

9463 Arbor Avenue, Building H | Tracy, CA

Colliers

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



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

# Building Specifications



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



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**±3,504 SF  
SPEC OFFICE  
ONE (1)  
PRIVATE OFFICE  
CONFERENCE  
ROOM  
BREAK  
AREA  
OFFICE & WAREHOUSE  
RESTROOMS  
ADDITIONAL TWO (2)  
PRIVATE OFFICES POSSIBLE**

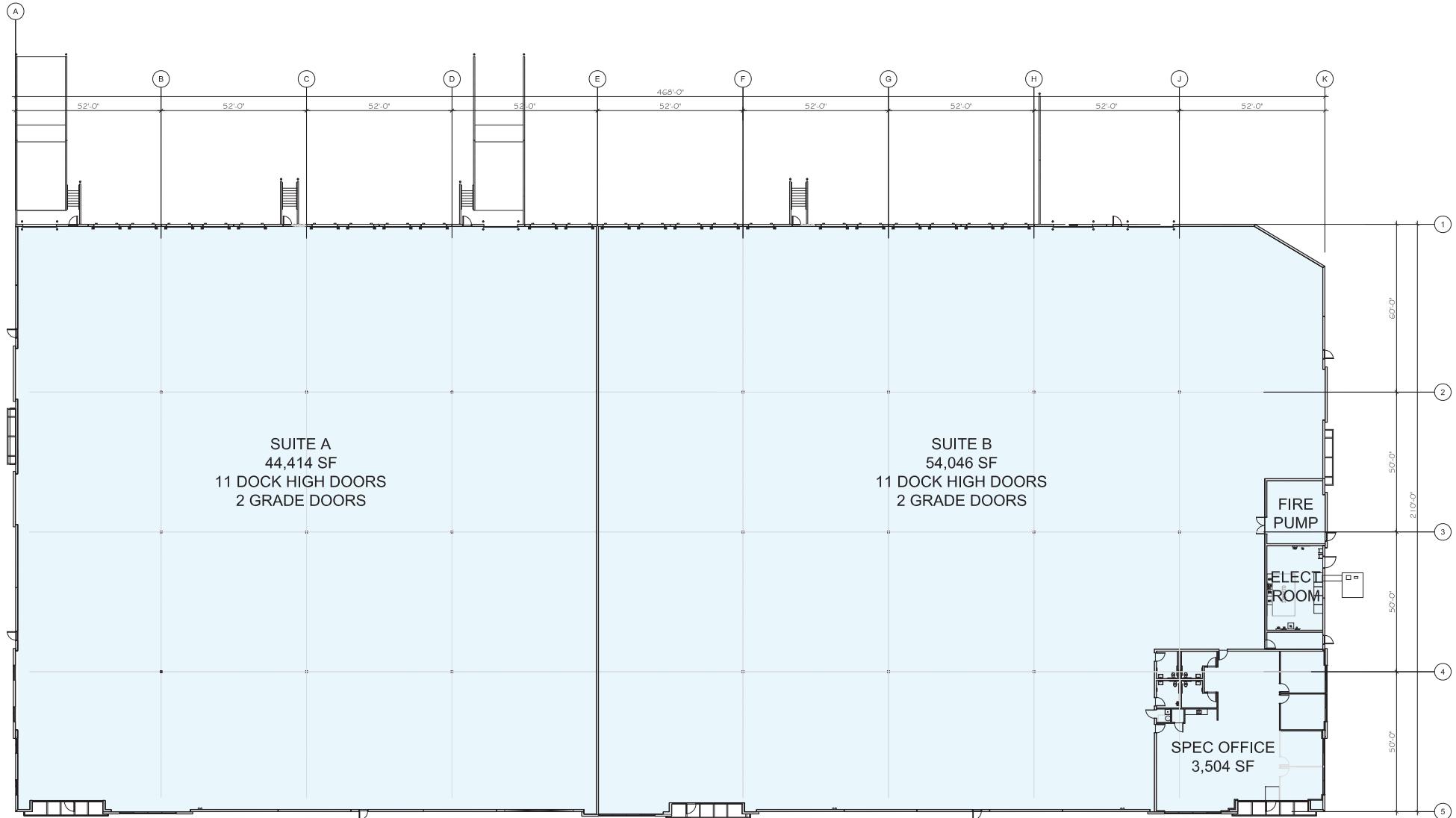


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# Demised Two Tenant Site Plan



