

9463 Arbor Avenue, Building H | Tracy, CA

Warehouse / Distribution Facility  
±98,460 SF div. to ±31,800 SF

Colliers



NORTH  
TRACY  
COMMERCE CENTER



State-of-the-Art Speculative Building Delivering Q4 2025



**NORTH  
TRACY**  
COMMERCE CENTER



- Building Address:** 9463 Arbor Avenue, Building H  
Tracy, CA
- Building Size:** ±98,460 SF
- Available:** ±98,460 SF div. to ±31,800 SF
- Spec Office:** ±3,504 SF
- Loading:** 22 dock-high doors  
4 grade level doors
- Dock Ratio:** 1/4,281 SF
- Auto Parking:** 69 stalls
- Trailer Parking:** 6 stalls
- Clear Height:** ±32'
- Power:** 2,000 Amps, 277/480V, 3-Phase
- Fire Suppression:** ESFR
- Dimensions:** 210' D x 468' W
- Column Spacing:** 50' x 52'
- Speed Bay:** 60'
- Truck Court:** ±120' with 60' concrete apron
- Skylights:** 2.5%
- Lighting:** LED
- Construction Type:** Concrete tilt-up
- Zoning:** M-1, Light Industrial  
(San Joaquin County)
- Additional Highlights:**  
Z-guard track guards at dock and grade level doors  
Additional trailer yard / parking available





