



CLARION PARTNERS

For Lease

Patterson Pass Business Park
25176 S. Schulte Road
Tracy, CA 95377

Class "A" Crossload Warehouse/Distribution Facility

55,200 - 144,739 Square Feet Available



NEW MAKE READY IMPROVEMENTS COMPLETED:

New Paint & Flooring in Office
White Box Interior in Warehouse
Columns Painted Yellow
New Dock Bumpers

BUILDING HIGHLIGHTS

- 144,739 SF available div. to 55,200 SF
- 13,072 SF of office (total) see site plan for breakdown
- 30 dock high doors w/ pit or EOD levelers
- 3 grade level doors
- 65 auto stalls
- Trailer Parking
- 400'D x 500'W building dimensions
- 30' clear height
- 56' x 50' column spacing w/ 60' speed bay
- 140' truck court w/ 60' concrete apron
- 1,200 amps, 277/480V, 3-phase
- ESFR sprinkler system
- LED lighting
- 37 skylights
- **Patterson Pass Business Park offers a West Tracy location with direct access to I-5, I-205 and I-580 which provides immediate access to the East Bay. 25176 S. Schulte Rd, is 45 miles from the Port of Oakland and only 12 miles from Livermore.**



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor from any part of any future contract.



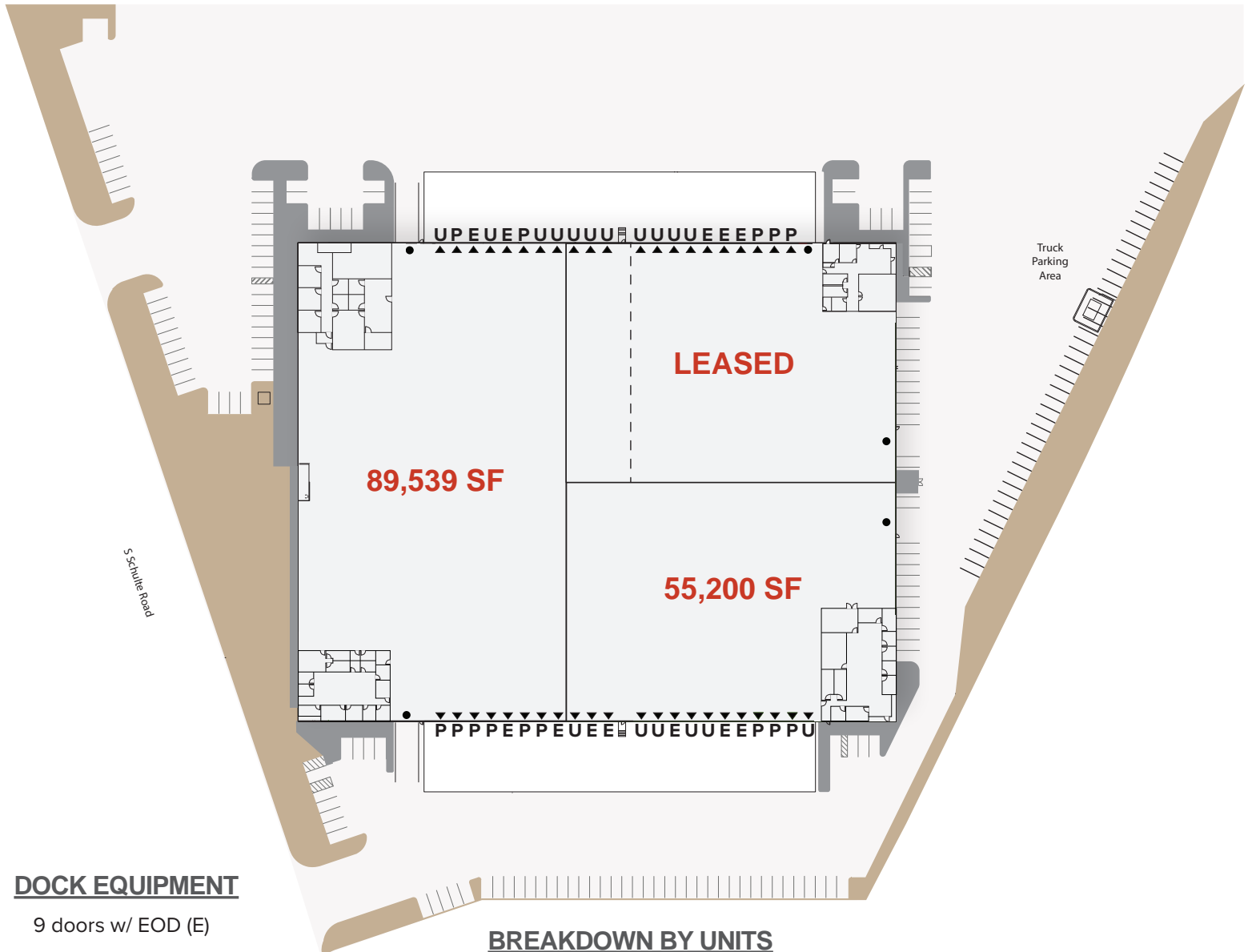
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DOCK EQUIPMENT

