



# CLARION PARTNERS

## For Lease

Seefried Industrial Properties



Tracy Logistics Park

1869 E. Grant Line Road, Bldg 1 &

3160 N. Chrisman Road, Bldg 3

Tracy, CA 95304

45,418 Square Foot & 102,148 Square Foot Spaces Available



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 form any part of any future contract.



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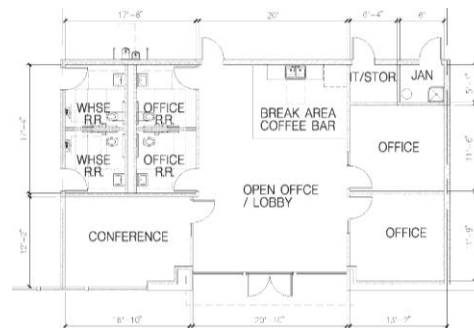
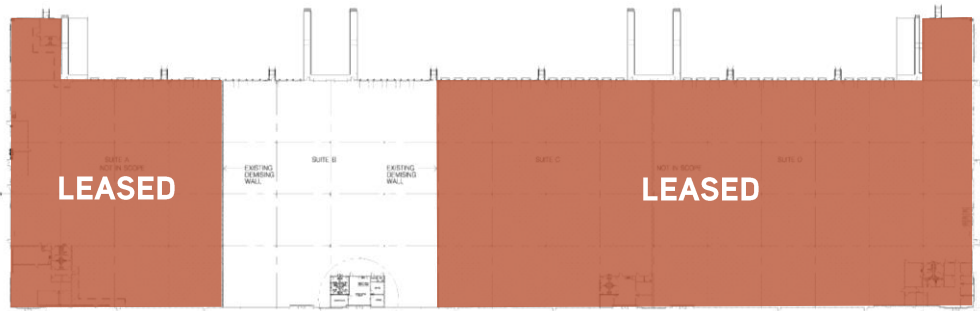
Tracy Logistics Park  
1869 E. Grant Line Road, Bldg 1  
Tracy, CA 95304

45,418 Square Feet Available



### BUILDING HIGHLIGHTS

- 45,418 SF available
- 1,556 SF spec office
- 10 dock high doors
- 2 grade level doors
- 59 trailer stalls
- 244 auto stalls
- 220'D x 930'W building dimensions
- 32' clear height
- 50' x 50' typical bay spacing
- 180' truck court
- 4,000 Amps, 277/480V, 3-Phase
- ESRF sprinkler system
- Rear load configuration
- Skylights
- Lighting to suit



Spec Office Plan  
±1,556 SF



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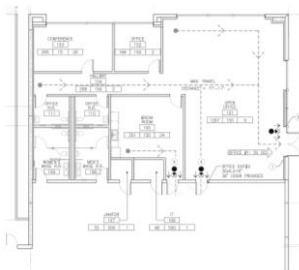
3160 N. Chrisman Road, Bldg 3  
Tracy, CA 95304

102,148 Square Feet Available

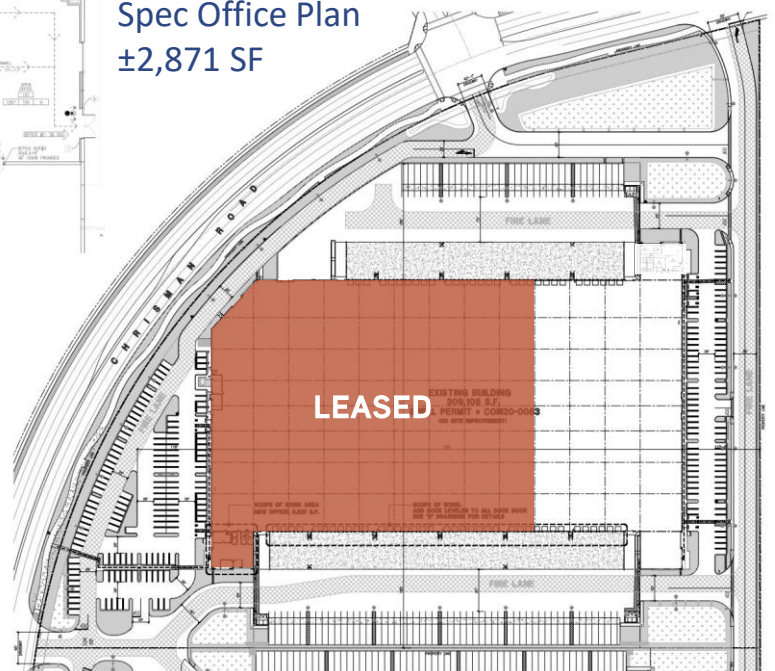


### BUILDING HIGHLIGHTS

- 102,148 SF available
- 2,871 SF Spec office
- 20 dock high doors
- 2 grade level doors
- 92 trailer stalls
- 234 auto stalls
- 400'D x 750'W building dimensions
- 36' clear height
- 52' x 52' typical bay spacing
- 185' N, 180' S truck court
- 4,000 Amps, 277/480V, 3-Phase
- ESRF sprinkler system
- Cross load configuration
- Skylights
- Lighting to suit



