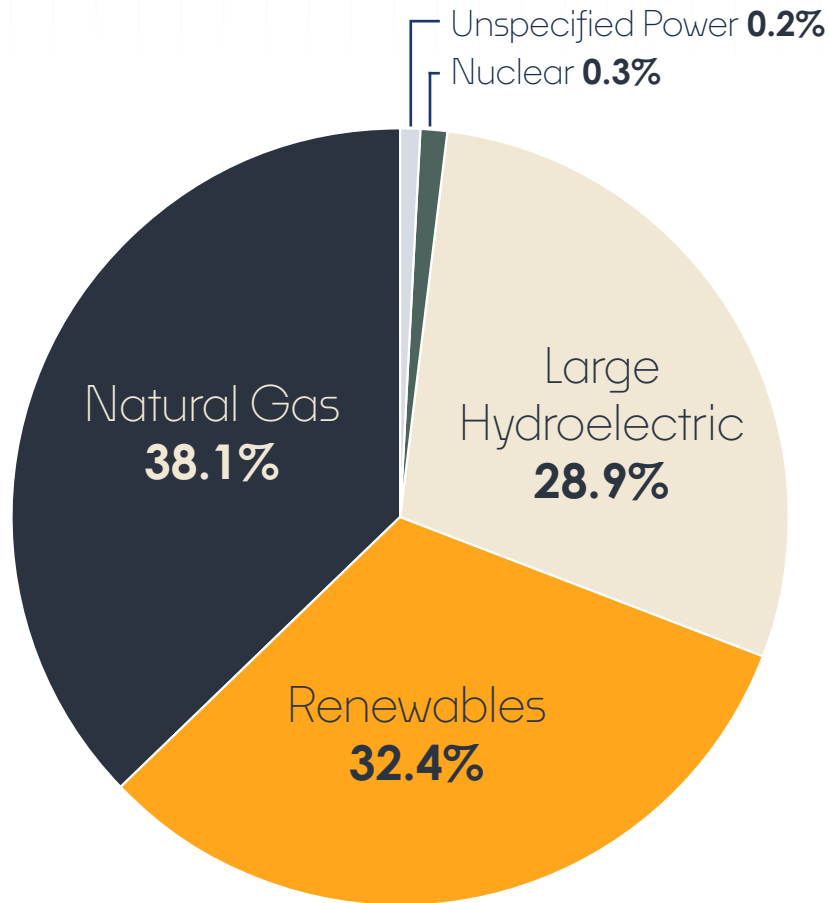
**SEC Zacharias Rd & Rogers Rd, Patterson, CA**







# TID'S 2023 POWER MIX



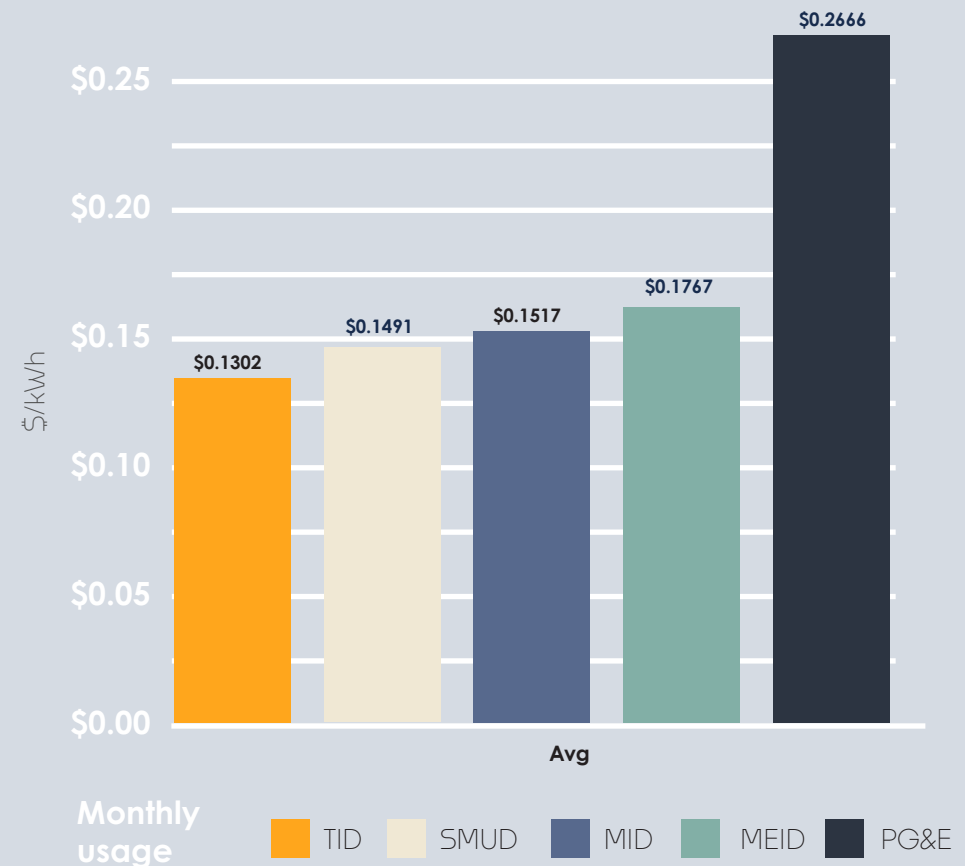
TID relies on a diverse mix of power sources to maintain reliable, affordable energy to its customers. TID's power mix includes solar, wind, natural gas, hydropower, and a variety of other resources.