±3,504 SF  
**SPEC OFFICE**

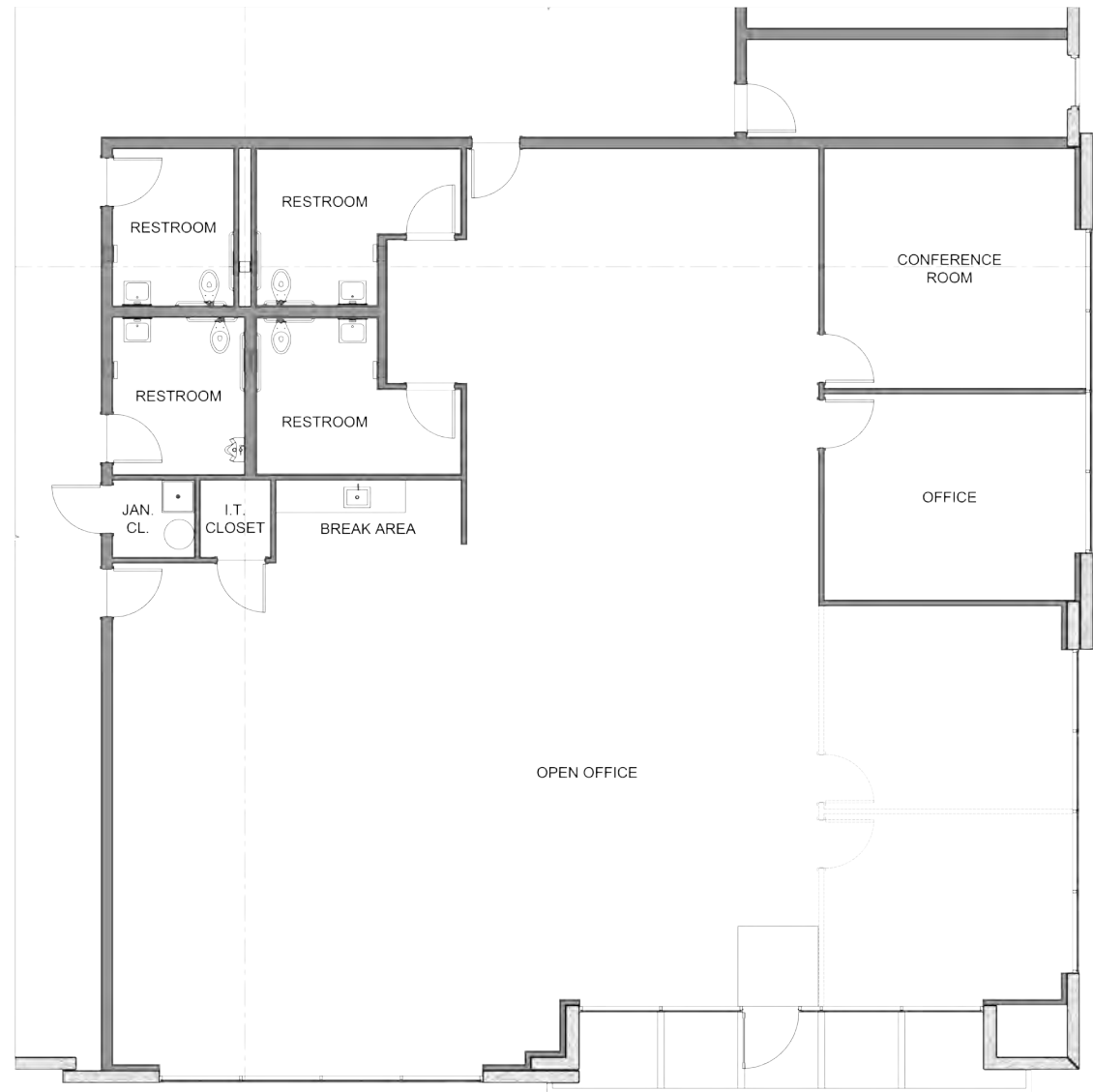
ONE (1)  
**PRIVATE OFFICE**

CONFERENCE  
**ROOM**

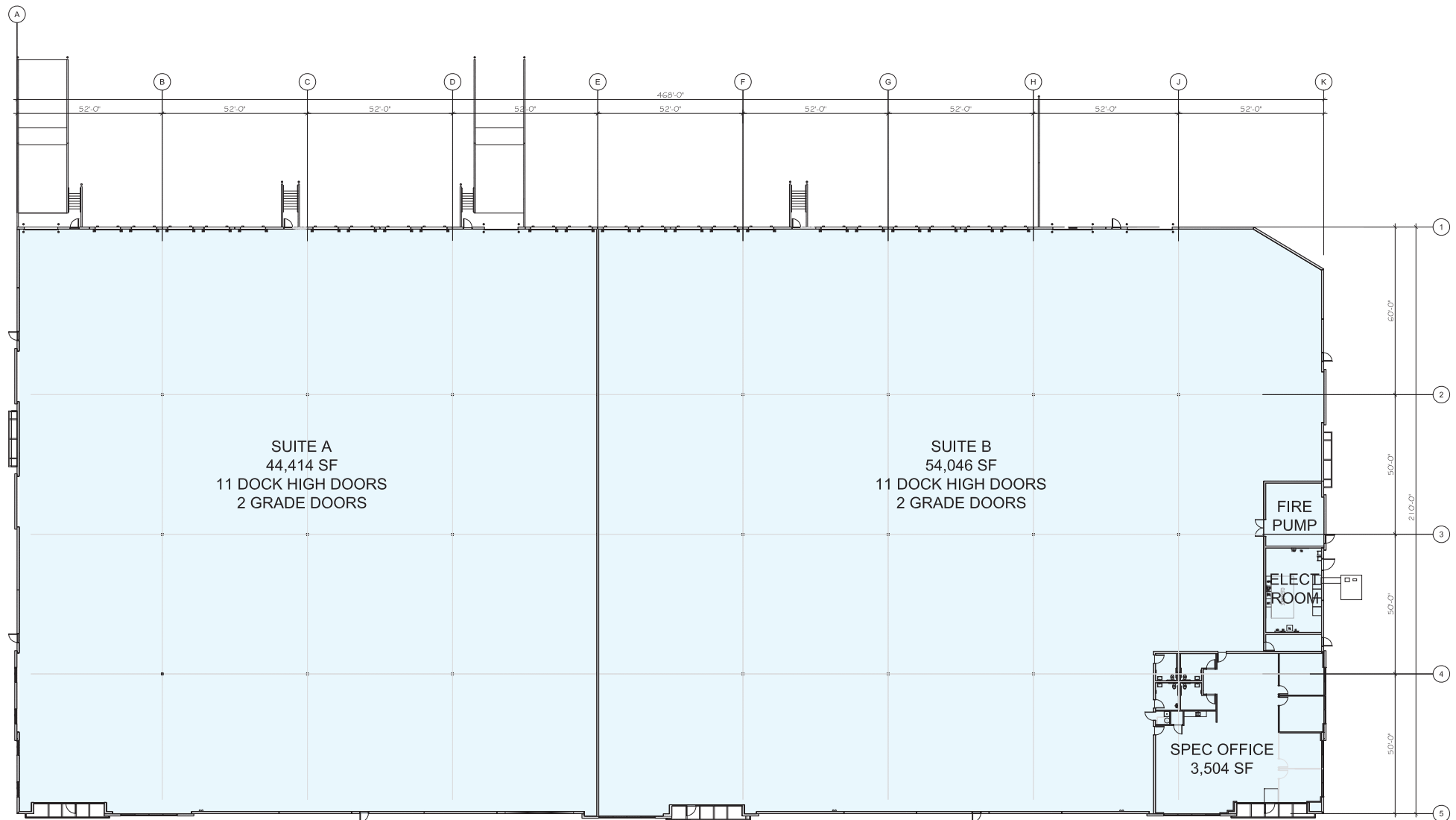
BREAK  
**AREA**

OFFICE & WAREHOUSE  
