



CLARION PARTNERS

For Lease

Tracy Logistics Park

2820 N. Chrisman Road, Bldg 2
Tracy, CA 95304

DELIVERING Q1 2022

507,800 Square Feet Available



Click to
view video

BUILDING HIGHLIGHTS

- 507,800 SF available
- Office to suit
- 98 dock high doors
- 4 grade level doors
- 118 trailer stalls
- 262 auto stalls
- 520'D x 941'W building dimensions
- 36' clear height
- 56' x 56' typical bay spacing
- 185' truck court
- 4,000 Amps, 277/480V, 3-Phase
- ESFR sprinkler system
- Cross load configuration
- Skylights
- Lighting to suit





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EASE OF ACCESS TO MAJOR ARTERIALS
I-5, I-205, I-580 & HWY 99



WITHIN CLOSE PROXIMITY TO
UNION PACIFIC & BNSF RAILROADS

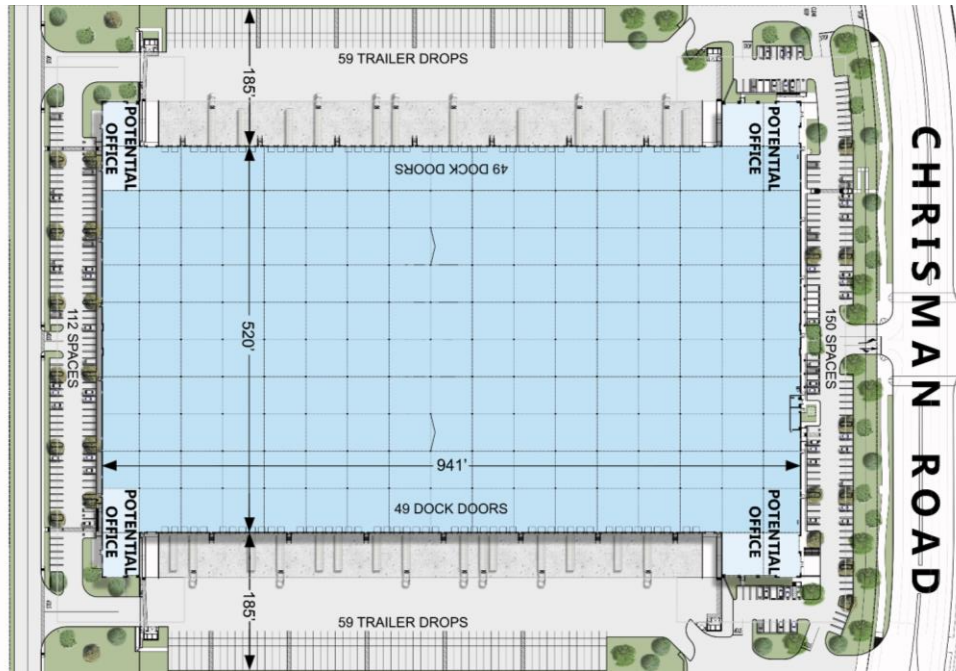


MULTIPLE PORTS LOCATED WITHIN
70 MILES OF THE LOCATION



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MILEAGE TO MAJOR WEST COAST MARKETS

- | | | | |
|-------------------|-----------|--------------------|-------------|
| ▪ Stockton - | 20 miles | ▪ Los Angeles - | 326 miles |
| ▪ Oakland - | 54 miles | ▪ Las Vegas - | 513 miles |
| ▪ San Francisco - | 65 miles | ▪ Portland - | 646 miles |
| ▪ Sacramento - | 66 miles | ▪ Phoenix - | 693 miles |
| ▪ Fresno - | 124 miles | ▪ Salt Lake City - | 719 miles |
| ▪ Reno - | 201 miles | ▪ Seattle - | 818 miles |
| | | ▪ Denver - | 1,251 miles |

PORTS & INTERMODALS

- | | |
|-----------------------------|-----------|
| ▪ Port of Stockton - | 22 miles |
| ▪ Port of Oakland - | 54 miles |
| ▪ Port of San Francisco - | 646 miles |
| ▪ Port of West Sacramento - | 693 miles |
| ▪ Port of LA/Long Beach - | 350 miles |
| ▪ Port of Seattle - | 819 miles |
| ▪ UP Intermodal - | 12 miles |
| ▪ BNSF Intermodal - | 20 miles |