NORTH  
TRACY  
COMMERCE CENTER

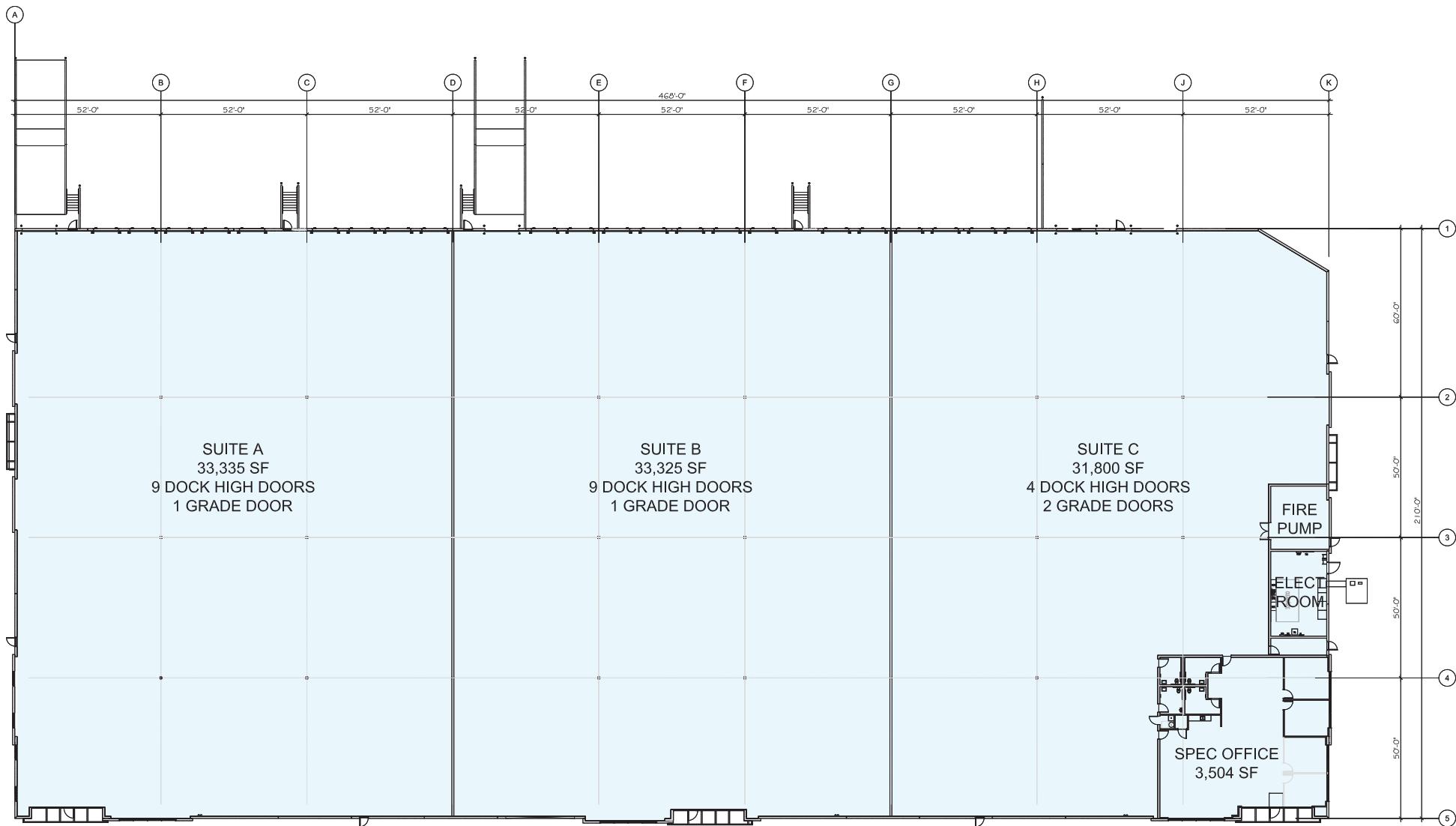


State-of-the-Art Speculative Building Delivering Q4 2025

# Demised Three Tenant Site Plan



NORTH  