**RESTROOMS**

ADDITIONAL TWO (2)  
**PRIVATE OFFICES POSSIBLE**

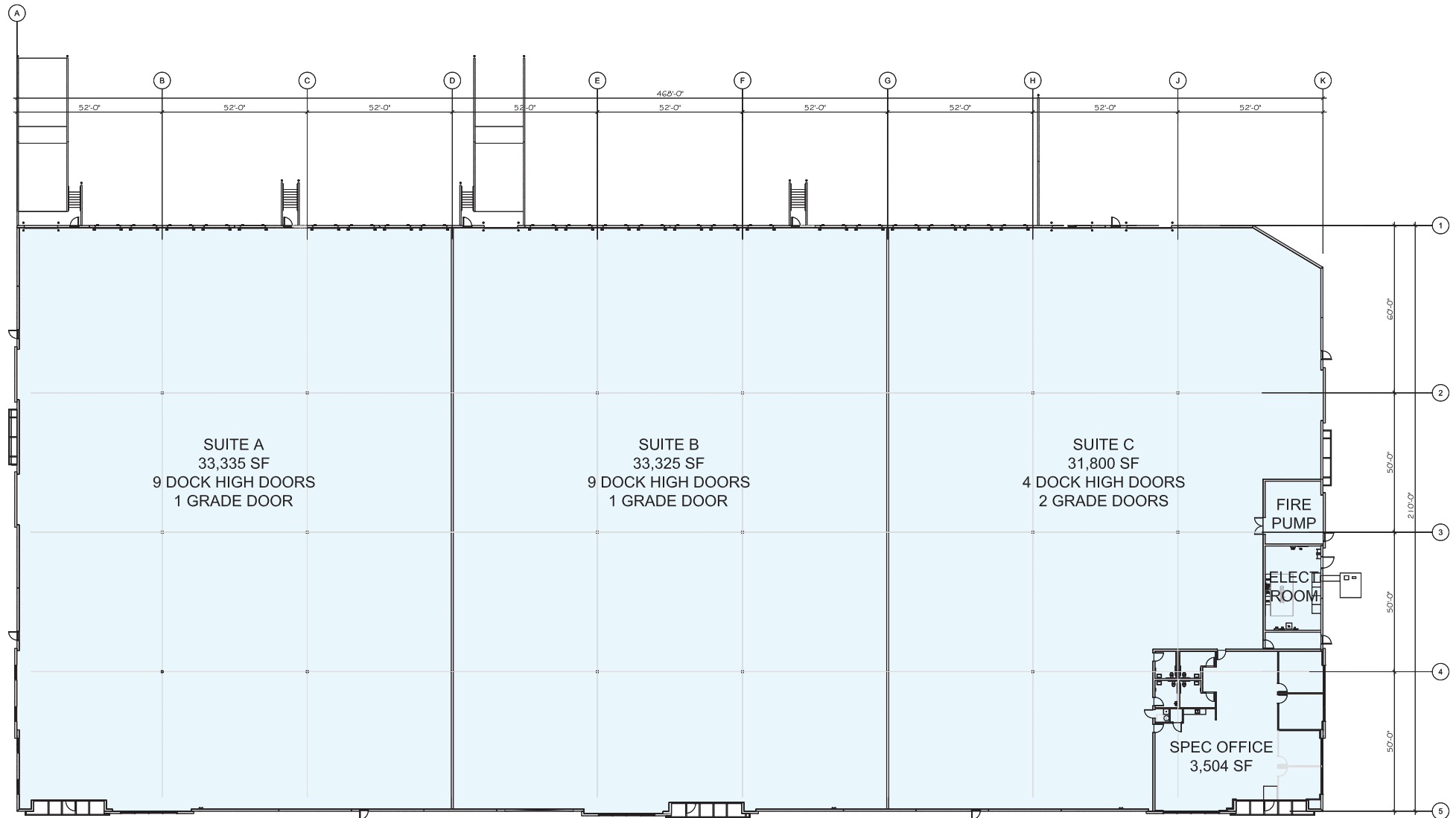


# Demised Two Tenant Site Plan



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# Demised Three Tenant Site Plan



