



CLARION PARTNERS

For Lease

Seefried Industrial Properties



Tracy Logistics Park

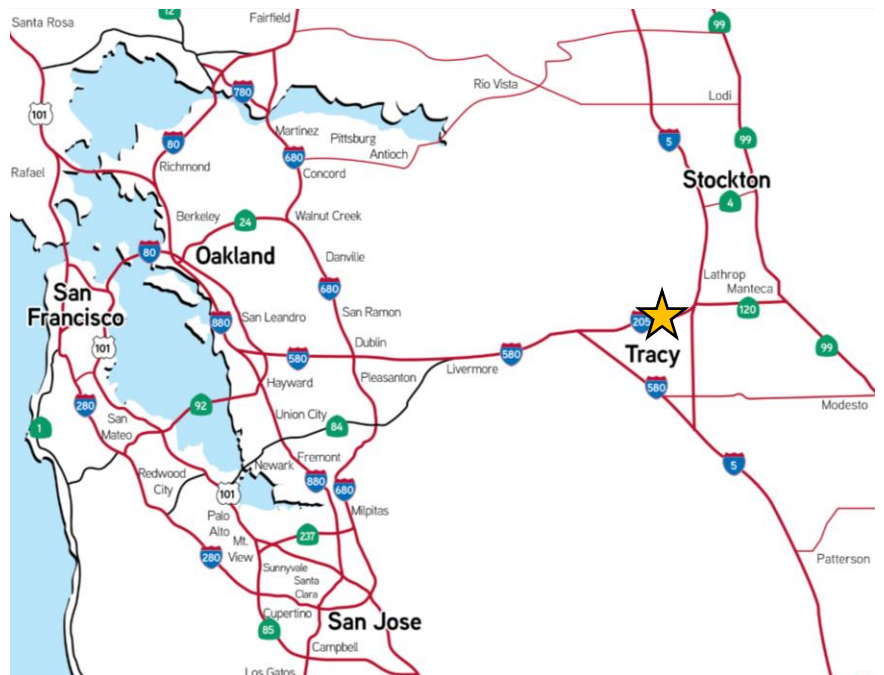
3160 N. Chrisman Road, Bldg 3
Tracy, CA 95304

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
- ESFR sprinkler system
- Cross load configuration
- Skylights
- Lighting to suit



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



WITHIN CLOSE PROXIMITY TO
UNION PACIFIC & BNSF RAILROADS



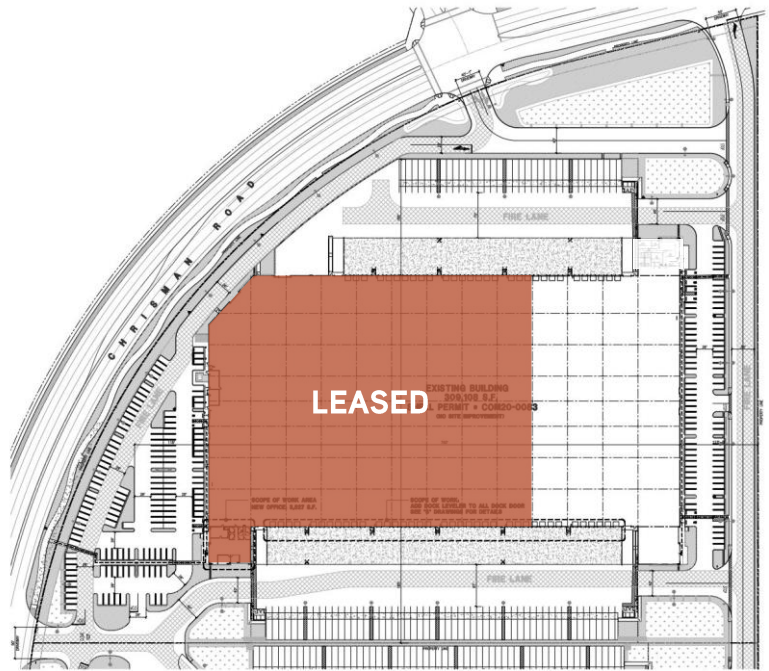
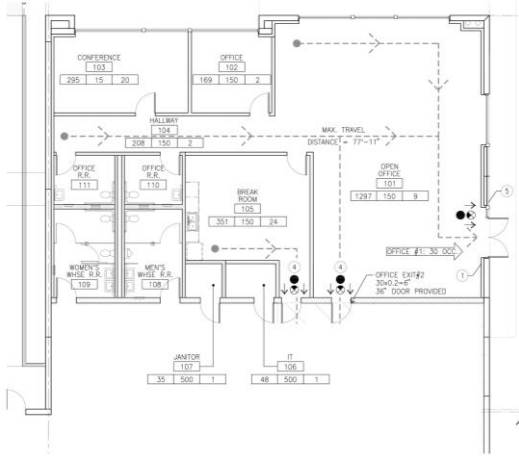
MULTIPLE PORTS LOCATED WITHIN
70 MILES OF THE LOCATION



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Spec Office Plan



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



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www.clarionpartners.com



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