

9361 W. Arbor Avenue, Building H | Tracy, CA



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



State-of-the-Art Speculative Building



- Building Address:** 9361 W. 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:** ESRF
- 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

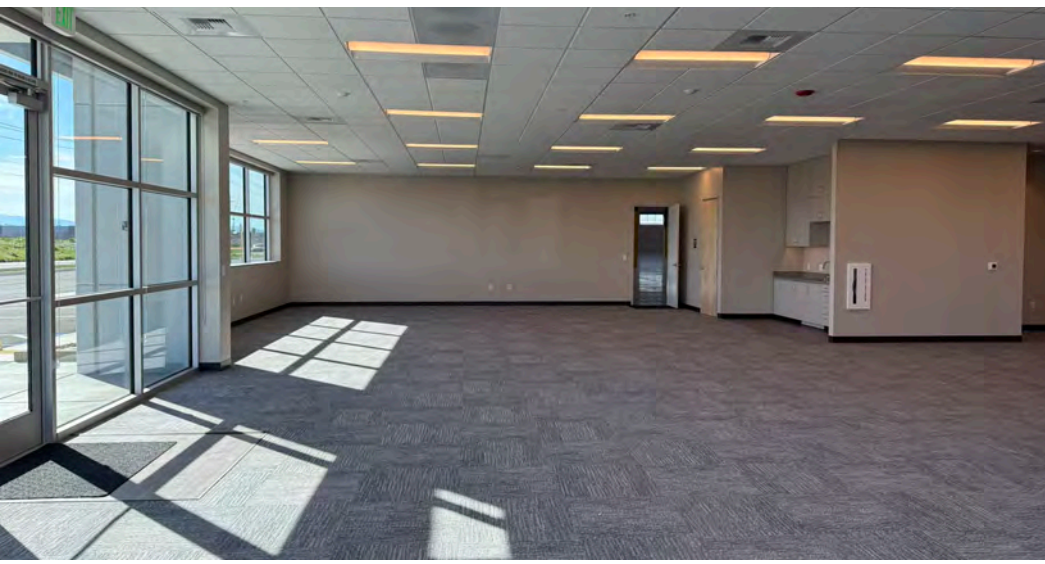
CONFERENCE
ROOM

BREAK
AREA

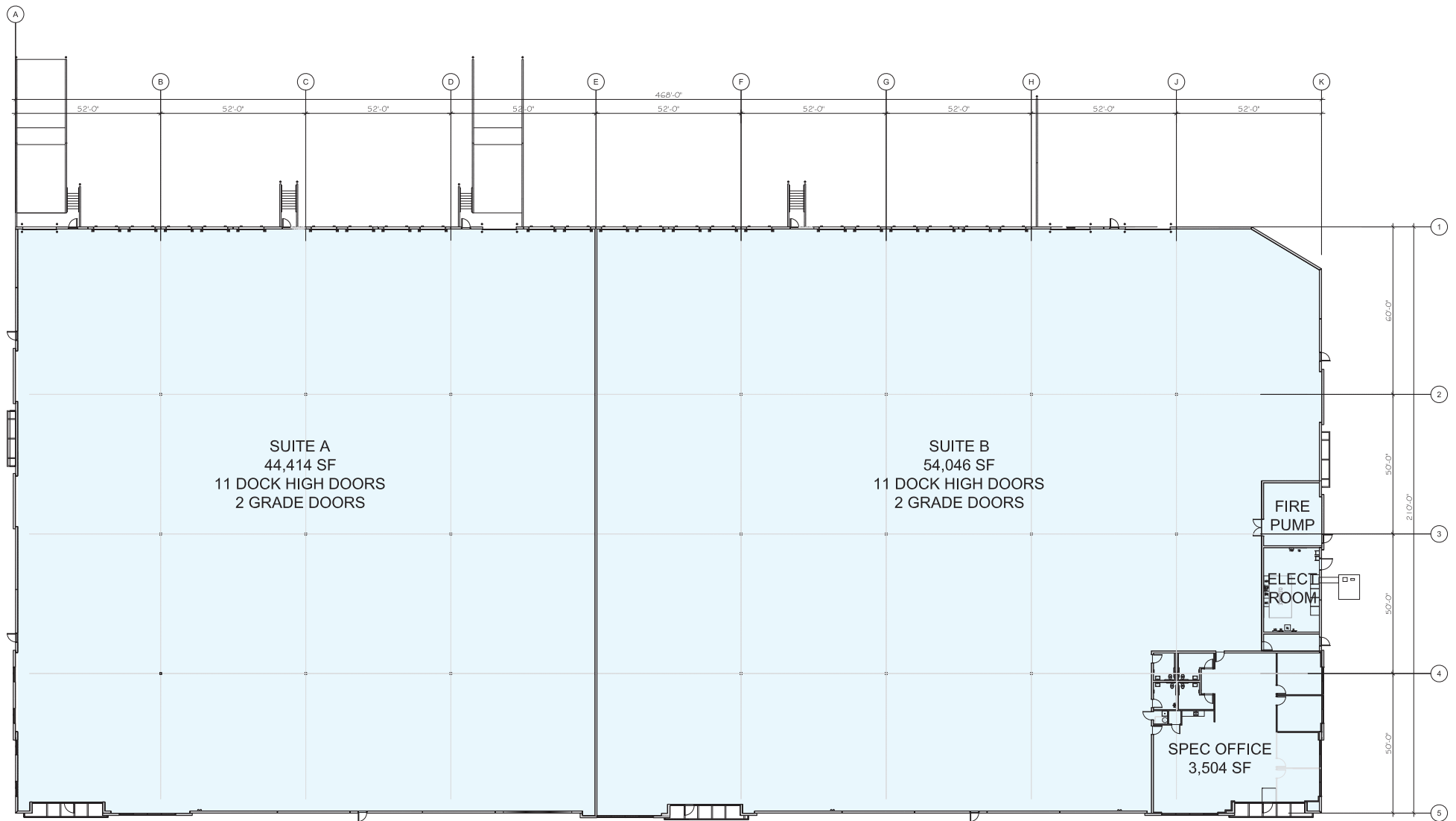
OFFICE & WAREHOUSE
RESTROOMS

ADDITIONAL TWO (2)
PRIVATE OFFICES POSSIBLE



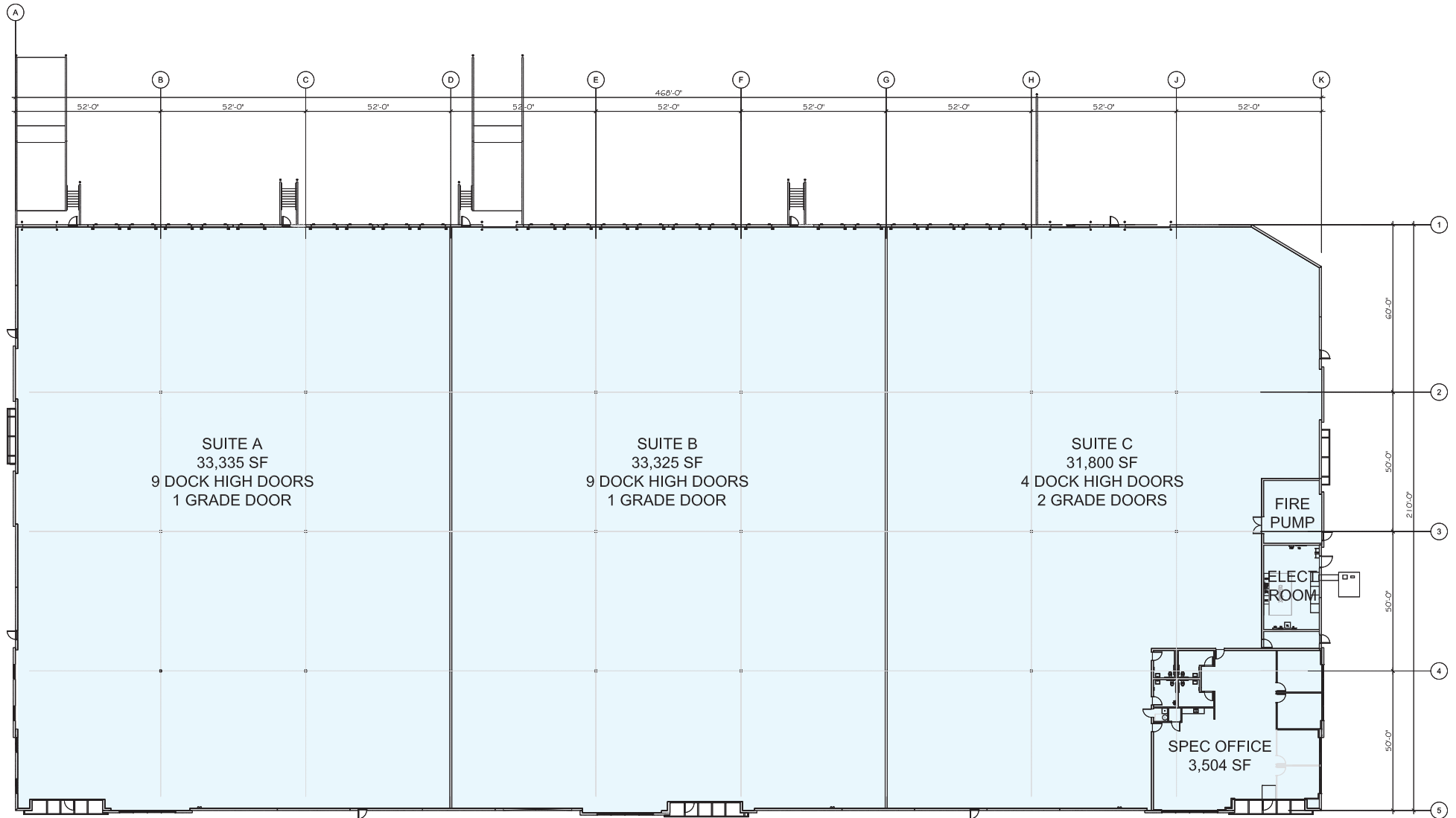


Demised Two Tenant Site Plan



State-of-the-Art Speculative Building