For further detailed information, please contact Nancy Folly, Customer Service, Turlock Irrigation District (TID). (209) 883 - 8506 [njfolly@tid.org](mailto:njfolly@tid.org)

# PATTERSON ELECTRIC RATE ADVANTAGE

## TID (POWER PROVIDER IN PATTERSON, CA) VS. OTHER NORCAL UTILITIES

Large Industrial (HT) Average Rate Demand  
Metered, Time of Use (500 to 2,999 kw)



SEC Zacharias Rd & Rogers Rd, Patterson, CA

# CONSUMER AND DRIVE TIME ANALYTICS

Within a 45-min drive time



## Consumer Demographics



**1,148,798**

Population



**357,128**

Households



**\$85,729**

Median Household Income



**\$517,186**

Median Home Value



**26.02%**

Generation Z:  
Born 1999 to 2016



**24.69%**

Millennial:  
Born 1981 to 1998



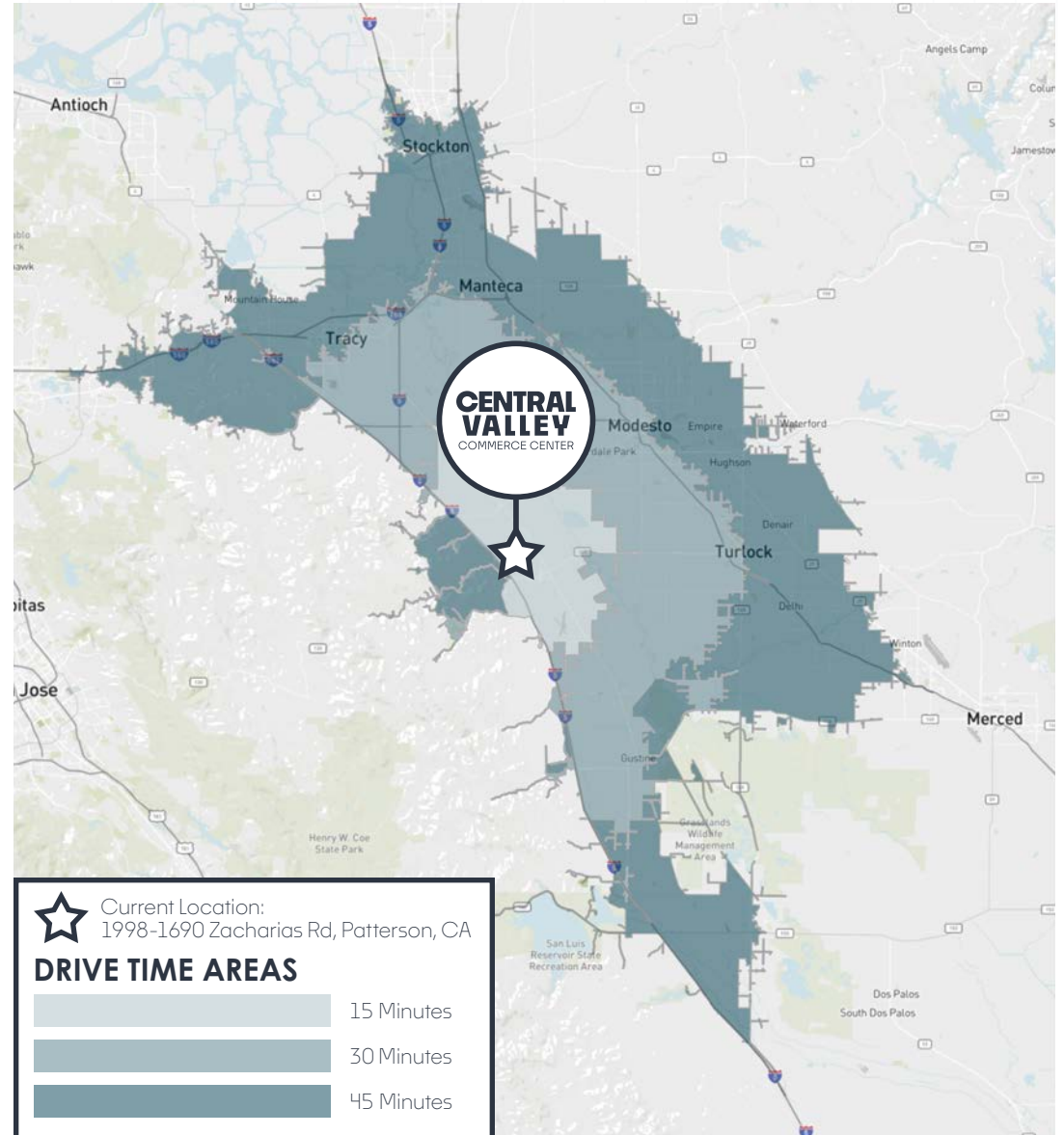
**19.18%**

Generation X:  
Born 1965 to 1980



**16.12%**

Baby Boomer:  
Born 1946 to 1964

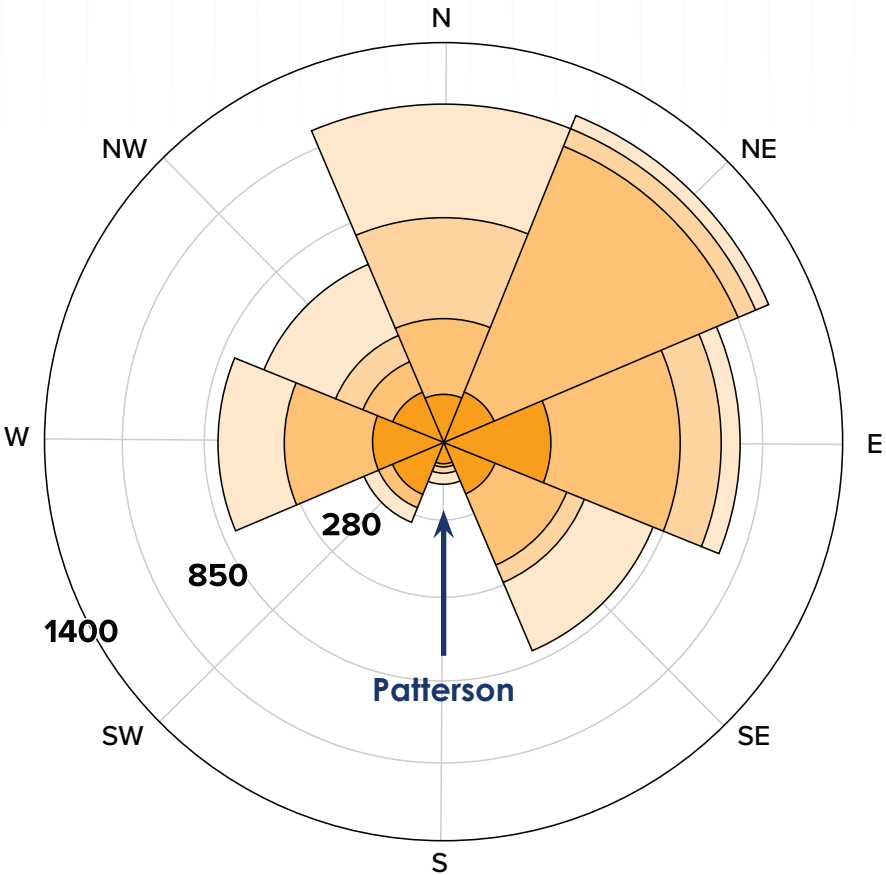


SEC Zacharias Rd & Rogers Rd, Patterson, CA

# WORKFORCE ANALYTICS



- Less than 10 miles
- 10 - 25 miles
- 25 - 50 miles
- More than 50 miles



## Labor Demographics



**27,431**

Population grew by 1,734 over the last five years and is projected to grow by 1,912 over the next 5 years



**180,000**

180,000 people leave the Central Valley daily for work.



