

INTERSTATE 5

PATTERSON, CA

TRADE CENTER



±570-Acre Business Park | 8 MSF Total Building Space

FOR SALE | FOR LEASE | BTS



CUSHMAN &
WAKEFIELD

OVERVIEW

570-ACRE INDUSTRIAL PARK IN A PRIME CENTRAL VALLEY LOCATION

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, Modesto, Tracy, and Stockton.



Central
Site Location



Institutional
Quality Park



Core
Industrial Hub



36k - 1.5 MSF
Building Sizes



Sale/Lease/BTS
Opportunities



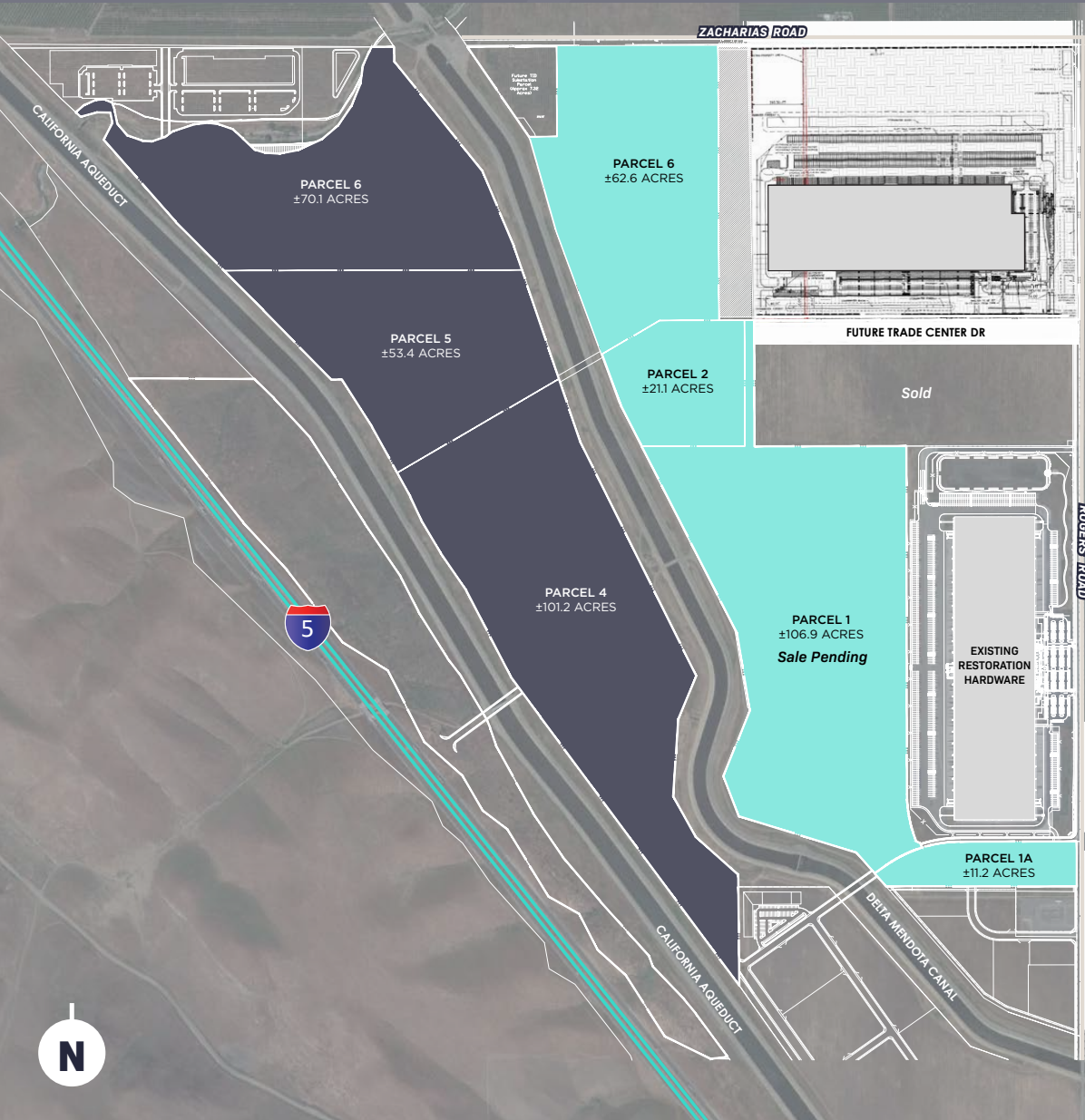
Flexible
Site Configurations



Class A
Building Facilities



