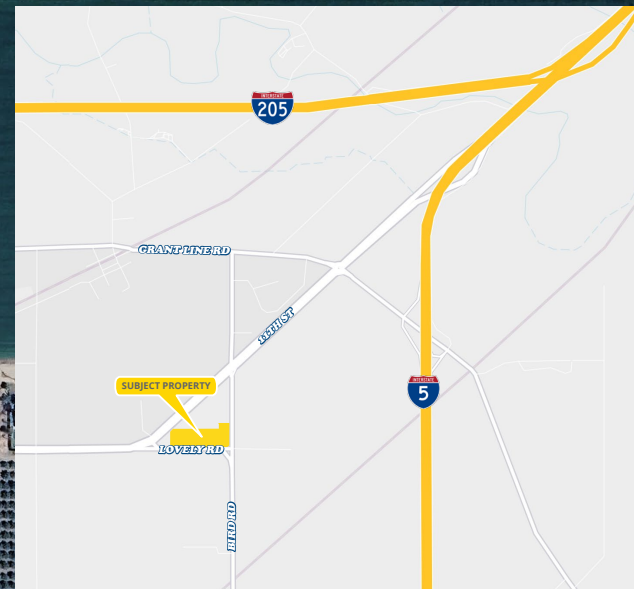


For Lease



±18.46 acre IOS Build-to-Suit divisible to ±3.0 acres

# 23751 S. Bird Road

Tracy, CA 95304

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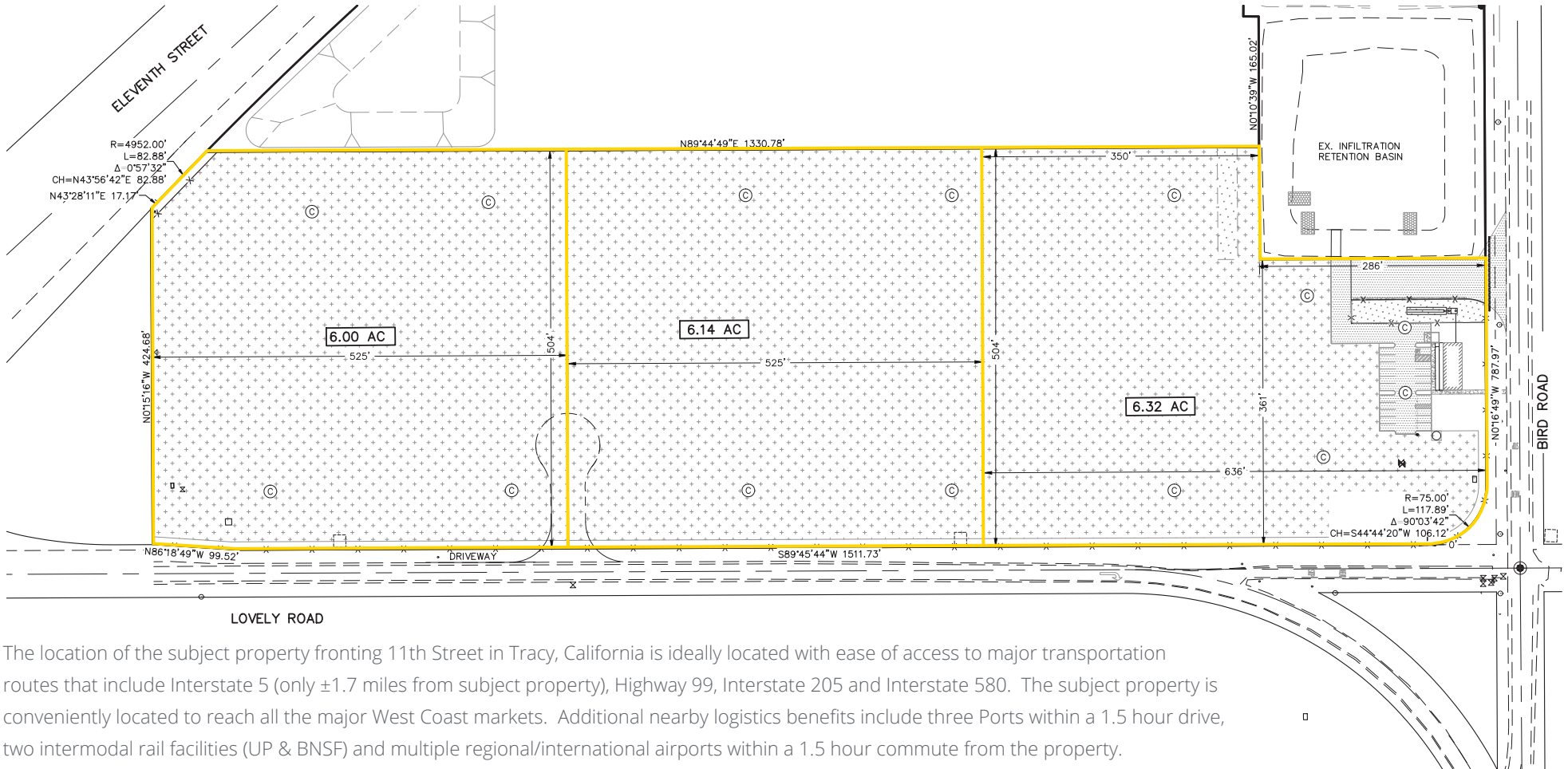
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Accelerating success.