**\$61.4K**

Regional average earnings per job are \$14.1K below the national average earnings of \$75.5K per job



**40,972**

Transportation & Warehousing employees



**21,654**

Agricultural employees



**54,737**

Manufacturing employees






# CORPORATE NEIGHBORS



# ACCESS TO THE WEST COAST



Ports		Miles
	Port of Stockton	41
	Port of Oakland	74
	Port of Los Angeles	324
	Port of Long Beach	325
Intermodals		
	Union Pacific Intermodal (Lathrop)	36
	BNSF Intermodal (Stockton)	40
Airports		
	Stockton Metropolitan Airport	28
	Oakland International Airport	78
	San Jose International Airport	88
	Sacramento International Airport	90
	San Francisco International Airport	97
Notable Cities		
	Manteca	19
	Lathrop	24
	Tracy	30
	Stockton	34
	Merced	38
	Sacramento	77
	Oakland	85
	Fresno	93
	San Francisco	94
	Visalia	135
	Bakersfield	201
	Reno	206

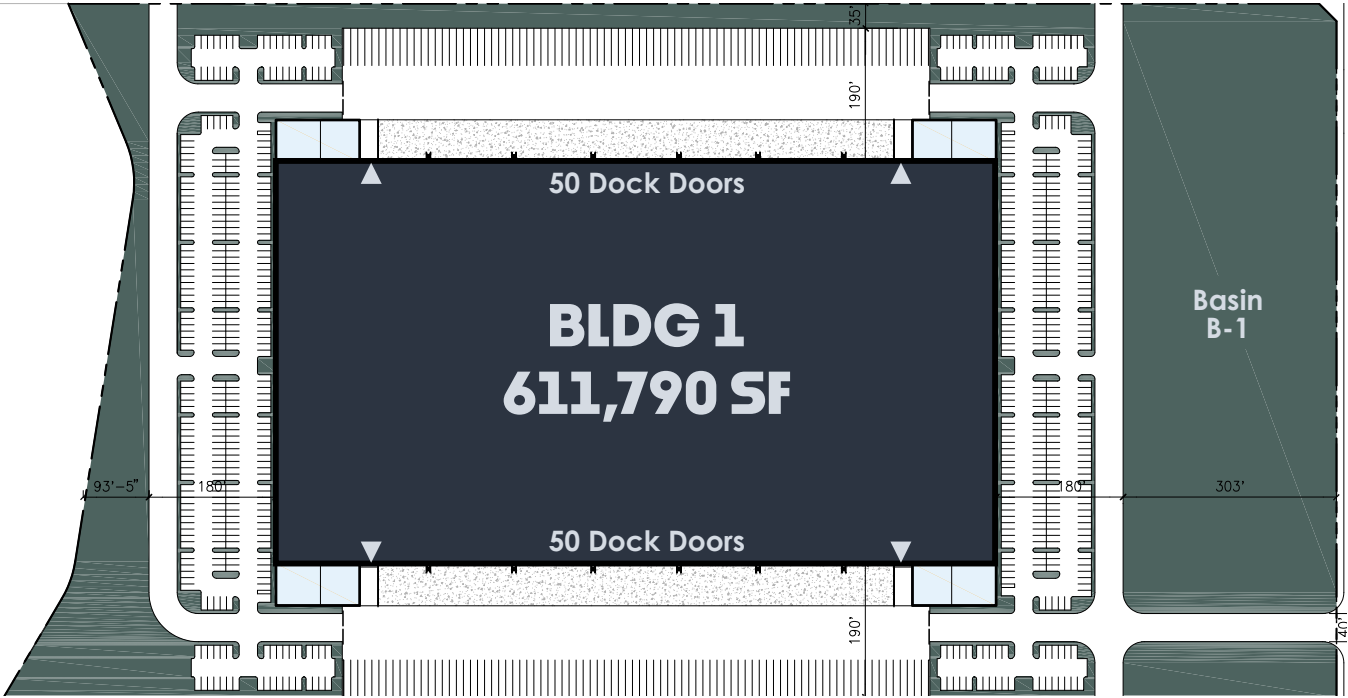


## Important Facts

- Distance from Port of Oakland to Patterson and Stockton are equal.
- Peak drive time from Port of Oakland to Patterson is much less than Stockton.

