



EAST TRACY

LOGISTICS CENTER



Fully Entitled

± 335,157 SF Class "A"
Warehouse / Distribution Building

Q2 2025
Breaking Ground



EXCLUSIVE BROKERS

NORTHERN CALIFORNIA'S CENTRAL VALLEY INDUSTRIAL SERVICES TEAM

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Grant Line Road - South Elevation



Chrisman Road - East Elevation



Property / Building Specifications



Building Size	±335,157 SF
Parcel Size / FAR	±19.3 acres / 40%
Office Size	To suit
Dock High Doors	39 (9' x 10')
Grade Level Doors	2 (12' x 14')
Auto Parking	309
Trailer Parking	136
Building Power	4,000 amps 277/480 V, 3-Phase
Clear Height	36'
Lighting	LED
Clerestory Windows	Yes
Fire Suppression	ESFR
Truck Court	185' (Secured)
Column Spacing	56' x 50' typ.
Building Dimensions	374' D x 858' W
Zoning	Industrial - NEI (City of Tracy)

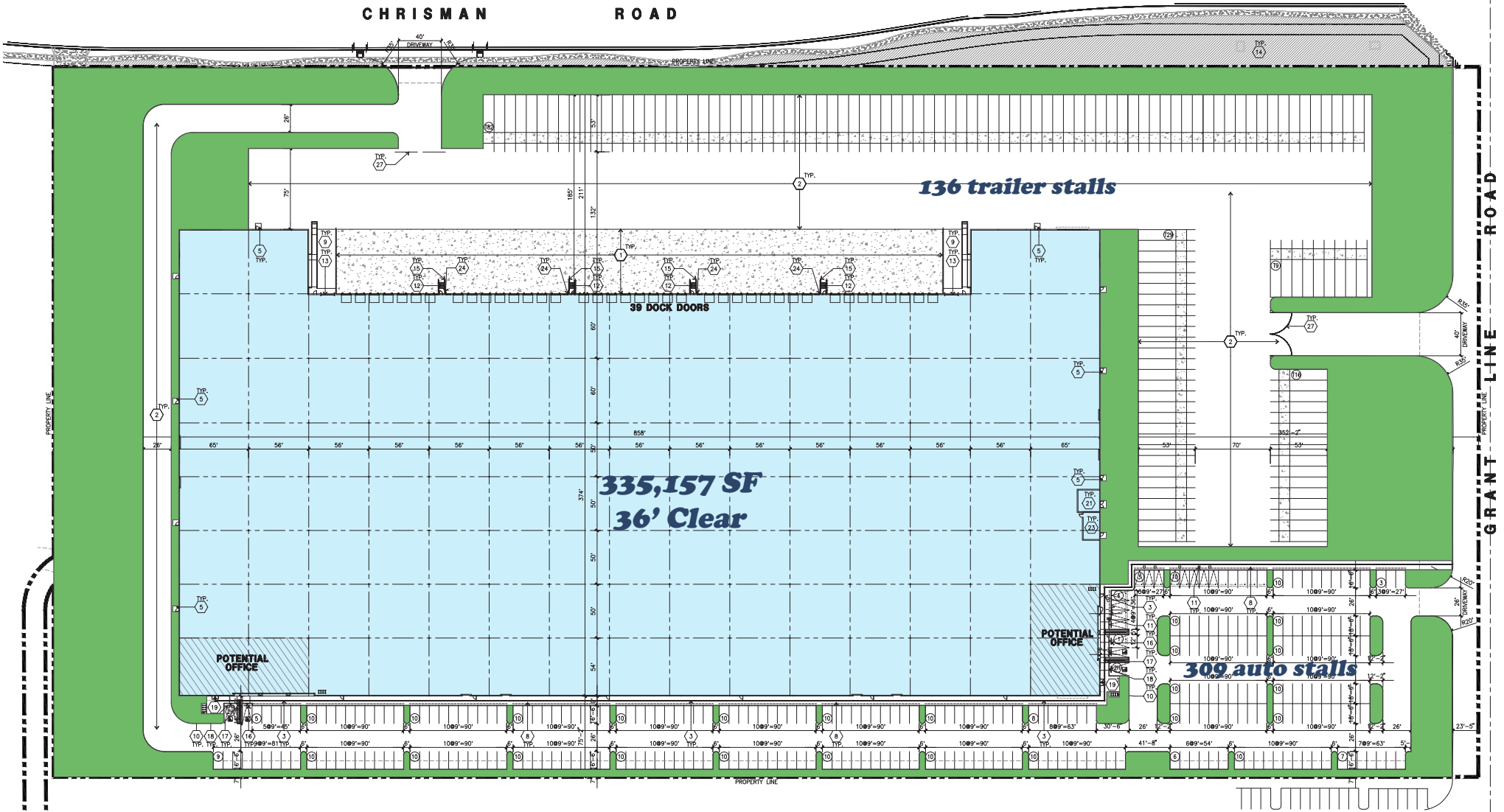
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Drawings not exact/not to scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes, although Colliers international has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2024 Colliers

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LOCATION PROVIDES IDEAL ACCESS TO THE CRITICAL TRANSPORTATION CORRIDORS OF THE BAY AREA AND WESTERN US