- 9 doors w/ EOD (E)
- 11 doors w/ Pit Levelers (P)
- 10 doors uncovered (U)

BREAKDOWN BY UNITS

• 144,739 SF	13,072 SF of office	30 dock doors
• 89,539 SF	7,792 SF of office	16 dock doors
• 55,200 SF	5,280 SF of office	14 dock doors



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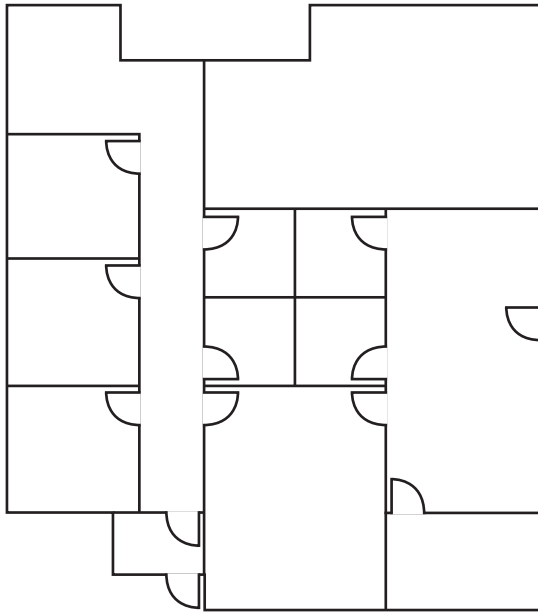
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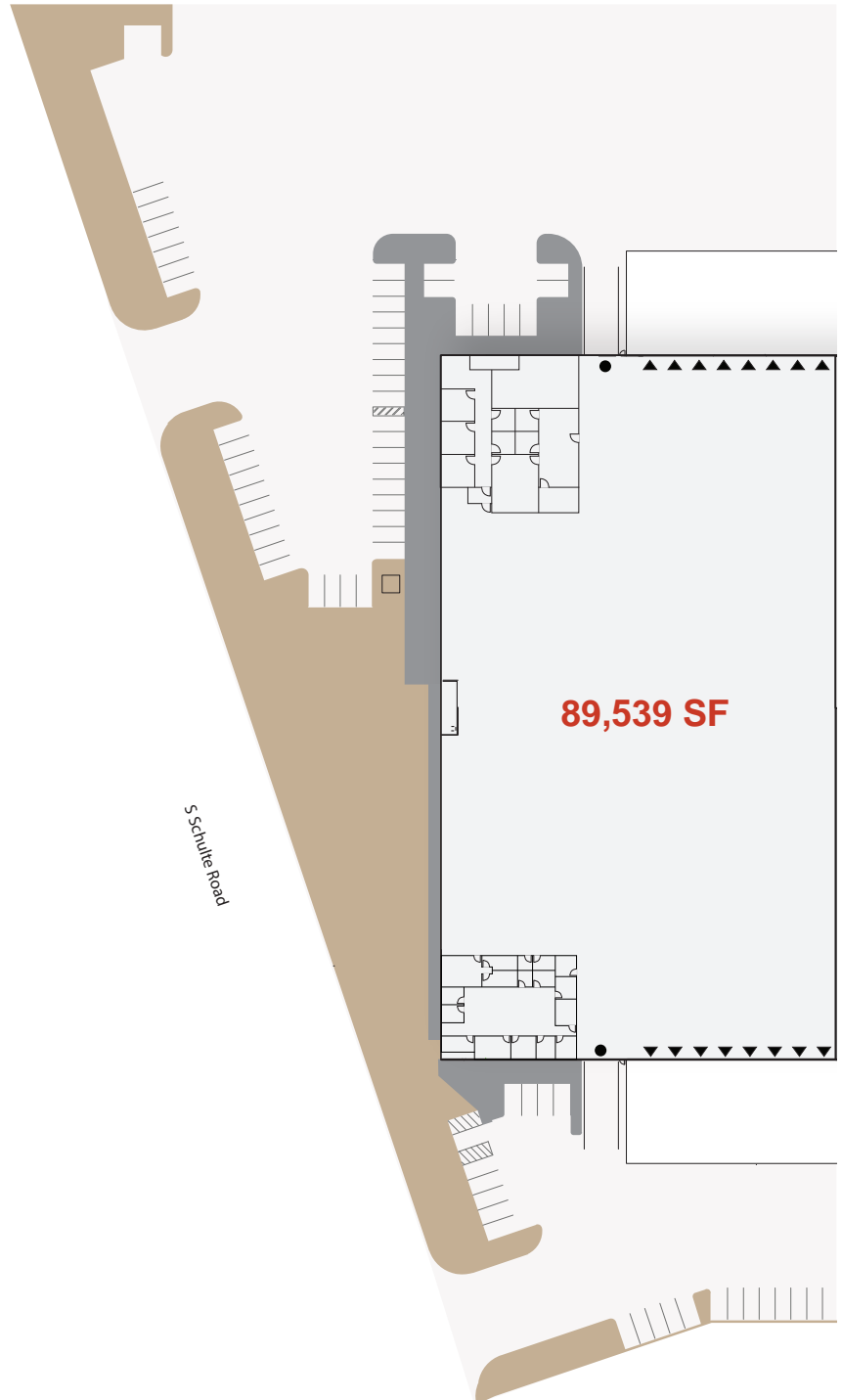
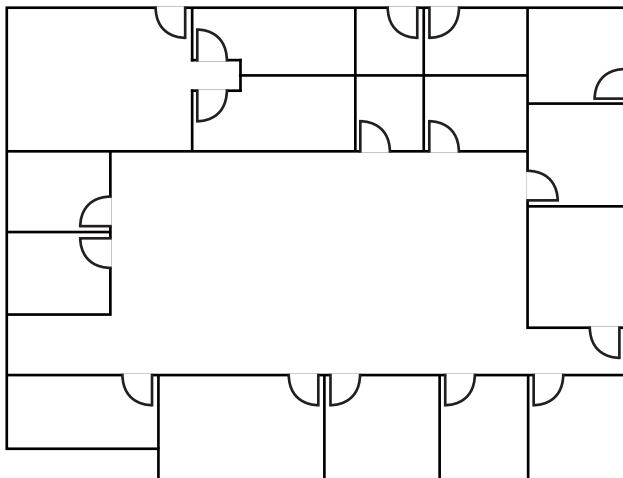
Class "A" Crossload Warehouse/Distribution Facility