# 23751 S. Bird Road

Tracy, CA 95304



The location of the subject property fronting 11th Street in Tracy, California is ideally located with ease of access to major transportation routes that include Interstate 5 (only ±1.7 miles from subject property), Highway 99, Interstate 205 and Interstate 580. The subject property is conveniently located to reach all the major West Coast markets. Additional nearby logistics benefits include three Ports within a 1.5 hour drive, two intermodal rail facilities (UP & BNSF) and multiple regional/international airports within a 1.5 hour commute from the property.

- Indicated Power: 800 amps, 277/480V, 3-phase
- Septic: 2,000 gallon tank w/ 2,470 SF disposal area
- Water: Well
- Power: PG&E

\*Utilities may vary dependent on user and/or demised portion of premises.

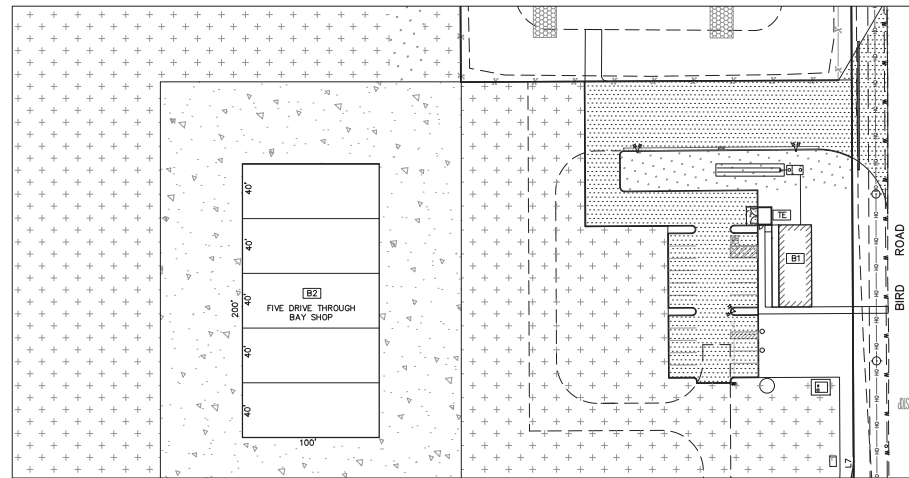
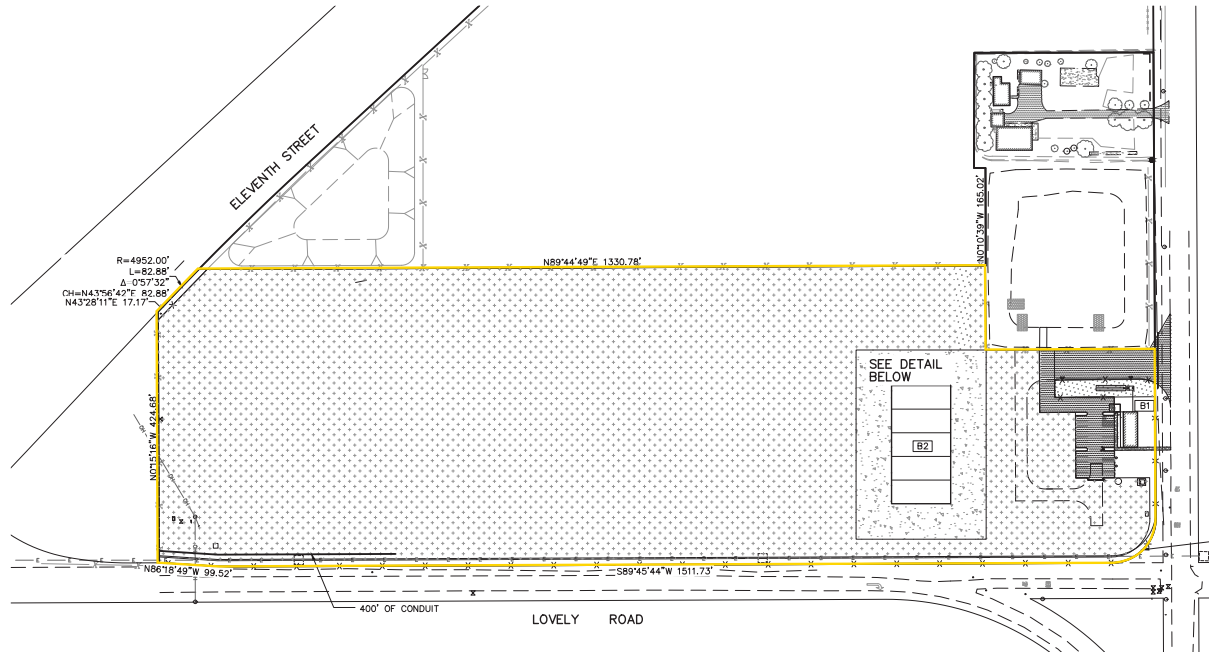
PLANNED PROPERTY SPECIFICATIONS

# 23751 S. Bird Road

Tracy, CA 95304



Shop Size	±20,000 SF (200' x 100')
Grade Level Doors	10 doors (drive through access)
Bldg Height	40'
Indicated Power	800 amps, 277/480V, 3-phase
Office Size	±1,440 SF
Auto Parking	26 stalls
Septic	2,000 gallon tank w/ 2,470 SF disposal area
Water	Well
Power	PG&E
Zoning	I-W, Warehouse Industrial (San Joaquin County)
General Plan	I-L, Limited Industrial (San Joaquin County)







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