Strong
Regional Workforce



HIGHLIGHTS

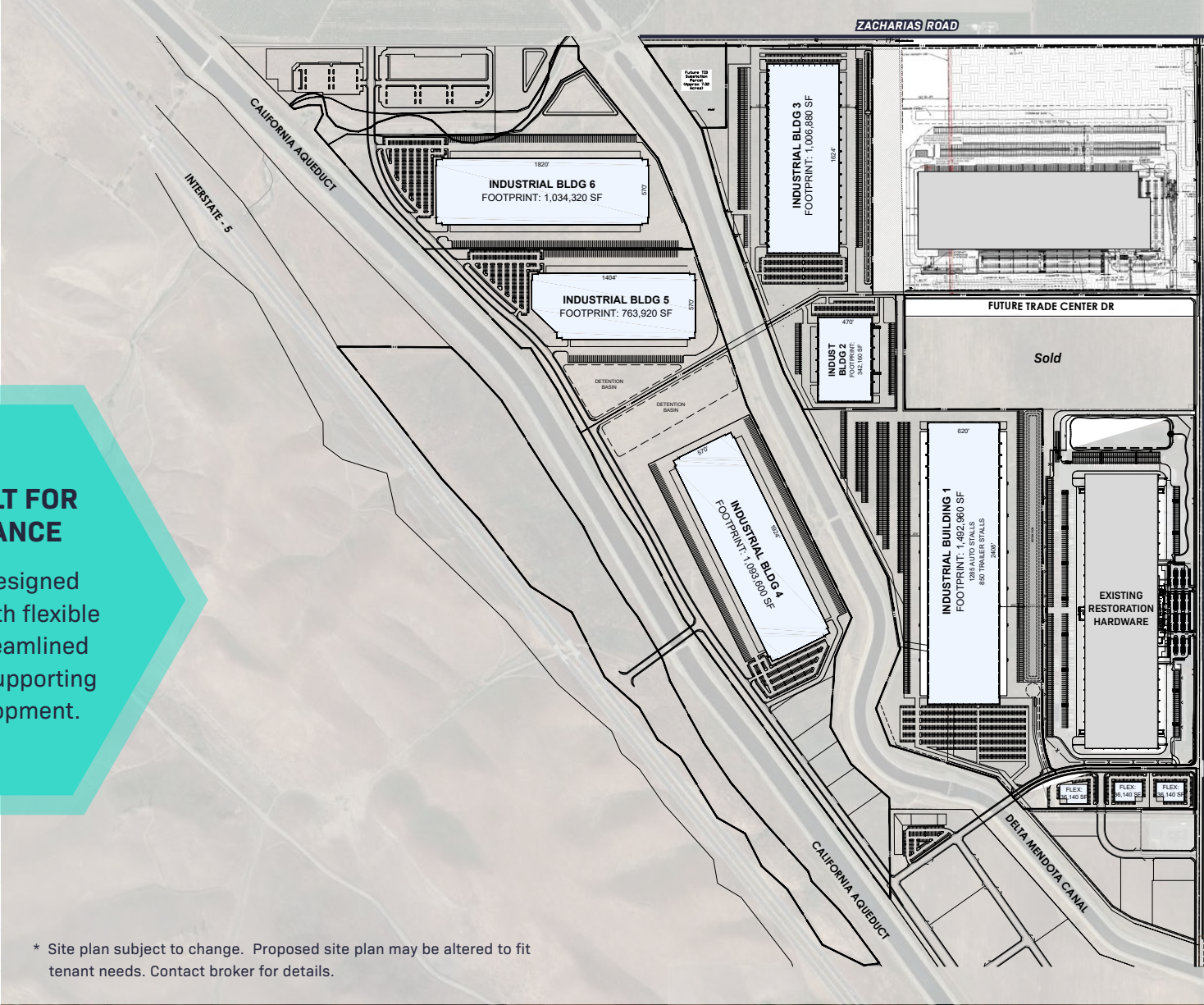


- Master Planned Business Park delivering Finished Land Sites
- Newly constructed Roadways, Signalized Intersections and wet utilities in place
- Suitable for e-commerce, fulfillment, advanced manufacturing and distribution uses
- Flexible site and/or building configurations to fit tenant, developer, or owner user needs
- Fully Entitled Finished Land Sites streamlining Development/Construction Process
- Business Friendly Community within the City of Patterson