89,539 Square Feet Available

North Office Floor Plan - 3,165 SF



South Office Floor Plan - 4,627 SF



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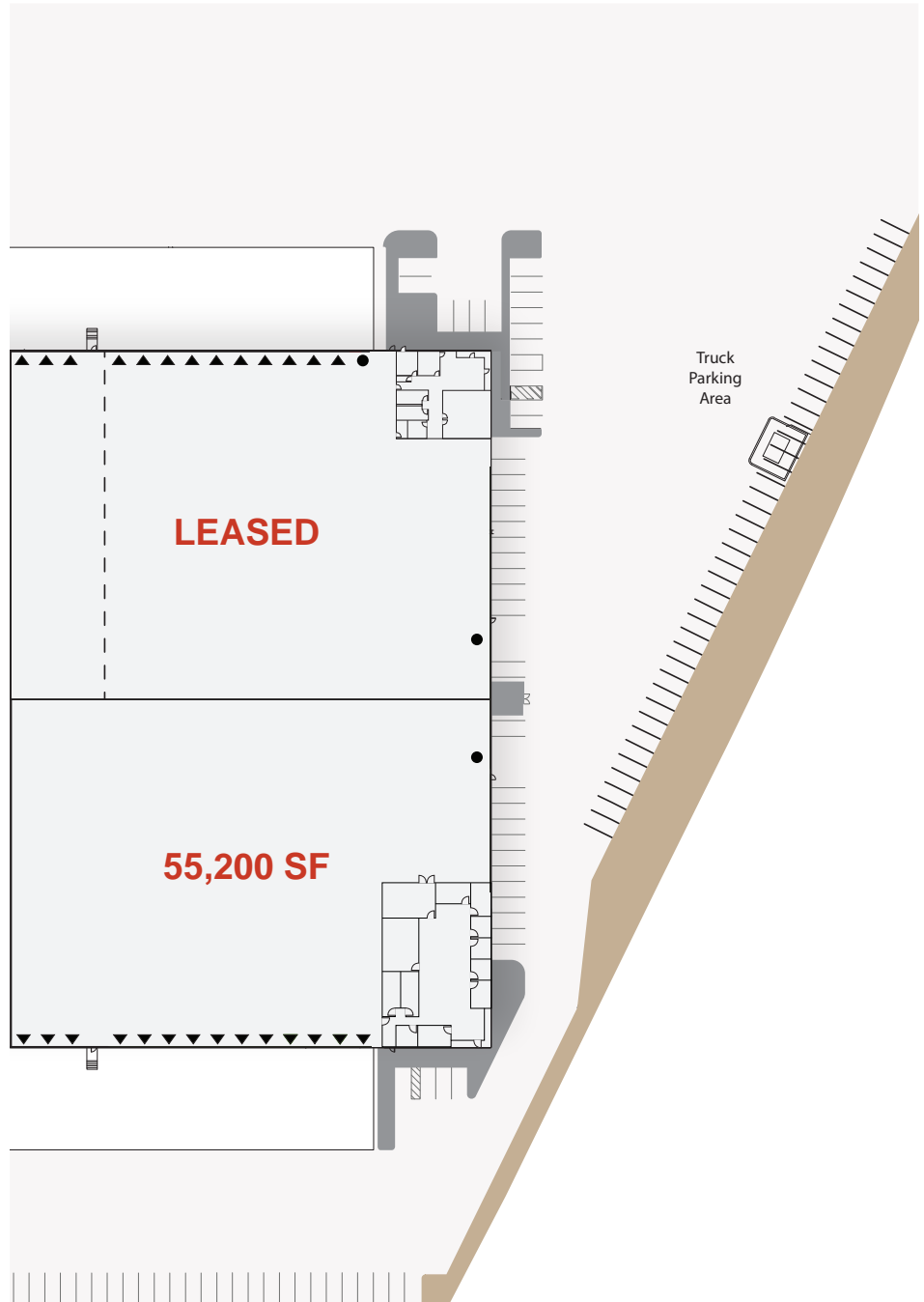
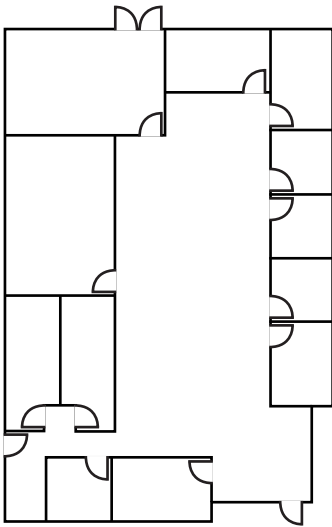
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South Office Floor Plan - 5,280 SF