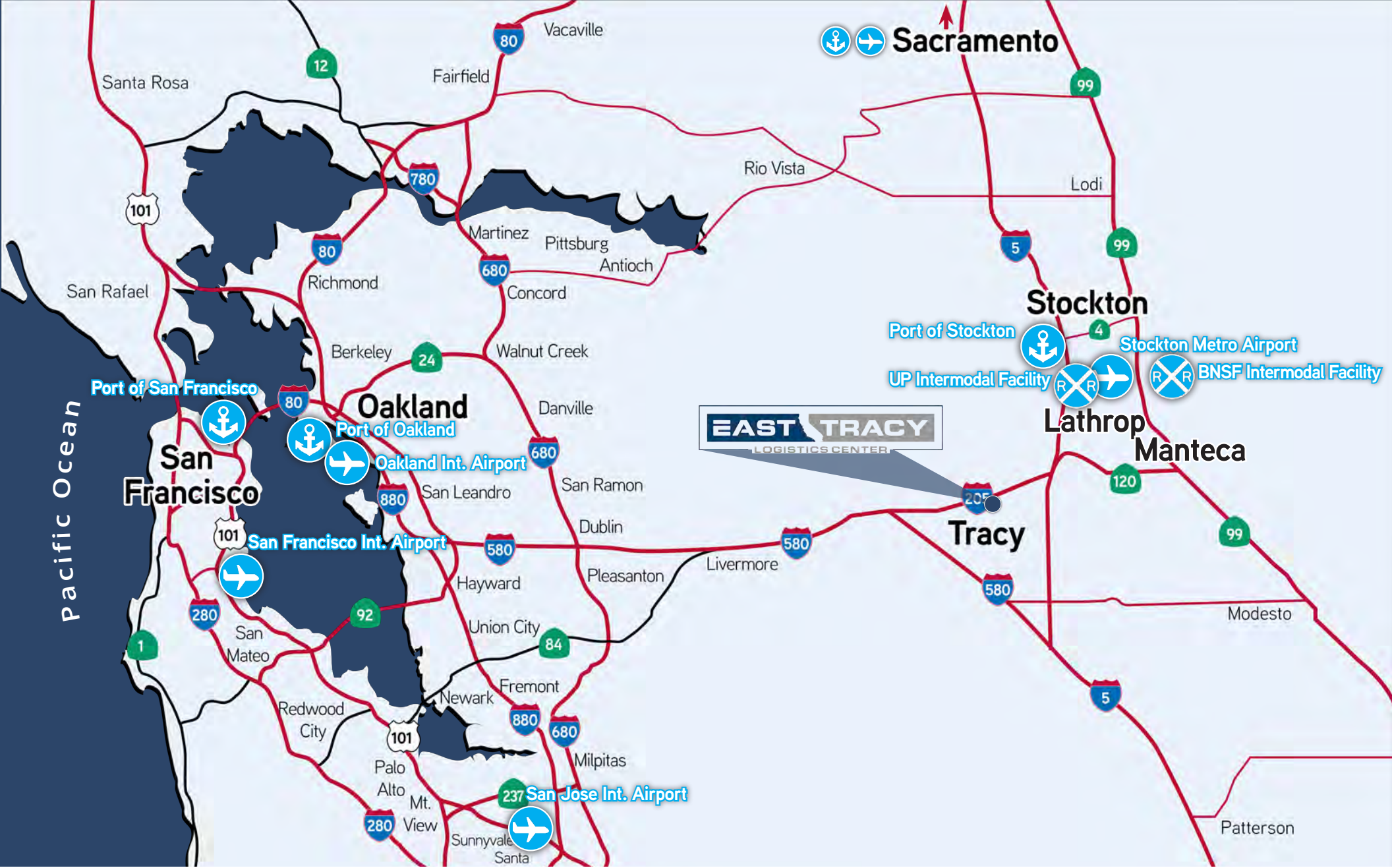


INSTITUTIONAL QUALITY INDUSTRIAL BUILDING LOCATED 56 MILES FROM THE PORT OF OAKLAND AND IN CLOSE PROXIMITY TO UP & BNSF INTERMODAL FACILITIES



ACCESS TO HIGH QUALITY, AFFORDABLE CENTRAL VALLEY LABOR POOL





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MILEAGE TO MAJOR WEST COAST MARKETS:

Stockton -	20 miles	PORTS	
Oakland -	54 miles	Port of Stockton -	22 miles
San Francisco -	65 miles	Port of Oakland -	56 miles
Sacramento -	66 miles	Port of San Francisco -	66 miles
Fresno -	124 miles	Port of West Sacramento -	68 miles
Reno -	201 miles	Port of LA/Long Beach -	350 miles
Los Angeles -	326 miles	Port of Seattle -	819 miles
Las Vegas -	513 miles	AIRPORTS	
Portland -	646 miles	Stockton Metro Airport -	17 miles
Phoenix -	693 miles	Oakland Int'l Airport -	49 miles
Salt Lake City -	719 miles	San Jose Int'l Airport -	53 miles
Seattle -	818 miles	San Francisco Int'l Airport -	66 miles
Denver -	1,251 miles	Sacramento Int'l Airport -	77 miles

THE SITE BENEFITS FROM IMMEDIATE
ACCESS TO I-205 & I-5
 VIA MACARTHUR DRIVE,
CONNECTING
 THE PROPERTY WITH THE
ENTIRE WEST COAST.



EASY ACCESS TO MAJOR ARTERIALS
I-5, I-205, I-580 & HWY 99



WITHIN CLOSE PROXIMITY TO
**UNION PACIFIC & BURLINGTON
 NORTHERN SANTA FE RAILROADS**



MULTIPLE PORTS LOCATED WITHIN
70 MILES OF THE LOCATION

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