CONCEPTUAL SITE PLAN

A PLAN BUILT FOR PERFORMANCE

Thoughtfully designed finished sites with flexible layouts and streamlined entitlements—supporting efficient development.



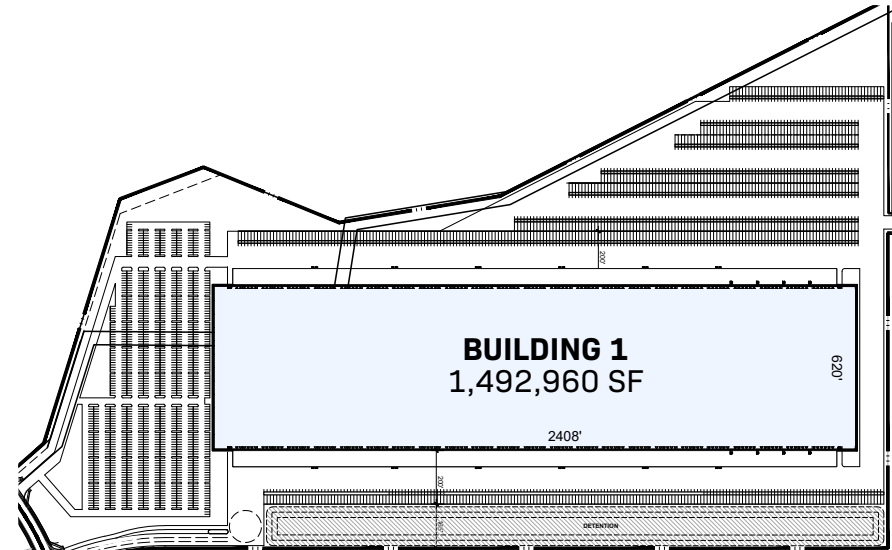
* Site plan subject to change. Proposed site plan may be altered to fit tenant needs. Contact broker for details.



BUILDING SPECIFICATIONS

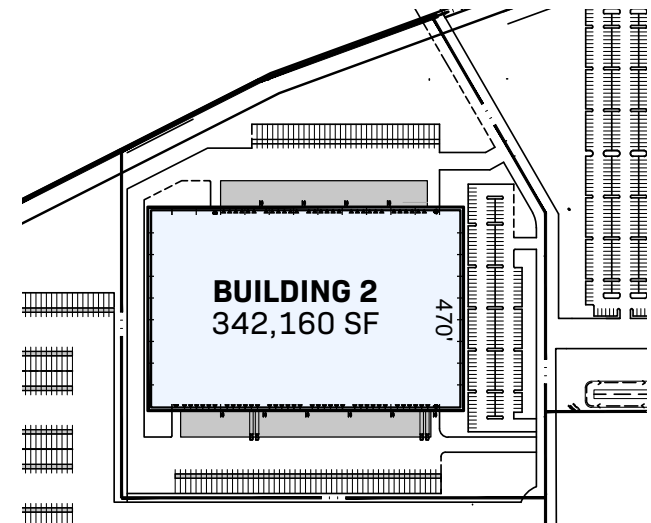
BUILDING 1

BUILDING SF	1,492,960 SF	TRUCK COURT	140'
BUILDING DIMENSIONS	620' x 2,408'	DOCK-HIGH DOORS	232
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	4
CLEARANCE HEIGHT	40'	SLAB	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 2

