

FOR LEASE | ±400,000 SF AVAILABLE

# WEST PATTERSON BUSINESS PARK

400 ROGERS ROAD, PATTERSON, CA 95363

AVAILABLE FOR LEASE



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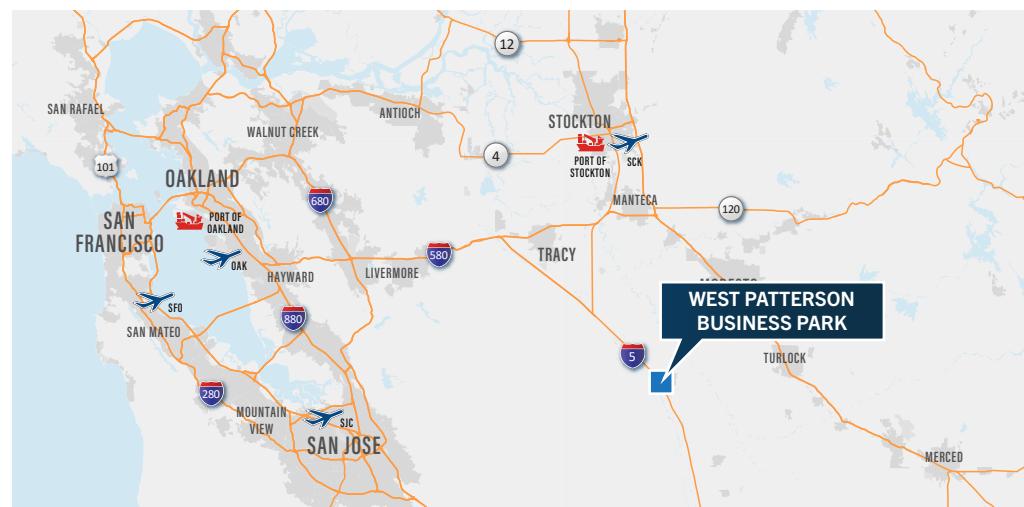
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## PROPERTY FEATURES

- 820,000 Total Square Feet warehouse
- 400,000 SF available for lease
- 44 dock-high doors / 2 grade-level doors
- 109 trailer parking stalls / 114 auto parking stalls
- 1,624' x 500' building dimensions
- 56' x 60' column spacing
- 40' clear height
- ESFR fire suppression system
- 190' truck court
- Fenced and fully secured with gated access
- Existing Pallet Racking



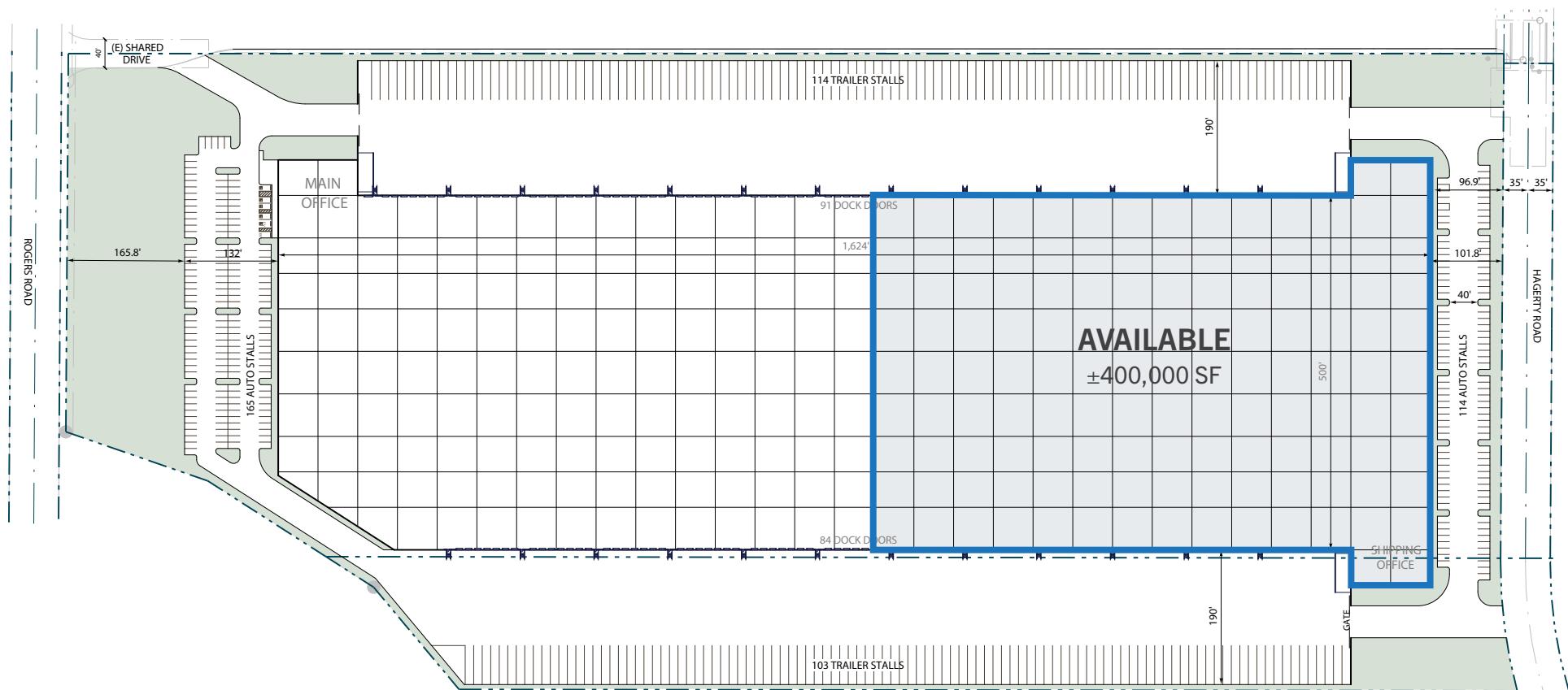
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## SITE PLAN