# BUILDING 1

±611,790 SF



**Building SF :** 611,790 SF (1023' x 570' warehouse)

**Dock doors:** 100 dock doors

**Grade-level doors:** 4 grade-level doors

**Trailer parking:** 166 stalls (10' x 53')

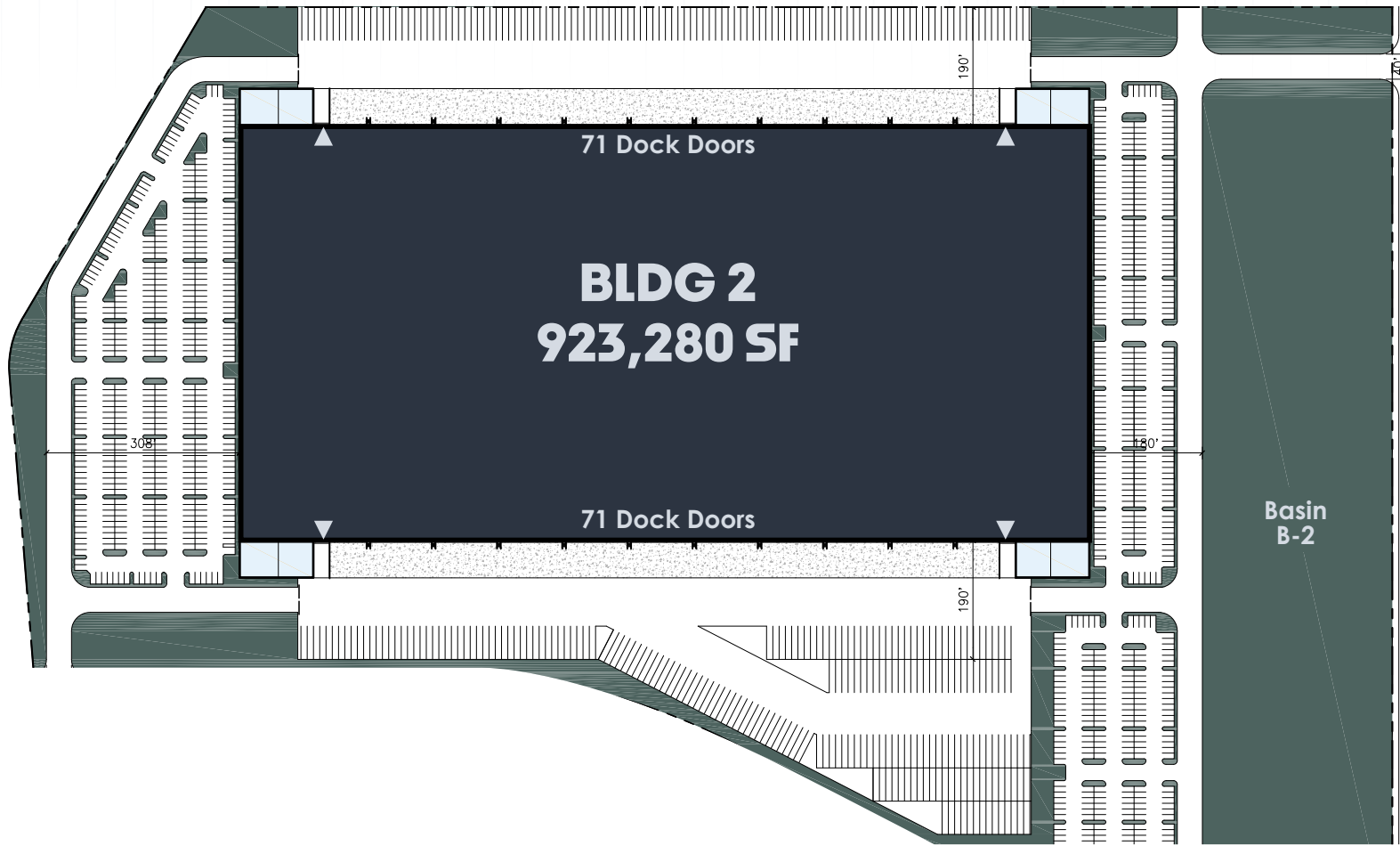
**Truck Court:** 190'