Demised Three Tenant Site Plan



State-of-the-Art Speculative Building

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



To East Bay / Bay Area / Port of Oakland



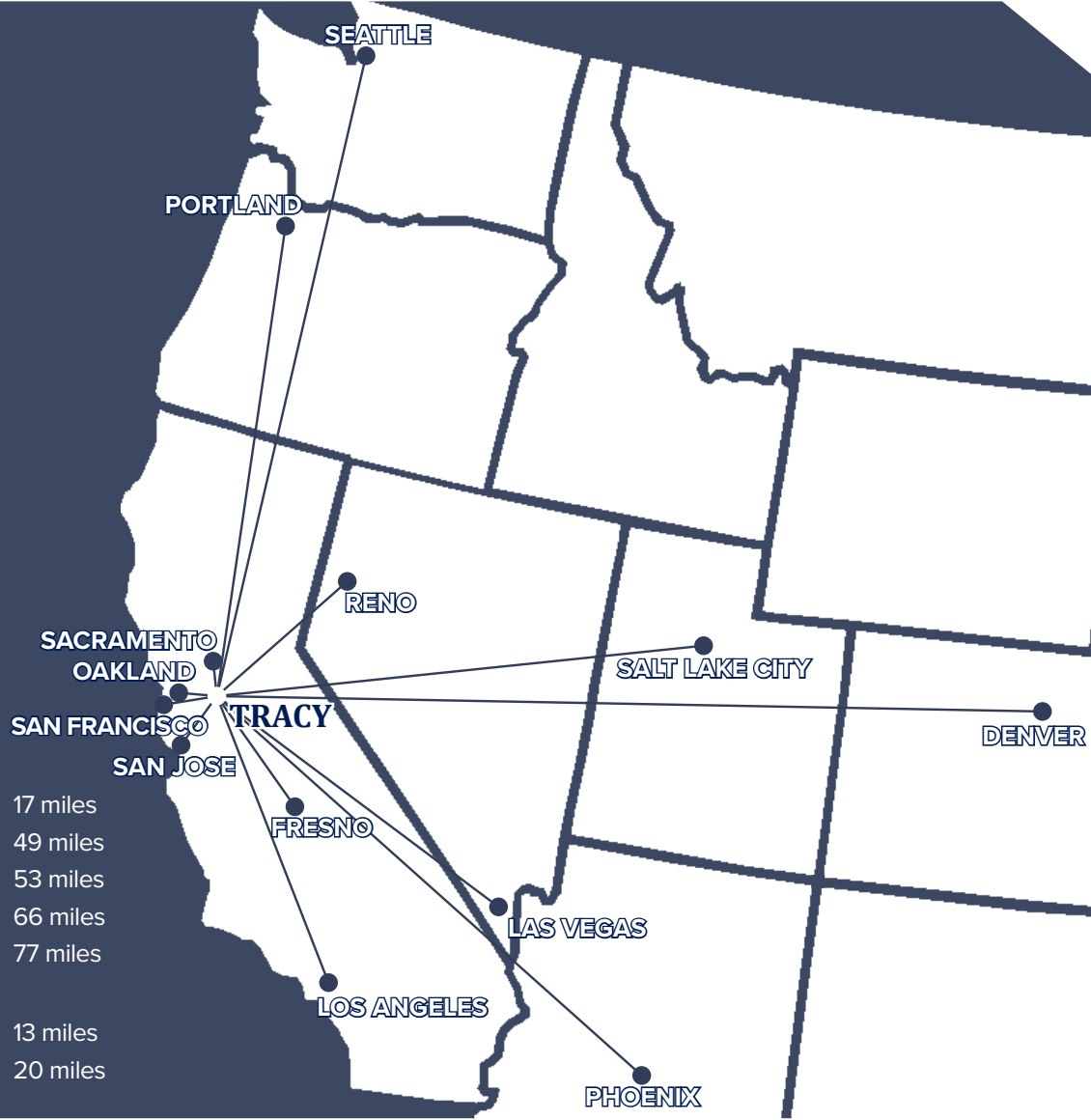
To Central Valley / Southern California / Intermodals



