

392,230± SF | Unit A & C

Industrial Warehouse Space For Lease



Prologis Tracy 14

1150 East Arbor Avenue, Tracy, CA 95304 USA



LOCATION

- Strategic location for West Coast distribution center with ease of access to Bay Area, Central Valley and Sacramento.
- Less than a quarter mile from I-205 and MacArthur Drive access ramp.
- 1,300' of I-205 freeway frontage (116,582 Average Daily Traffic).

FACILITY

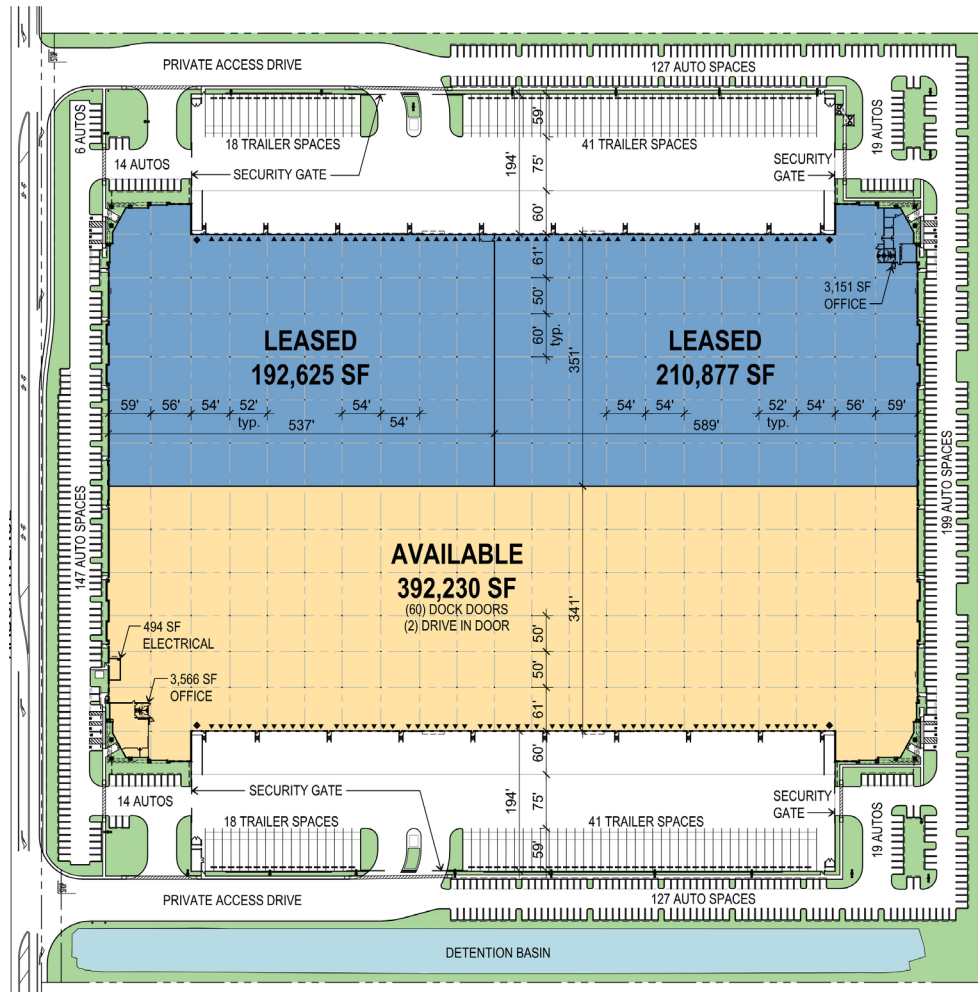
- 795,600 square foot industrial warehouse
- Cross-load design with 120 dock high doors
- ESFR fire suppression
- 32' minimum clear height
- 195' truck court with 60' concrete apron
- 118 trailer parking stalls, 670 auto parking stalls
- 2,000 Amps, 277/480 Volts, 3 Phase (upgradeable)
- STAA approved truck route

ADVANTAGES AND AMENITIES

- Drive around capability.
- Fully secured with wrought iron fencing and block walls.
- Close proximity to logistics and transportation with UP and BNSF Intermodal facilities nearby.
- Easy access to the Port of Oakland, Port of Stockton and Port of Sacramento.

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Property Specifications:

BUILDING SF:	795,600± SF DIVISIBLE
LOADING:	CROSSLOAD 120 (9'x10') DOCK-HIGH DOORS 4 (12'x14') GRADE LEVEL DOORS
AUTO PARKING:	670 STALLS - 0.84/1,000 SF
TRAILER PARKING:	118 STALLS - 0.15/1,000 SF
CLEAR HEIGHT:	32' MINIMUM AFTER FIRST COLUMN
POWER:	2,000 AMPS, 277/480 VOLTS, 3 PHASE (UPGRADEABLE)
FIRE SUPPRESSION:	ESFR
DIMENSIONS:	692' D x 1,126' W
COLUMN SPACING:	52' x 60' (WITH 61' SPEEDBAYS)
TRUCK COURT:	195' (WITH 60' CONCRETE APRON)
SKYLIGHTS:	2.9% COVERAGE
LIGHTING:	TO SUIT, LEED CERTIFICATION PLANNED
ZONING:	LI - LIGHT INDUSTRIAL (CITY OF TRACY) I-205 SPECIFIC PLAN
TRUCK ROUTE:	STAA
CONSTRUCTION TYPE:	CONCRETE TILT-UP
YEAR BUILT:	2017
SLAB:	6"
SEWER:	CITY OF TRACY
WATER:	CITY OF TRACY
STORM:	CITY OF TRACY
GAS & ELECTRIC:	PG&E
DRIVE AROUND CAPABILITY:	FULLY SECURED WITH WROUGHT IRON FENCING & BLOCK WALLS
1,300' OF I-205 FREEWAY FRONTAGE (116,582 AVERAGE DAILY TRAFFIC)	
LESS THAN 1/4 MILE FROM I-205 AND MACARTHUR DRIVE ACCESS RAMP	
UNIT A & C:	392,230± SF
LOADING:	60 DOCK-HIGH DOORS 2 GRADE LEVEL DOOR
DIMENSIONS:	341' D x 1,126' W