**Auto parking:** 648 stalls



# BUILDING 2

±923,280 SF



**Building SF :** 923,280 SF (1356' x 660' warehouse)

**Grade-level doors:** 4 grade-level doors

**Truck Court:** 190'

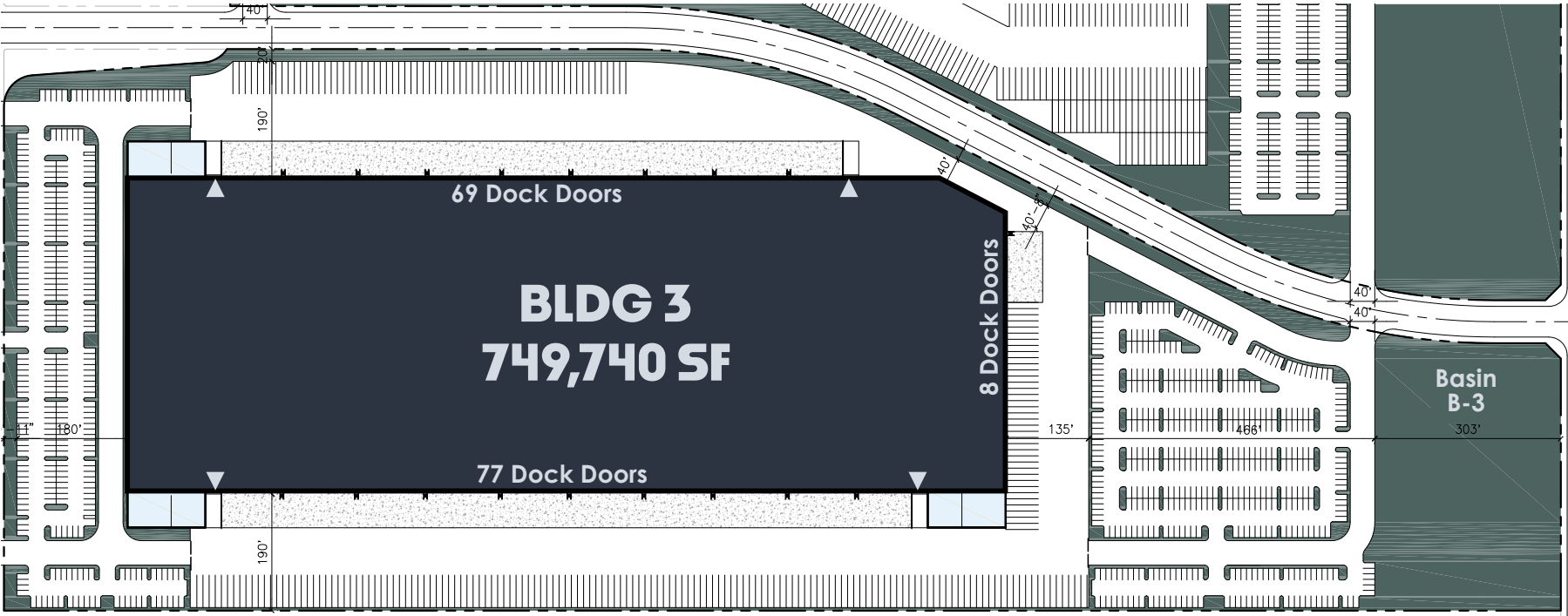
**Dock doors:** 142 dock doors

**Trailer parking:** 340 stalls (10' x 53')

**Auto parking:** 971 stalls

# BUILDING 3

±729,740 SF



**Building SF :** 749,740 SF (1431' x 515' warehouse)

**Dock doors:** 154 dock doors

**Grade-level doors:** 4 grade-level doors

**Trailer parking:** 247 stalls (10' x 53')

**Truck Court:** 190'

**Auto parking:** 780 stalls



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