State-of-the-Art Speculative Building



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



PORTS

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

AIRPORTS

Stockton Metro Airport -	17 miles
Oakland Int'l Airport -	49 miles
San Jose Int'l Airport -	53 miles
San Francisco Int'l Airport -	66 miles
Sacramento Int'l Airport -	77 miles

INTERMODALS

Union Pacific -	13 miles
BNSF -	20 miles

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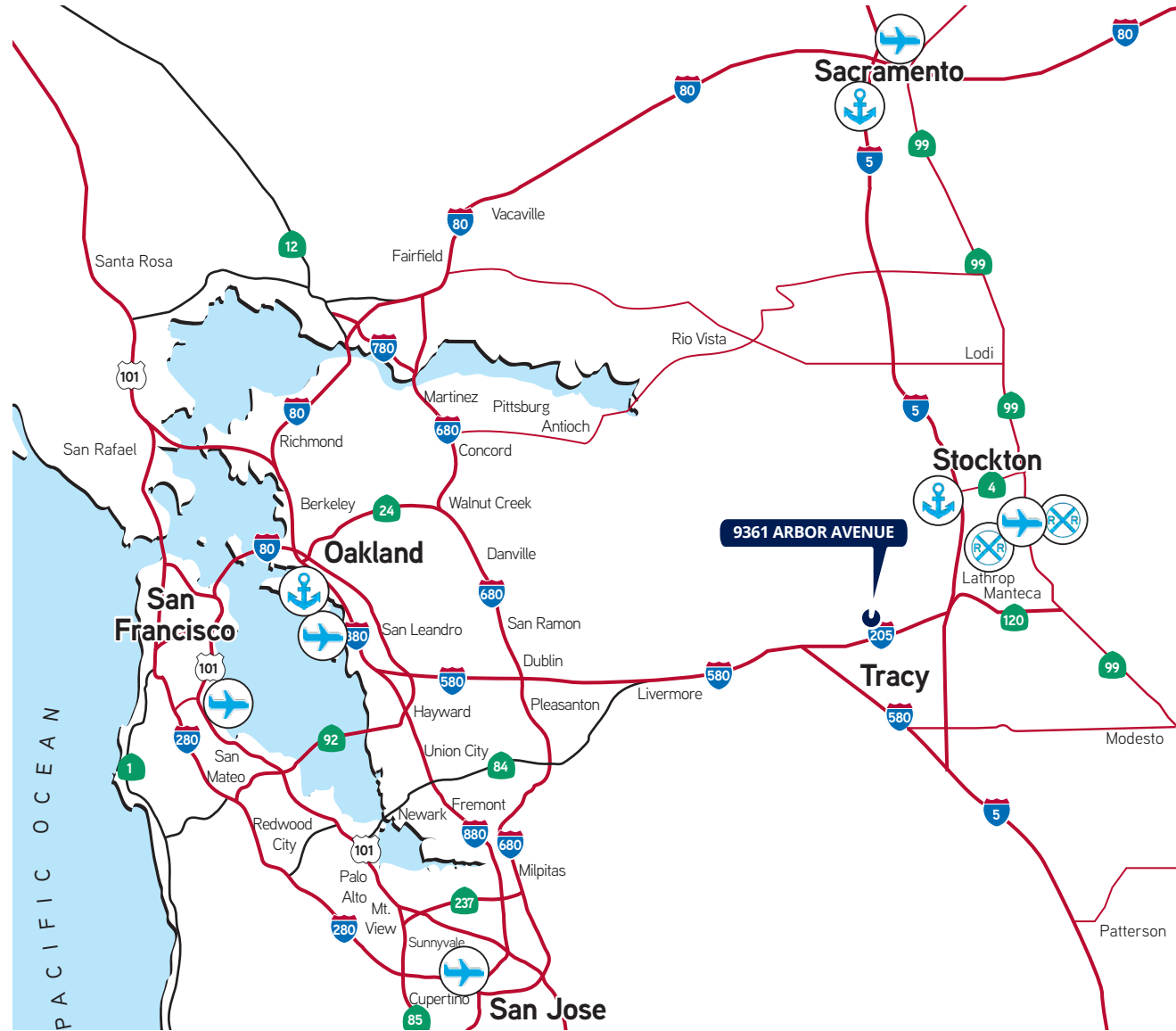


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