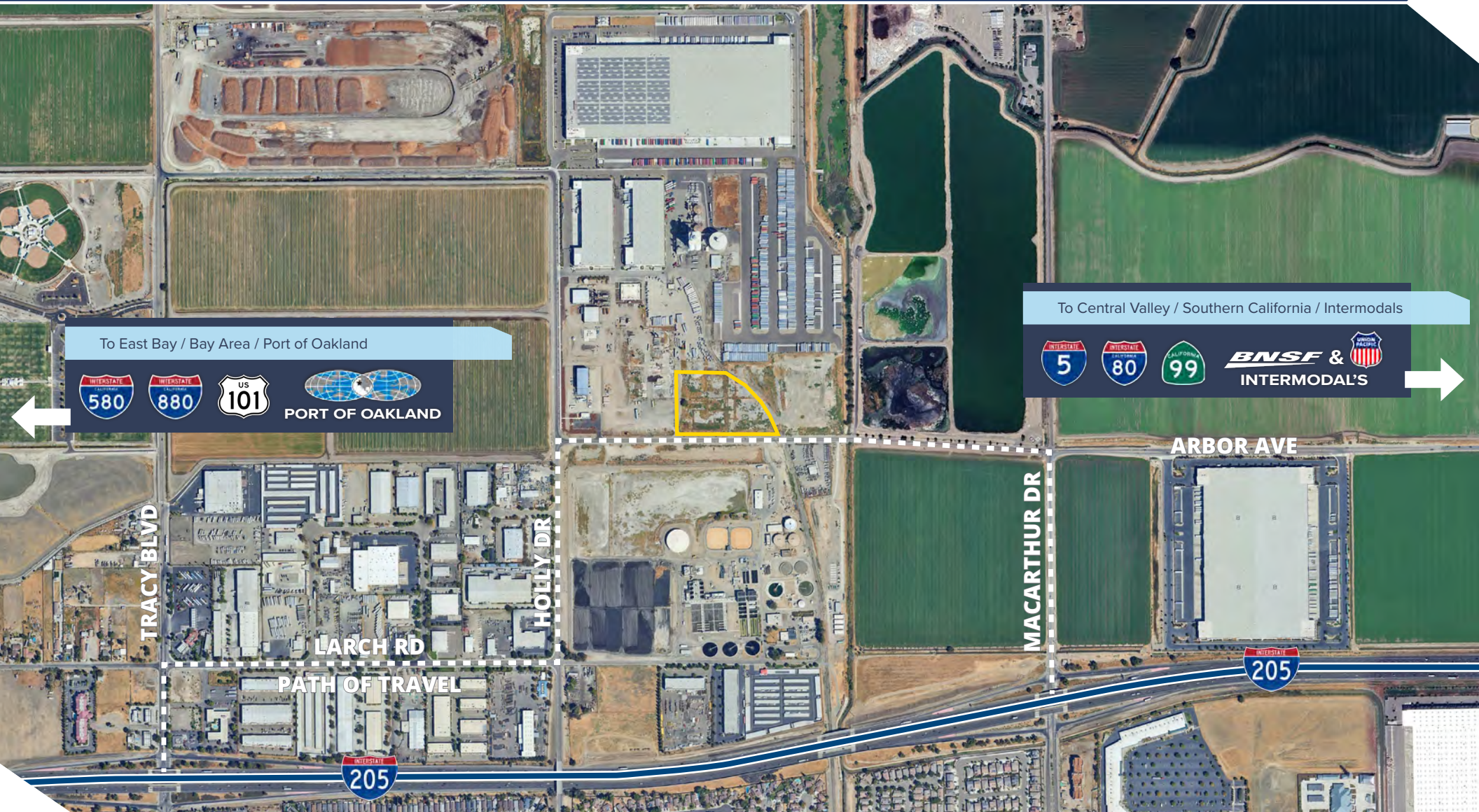
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# Ease of Access to I-205, I-580, I-5, HWY 120 & HWY 99

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NORTH  
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COMMERCE CENTER



To East Bay / Bay Area / Port of Oakland



PORT OF OAKLAND

To Central Valley / Southern California / Intermodals



**BNSF & UNION PACIFIC**  
INTERMODAL'S



TRACY BLVD

HOLLY DR

MACARTHUR DR

ARBOR AVE

LARCH RD

PATH OF TRAVEL



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20 miles <b>STOCKTON</b>	54 miles <b>OAKLAND / 880</b>	65 miles <b>SAN FRANCISCO</b>
66 miles <b>SACRAMENTO</b>	124 miles <b>FRESNO</b>	201 miles <b>RENO</b>
326 miles <b>LOS ANGELES / IE</b>	513 miles <b>LAS VEGAS</b>	646 miles <b>PORTLAND</b>
693 miles <b>PHOENIX</b>	719 miles <b>SALT LAKE CITY</b>	818 miles <b>SEATTLE</b>
	1,251 miles <b>DENVER</b>	