TRACY  
COMMERCE CENTER

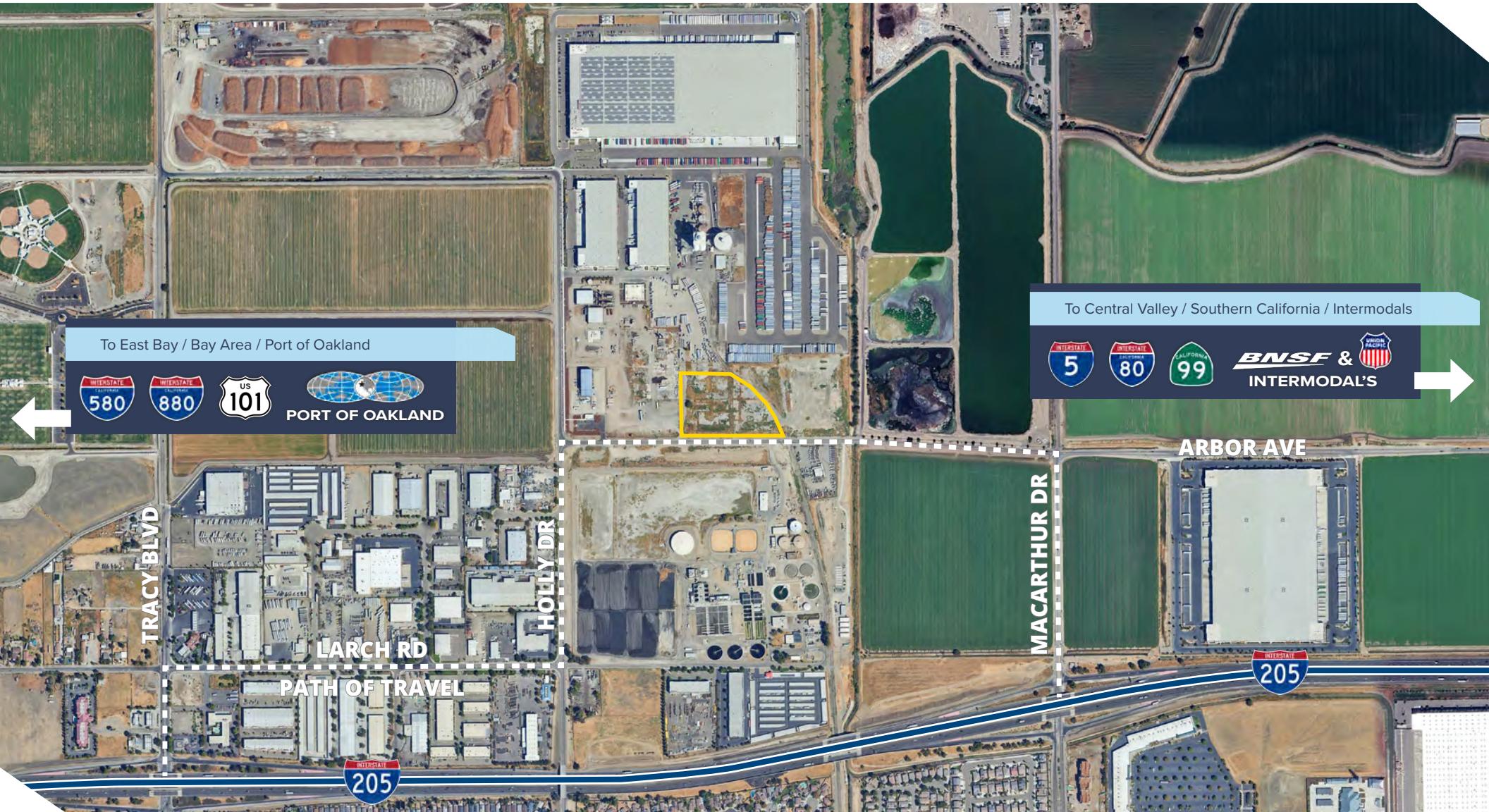


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Ease of Access to I-205, I-580, I-5, HWY 120 & HWY 99