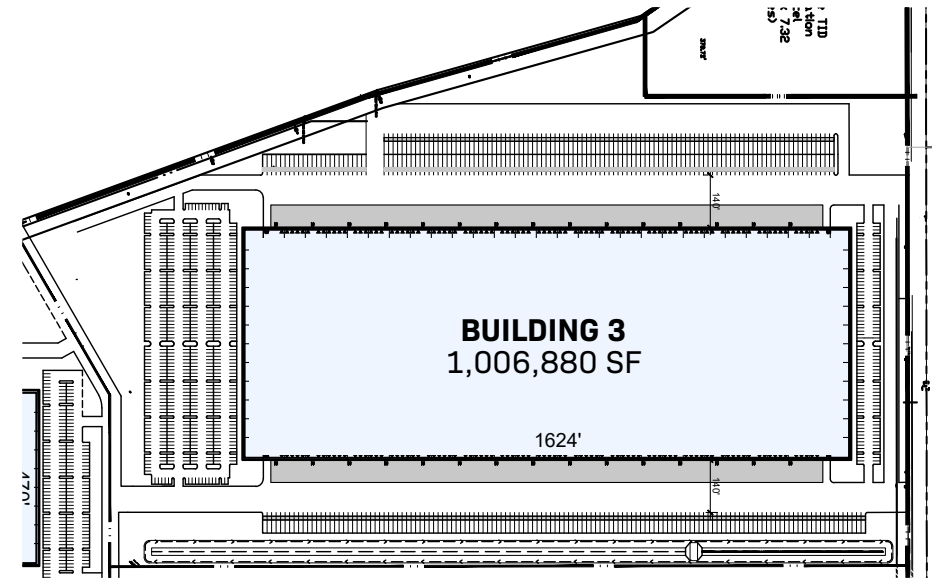
BUILDING SF	342,160 SF	TRUCK COURT	135'
BUILDING DIMENSIONS	470' x 728'	DOCK-HIGH DOORS	67
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	4
CLEARANCE HEIGHT	36'	SLAB	8" REINFORCED CONCRETE
COLUMN SPACING	56' x 60'	AUTO PARKING	243
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	39
SPRINKLERS	ESFR		



BUILDING SPECIFICATIONS

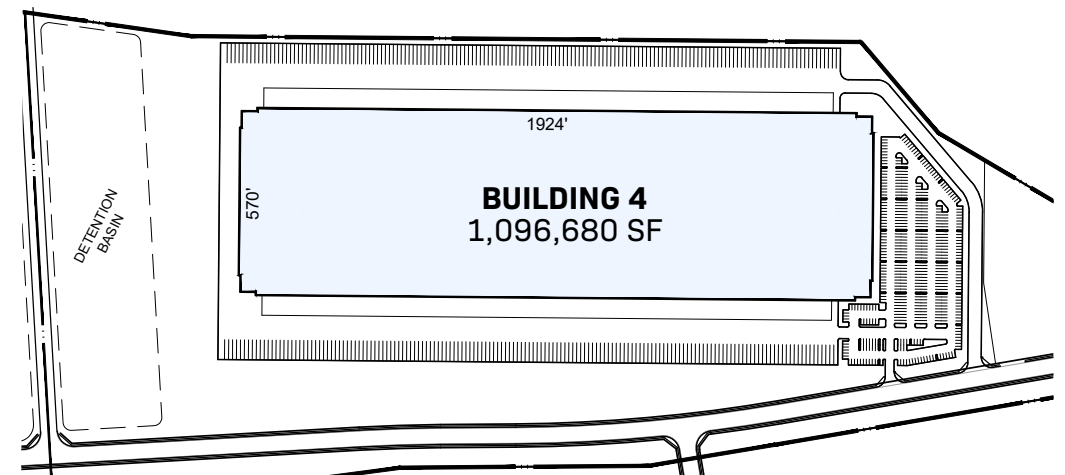
BUILDING 3

BUILDING SF	1,006,880 SF	TRUCK COURT	140'
BUILDING DIMENSIONS	620' X 1,624'	DOCK-HIGH DOORS	148
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	4
CLEARANCE HEIGHT	40'	SLAB	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 4

