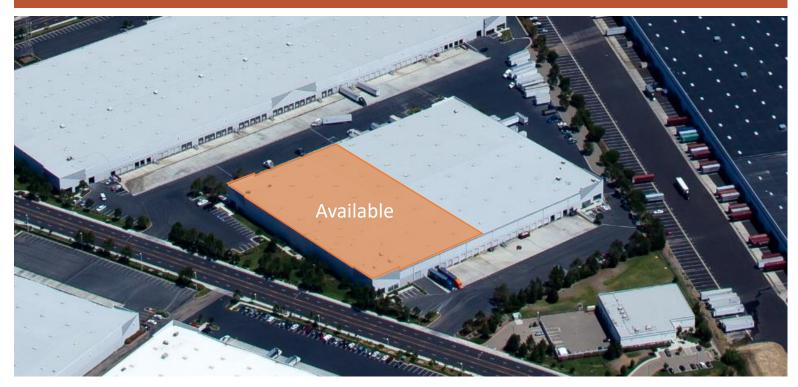
# For Lease

Patterson Pass Business Park

25176 S. Schulte Road Tracy, CA 95304

# Class "A" Warehouse/Distribution Facility

## 89,539 Square Feet Available

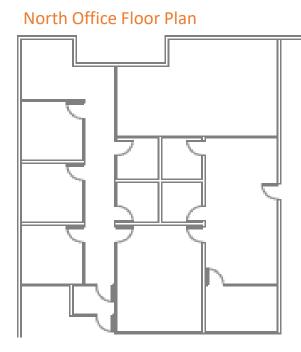


#### **BUILDING HIGHLIGHTS**

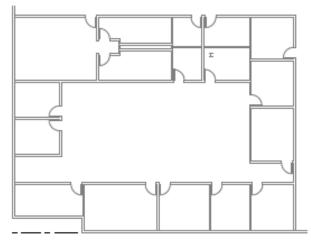
- 89,539 SF available
- 7,792 SF North: ±3,165 SF / South: ±4,627 SF
- 8,816 SF H-3 room
- 16 dock high doors w/ pit or EOD levelers
- 2 grade level doors
- 65 auto stalls
- 400'D x 224'W available dimensions
- 30' clear height
- 56' x 50' column spacing w/ 60' speed bay
- 140' truck court w/ 60' concrete apron
- 1,200 Amps, 277/480V, 3-Phase
- ESFR sprinkler system
- T-5 warehouse lighting
- 37 skylights

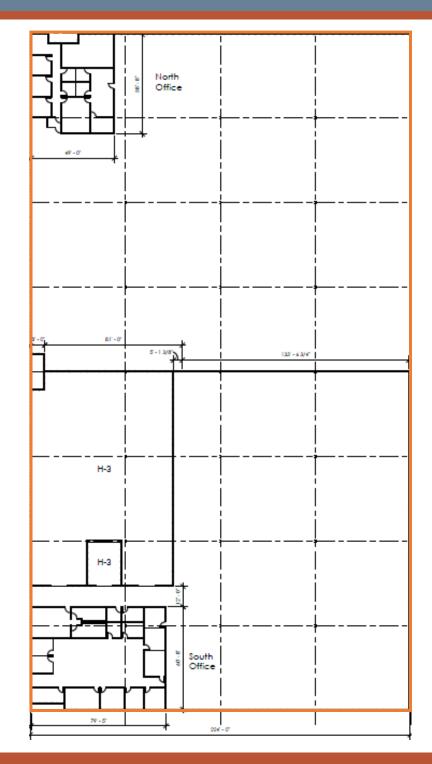


#### Patterson Pass Business Park



# South Office Floor Plan





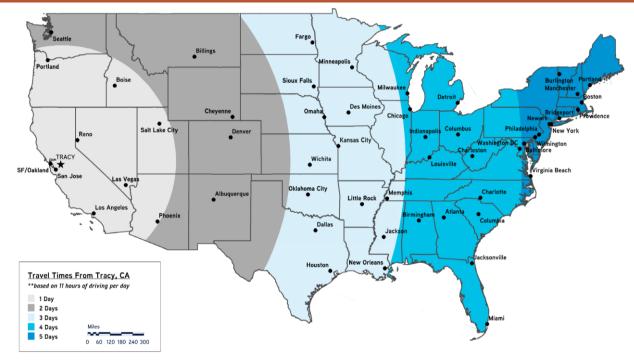


WITHIN CLOSE PROXIMITY TO UNION PACIFIC & BNSF RAILROADS



MULTIPLE PORTS LOCATED WITHIN 70 MILES OF THE LOCATION

#### **Patterson Pass Business Park**



## MILEAGE TO MAJOR WEST COAST MARKETS 20 miles

54 miles

- Stockton -
- Oakland -
- San Francisco -
- Sacramento -
- Fresno -
- Reno -
- 124 miles
- 64 miles 67 miles
- Portland -Phoenix -

Las Vegas -

Los Angeles -

- Salt Lake City -
- Seattle -

326 miles
515 miles
640 miles
696 miles
719 miles
815 miles
1,162 miles

#### **PORTS & INTERMODALS**

- Port of Stockton -
- . Port of Oakland -
- Port of San Francisco -
- Port of West Sacramento 69 miles .
- Port of LA/Long Beach -330 miles
- Port of Seattle -

- UP Intermodal -
  - BNSF Intermodal -

819 miles 13 miles

22 miles 54 miles

64 miles

21 miles