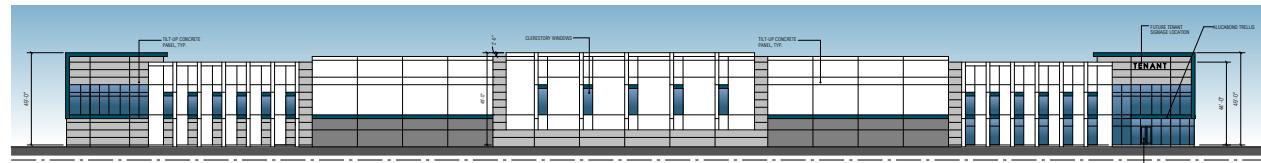
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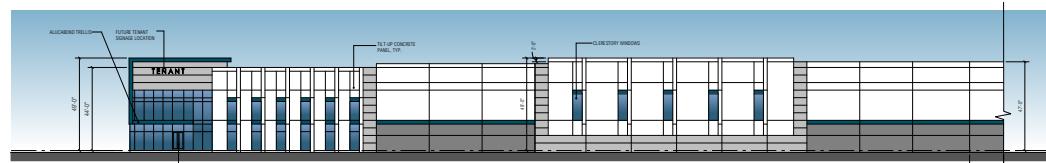
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## BUILDING ELEVATIONS



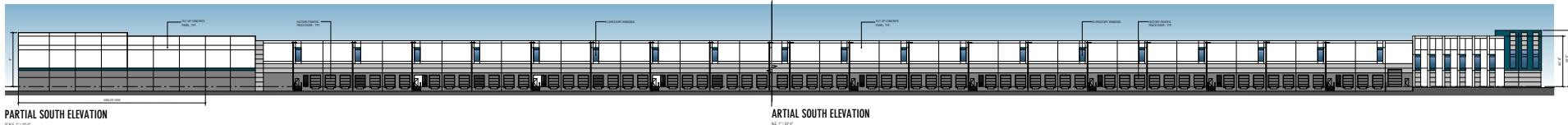
EAST ELEVATION - HAGGERTY DRIVE

SCALE: 1"-0" 22'-0"



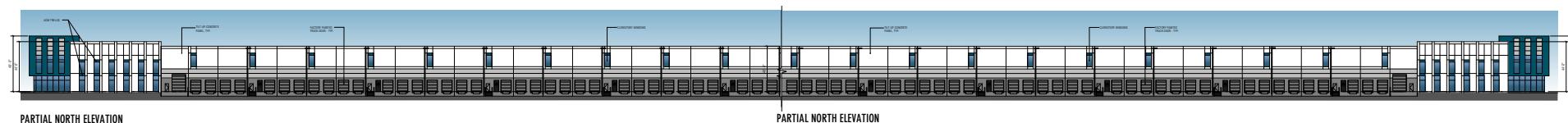
WEST ELEVATION - ROGERS ROAD

SCALE: 1"-0" 22'-0"



PARTIAL SOUTH ELEVATION

SCALE: 1"-0" 22'-0"



PARTIAL NORTH ELEVATION

SCALE: 1"-0" 22'-0"

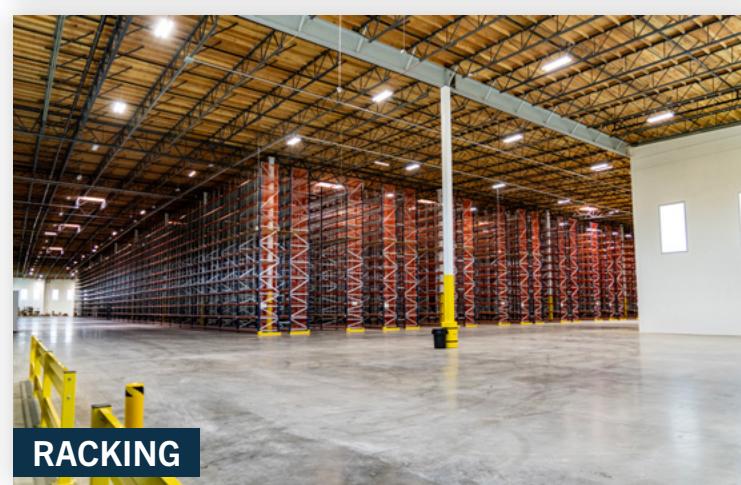
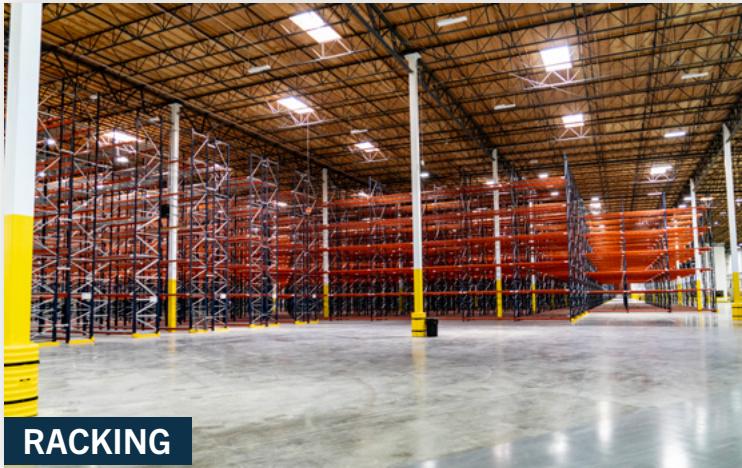
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## PHOTOS



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