Colliers

NORTH  
TRACY  
COMMERCE CENTER



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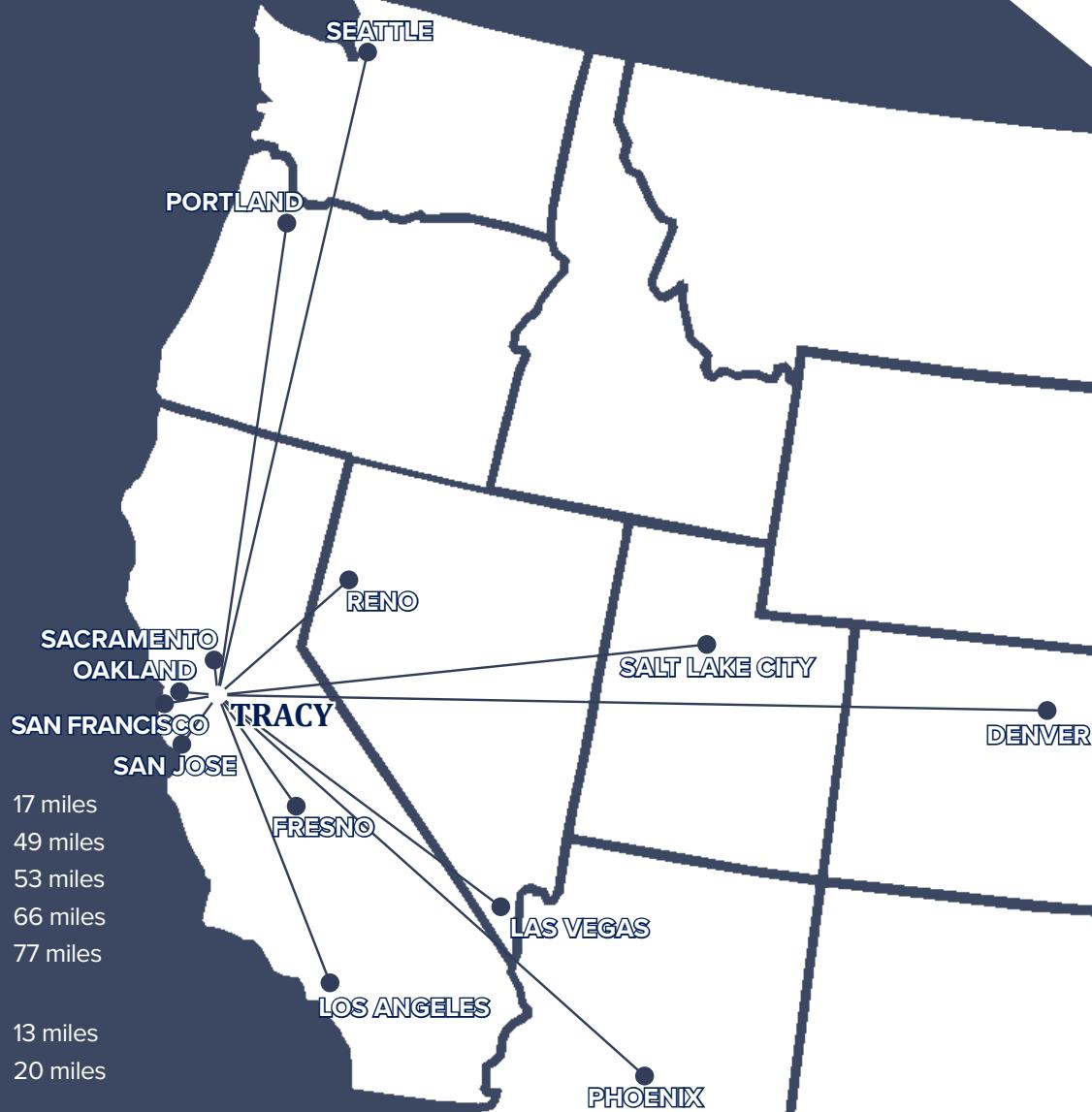
20 miles <b>STOCKTON</b>	54 miles <b>OAKLAND / 880</b>	65 miles <b>SAN FRANCISCO</b>
66 miles <b>SACRAMENTO</b>	124 miles <b>FRESNO</b>	201 miles <b>RENO</b>
326 miles <b>LOS ANGELES / IE</b>	513 miles <b>LAS VEGAS</b>	646 miles <b>PORTLAND</b>
693 miles <b>PHOENIX</b>	719 miles <b>SALT LAKE CITY</b>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