Spec Office Plan  
±2,871 SF





# CLARION PARTNERS

Tracy Logistics Park



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



WITHIN CLOSE PROXIMITY TO  
UNION PACIFIC & BNSF RAILROADS



MULTIPLE PORTS LOCATED WITHIN  
70 MILES OF THE LOCATION

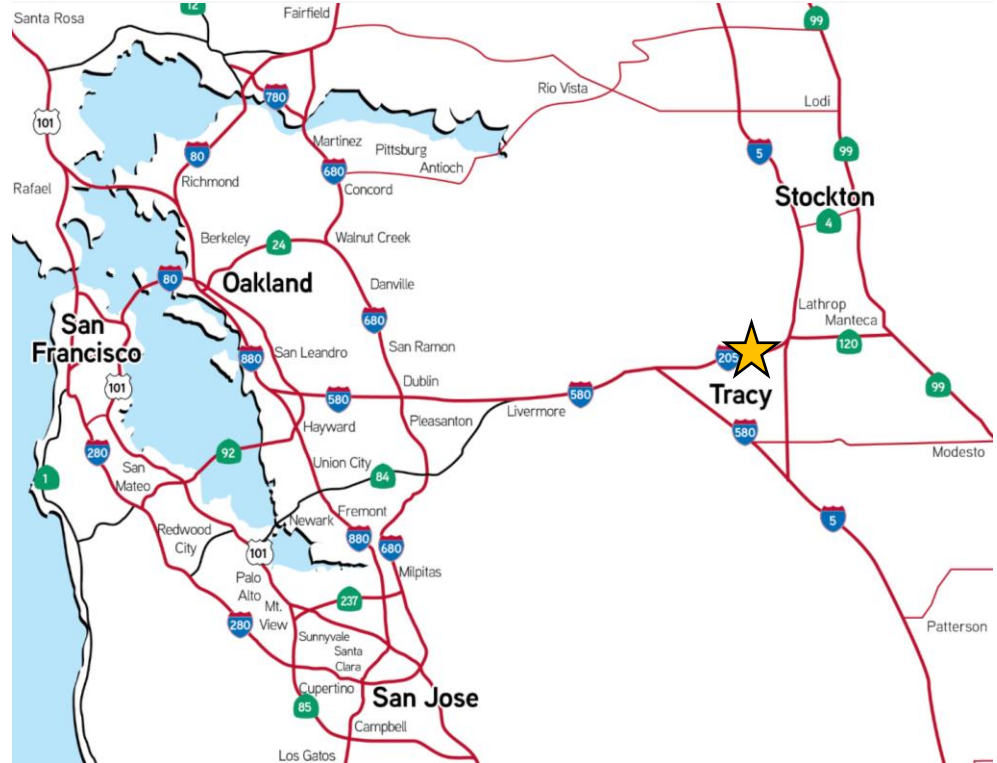


# CLARION PARTNERS

Tracy Logistics Park

## MILEAGE TO MAJOR WEST COAST MARKETS

- Stockton - 20 miles
- Oakland - 54 miles
- San Francisco - 65 miles
- Sacramento - 66 miles
- Fresno - 124 miles
- Reno - 201 miles
- Los Angeles - 326 miles
- Las Vegas - 513 miles
- Portland - 646 miles
- Phoenix - 693 miles
- Salt Lake City - 719 miles
- Seattle - 818 miles
- Denver - 1,251 miles



## PORTS & INTERMODALS

- Port of Stockton - 22 miles
- Port of Oakland - 56 miles
- Port of San Francisco - 66 miles
- Port of West Sacramento - 68 miles
- Port of LA/Long Beach - 350 miles
- Port of Seattle - 819 miles
- UP Intermodal - 12 miles
- BNSF Intermodal - 20 miles



## CLARION PARTNERS

[www.clarionpartners.com](http://www.clarionpartners.com)



For more information on this opportunity, please contact

Mike Goldstein, SIOR  
 Vice Chair - Executive Managing Director  
 +1 209 475 5106  
[michael.goldstein@colliers.com](mailto:michael.goldstein@colliers.com)

Ryan McShane, SIOR  
 Vice Chair  
 +1 209 475 5105  
[ryan.mcshane@colliers.com](mailto:ryan.mcshane@colliers.com)

Alex Hoeck, SIOR  
 Senior Vice President  
 +1 209 851 1191  
[alex.hoeck@colliers.com](mailto:alex.hoeck@colliers.com)

John Steinbuch, SIOR  
 Executive Vice President  
 +1 925 227 6212  
[John.steinbuch@colliers.com](mailto:John.steinbuch@colliers.com)