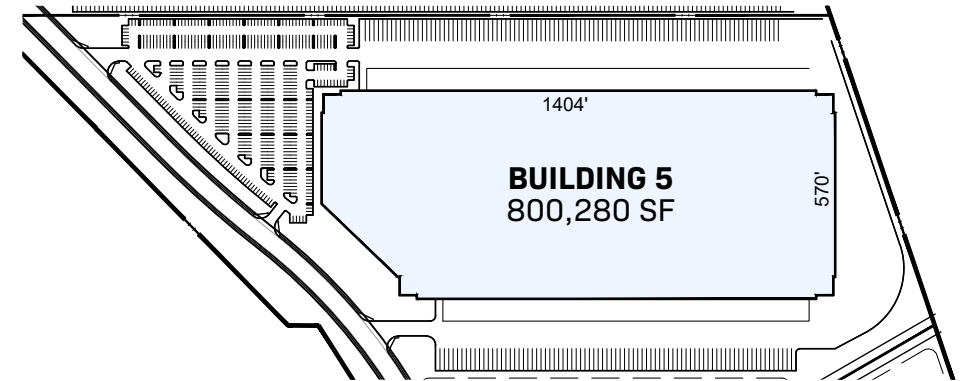
BUILDING SF	1,096,680 SF	TRUCK COURT	135'
BUILDING DIMENSIONS	620' X 1,624'	DOCK-HIGH DOORS	214
OFFICE SF	BUILD TO SUIT	GRADE-LEVEL DOORS	4
CLEARANCE HEIGHT	40'	SLAB	8" REINFORCED CONCRETE
COLUMN SPACING	56' x 60'	AUTO PARKING	455
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	312
SPRINKLERS	ESFR		



BUILDING SPECIFICATIONS

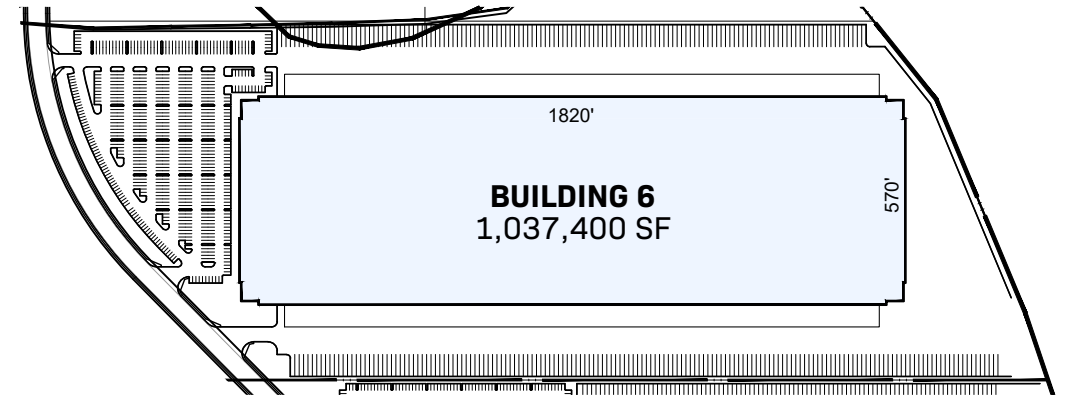
BUILDING 5

BUILDING SF	800,280 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'	SLAB	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 6

BUILDING SF	1,037,400 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'	SLAB	8" REINFORCED CONCRETE
COLUMN SPACING	56' x 60'	AUTO PARKING	680
POWER	4,000 AMPS, 277/480V, 3 PHASE	TRAILER PARKING	323
SPRINKLERS	ESFR		