## 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 -



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# Warehouse / Distribution Facility

±98,460 SF div. to ±31,800 SF



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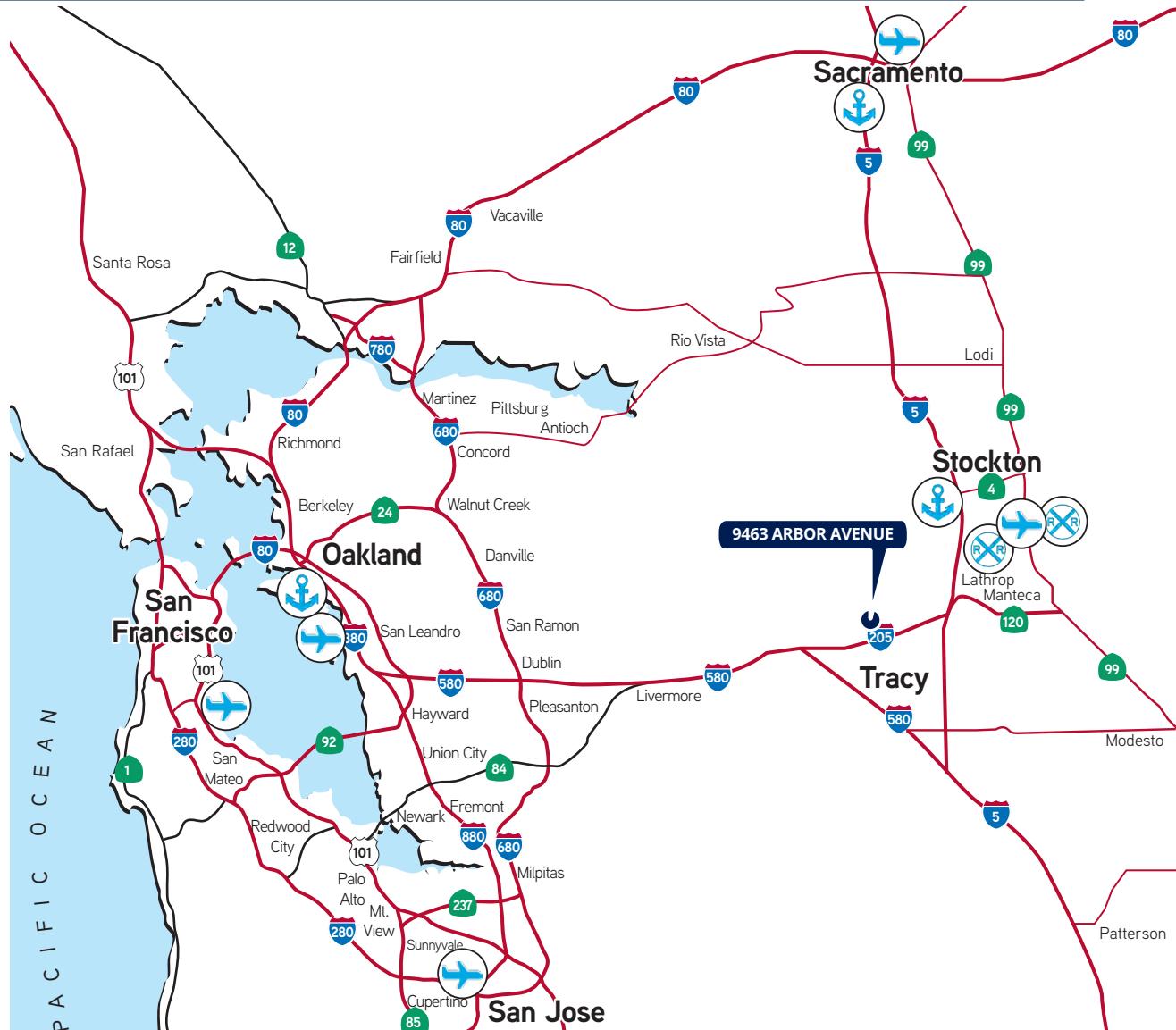
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