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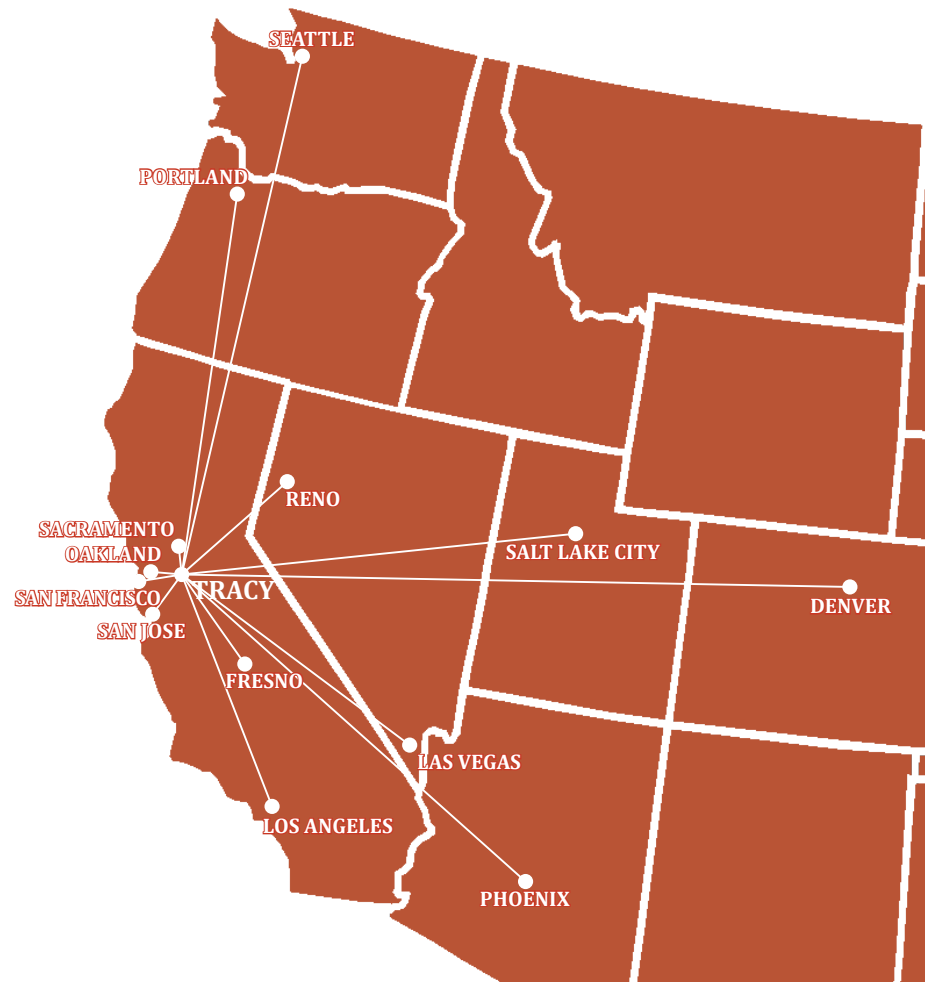


MILEAGE TO MAJOR WEST COAST MARKETS

• Stockton	20 miles
• Oakland	45 miles
• San Francisco	64 miles
• Sacramento	67 miles
• Fresno	124 miles
• Reno	201 miles
• Los Angeles	326 miles
• Las Vegas	515 miles
• Portland	640 miles
• Phoenix	696 miles
• Salt Lake City	719 miles
• Seattle	815 miles
• Denver	1,162 miles

PORTS & INTERMODALS

• Port of Stockton	22 miles
• Port of Oakland	45 miles
• Port of San Francisco	64 miles
• Port of West Sacramento	69 miles
• Port of LA / Long Beach	330 miles
• Port of Seattle	819 miles
• UP Intermodal	13 miles
• BNSF Intermodal	21 miles





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Patterson Pass Business Park



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A Franklin Templeton Company

www.clarionpartners.com

For more information on this
opportunity, please contact

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