#### PORTS

Port of Stockton -  
Port of Oakland -  
Port of San Francisco -  
Port of West Sacramento -  
Port of LA/Long Beach -  
Port of Seattle -

22 miles  
56 miles  
66 miles  
68 miles  
350 miles  
819 miles

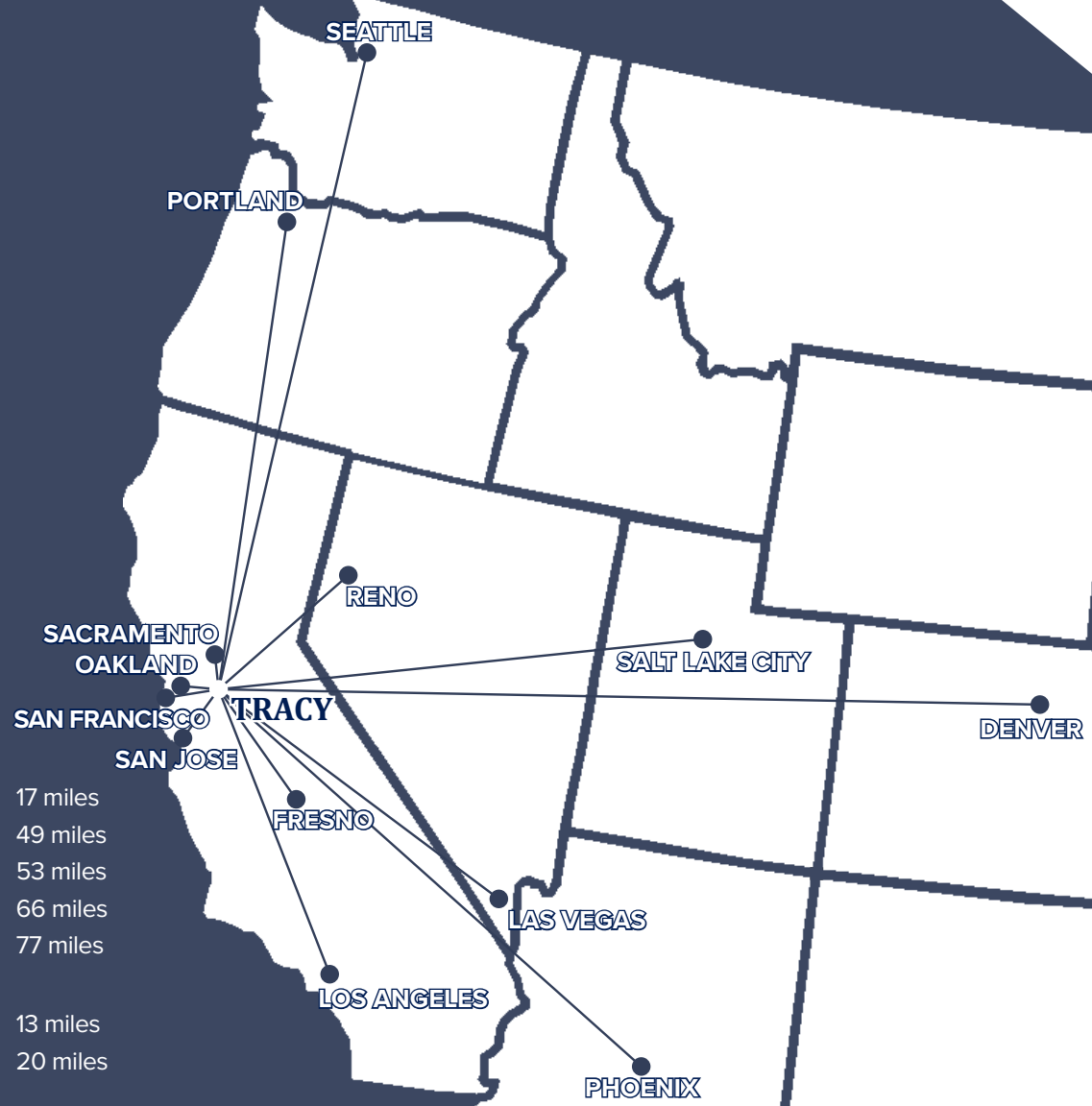
#### AIRPORTS

Stockton Metro Airport -  
Oakland Int'l Airport -  
San Jose Int'l Airport -  
San Francisco Int'l Airport -  
Sacramento Int'l Airport -

#### INTERMODALS

Union Pacific -  
BNSF -

17 miles  
49 miles  
53 miles  
66 miles  
77 miles  
13 miles  
20 miles





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