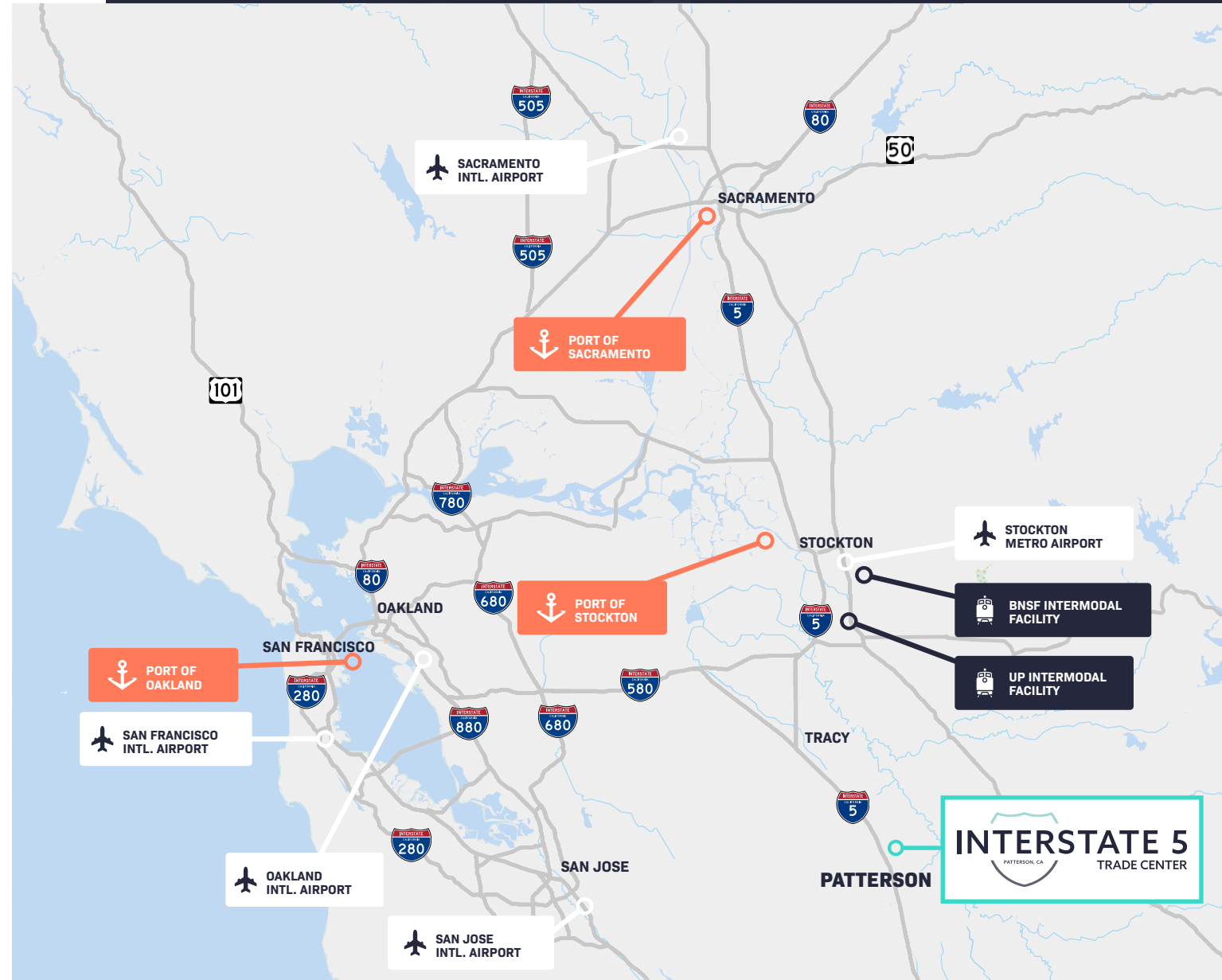
ACCESSIBILITY

ACCESS TO MARKETS

CITY	MILES	PORTS	MILES
OAKLAND	74	STOCKTON	38
SAN JOSE	82	OAKLAND	71
SAN FRANCISCO	85	LA/LONG BEACH	365
SACRAMENTO	87	PORTLAND	676
FRESNO	103	SEATTLE	840
LOS ANGELES	300		
LAS VEGAS	487	AIRPORTS	MILES
PORTLAND	635	STOCKTON	37
BOISE	641	OAKLAND	67
PHOENIX	671	SAN JOSE	80
SALT LAKE CITY	738	SAN FRANCISCO	85
SEATTLE	838	SACRAMENTO	96
DENVER	1,233		

MARKET DELIVERY

LOCAL MARKET (POP.)		NATIONAL MARKET (POP.)	
3 MILES	12,591	SAME DAY	52,254,011
10 MILES	28,613	NEXT DAY	84,881,212
15 MILES	131,429	TWO-DAY	145,912,987





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