

TRACY 205

LOGISTICS CENTER

1269 E. Grant Line Road | Tracy, CA 95377

AVAILABLE FOR LEASE

Class A State-of-the-Art Warehouse / Distribution Facility
±606,343 SF divisible to 300,000 SF

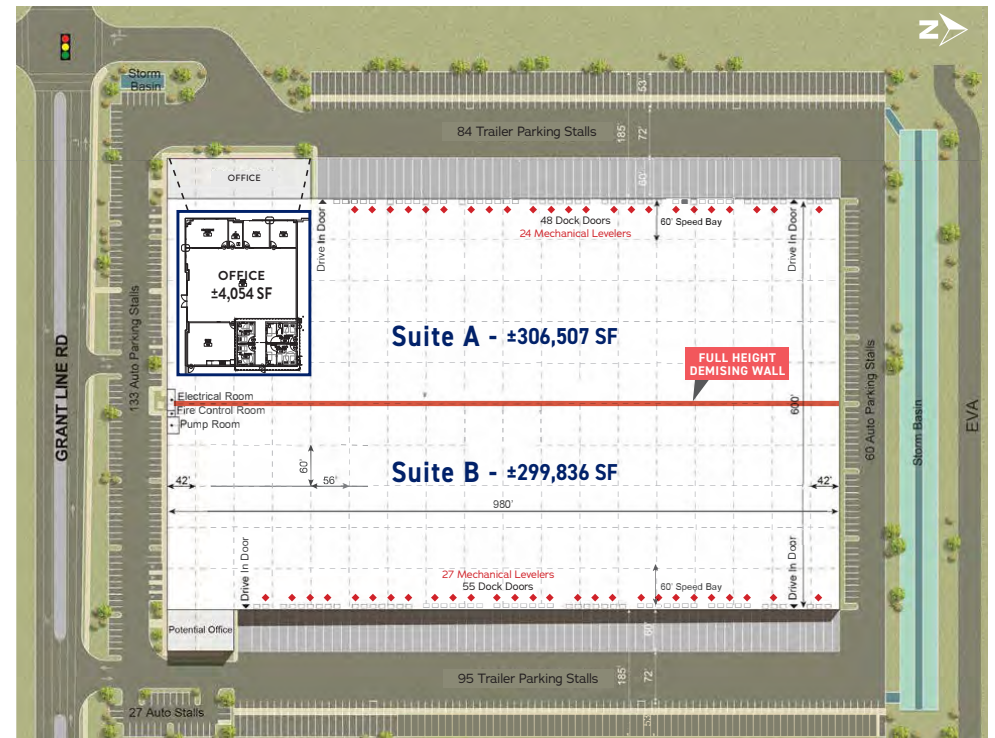
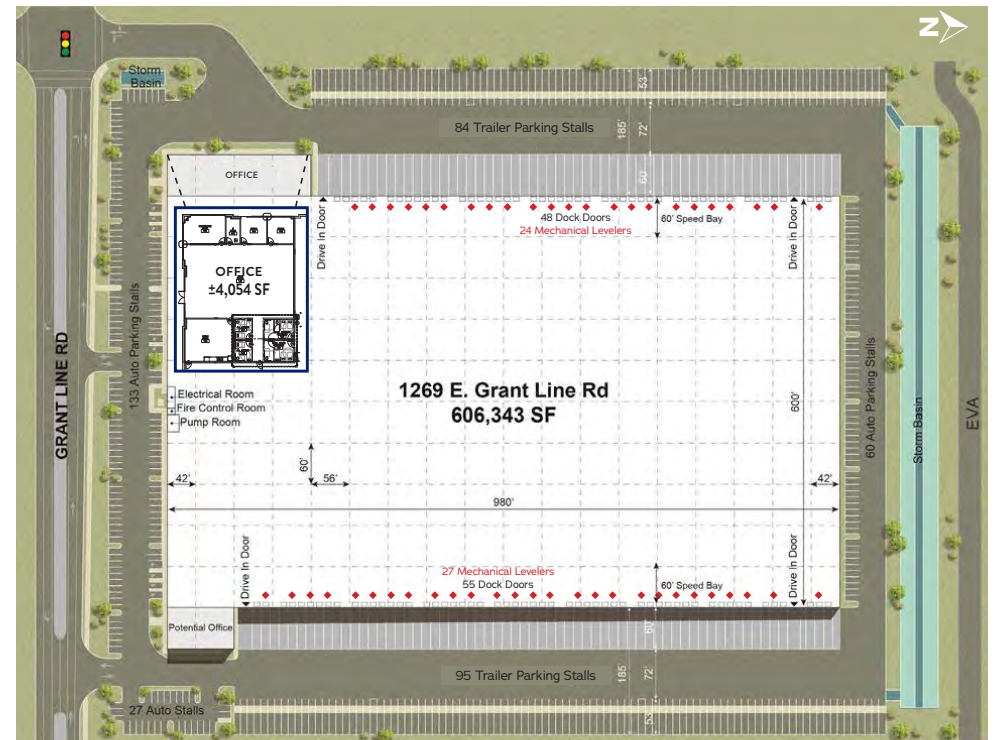
Trammell Crow Company

CBRE Investment
Management

Colliers

PROPERTY SPECIFICATIONS

Building Size	±606,343 SF
Divisible to	±299,836 SF
Office Size	±4,054 SF
Dock High Doors	103
Dock Equipment	51 mechanical levelers (40,000 lb)
Grade Level Doors	4
Clear Height	40'
Column Spacing	60' x 56'
Speed Bays	60'
Truck Court	185'
Trailer Parking	179 stalls
Auto Parking	220 stalls
Warehouse Slab	8"
Skylights	2%
Power	4,000 amps 277/480V, 3-phase
Bldg Dimensions	600' D x 980' W
Fire Suppression	ESFR
Yard	Fully fenced & secured





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Location provides ideal access to the critical transportation corridors of the Bay Area and Western US



Institutional quality industrial building located 56 miles from the Port of Oakland and in close proximity to UP & BNSF Intermodal Facilities



Access to high quality, affordable Central Valley labor pool

DISTANCE TO 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

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



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Colliers

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