

**84,853± SF WAREHOUSE
AVAILABLE FOR LEASE**

9584 Sugar Road, Building B | Tracy, CA

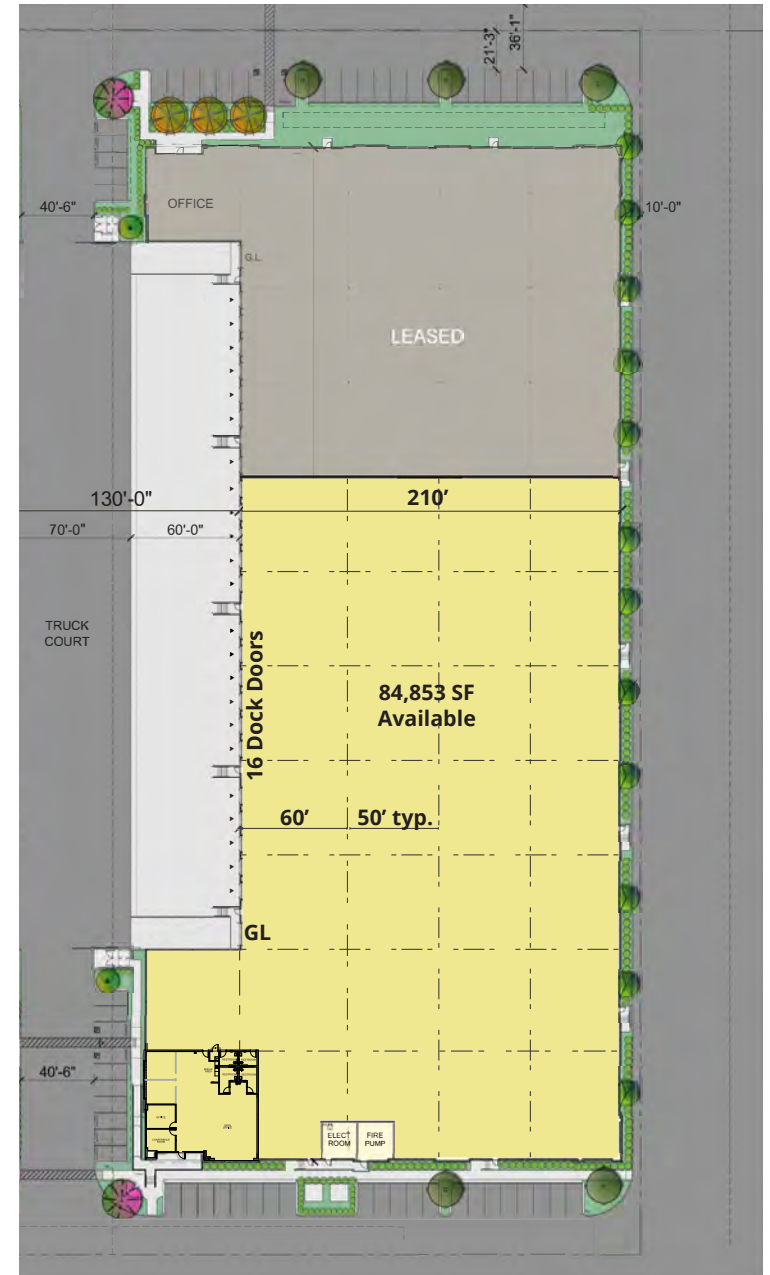
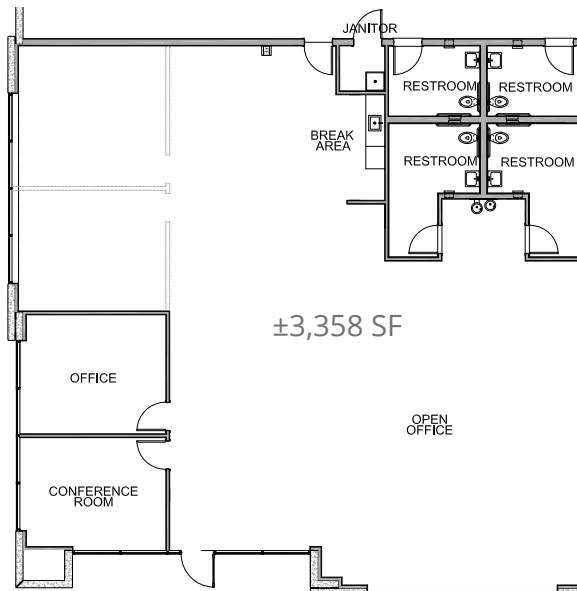


BUILDING SPECIFICATIONS

Building Address:	9584 Sugar Road, Building B Tracy, CA
Building Size:	±126,204 SF
Available:	±84,853 SF
Spec Office:	±3,358 SF
Loading:	16 (9' x 10') dock-high doors 1 (12' x 14') grade level doors
Dock Ratio:	1/5,259 SF
Auto Parking:	59 stalls
Trailer Parking:	Possible
Clear Height:	±32'
Power:	2,000 Amps, 277/480V, 3-Phase
Fire Suppression:	ESFR
Dimensions:	210' D
Column Spacing:	50' x 52'
Truck Court:	±130' with 60' concrete apron
Skylights:	2.5%
Lighting:	To suit
Construction Type:	Concrete tilt-up
Zoning:	I-G, (General Industrial) San Joaquin County
Z-guard track guards at dock and grade level doors	
Additional trailer yard / parking available	



SPEC OFFICE FLOOR PLAN





SUGAR RD

PATH OF TRAVEL

TRACY BLVD

HOLLY DR

MACARTHUR DR

ARBOR AVE

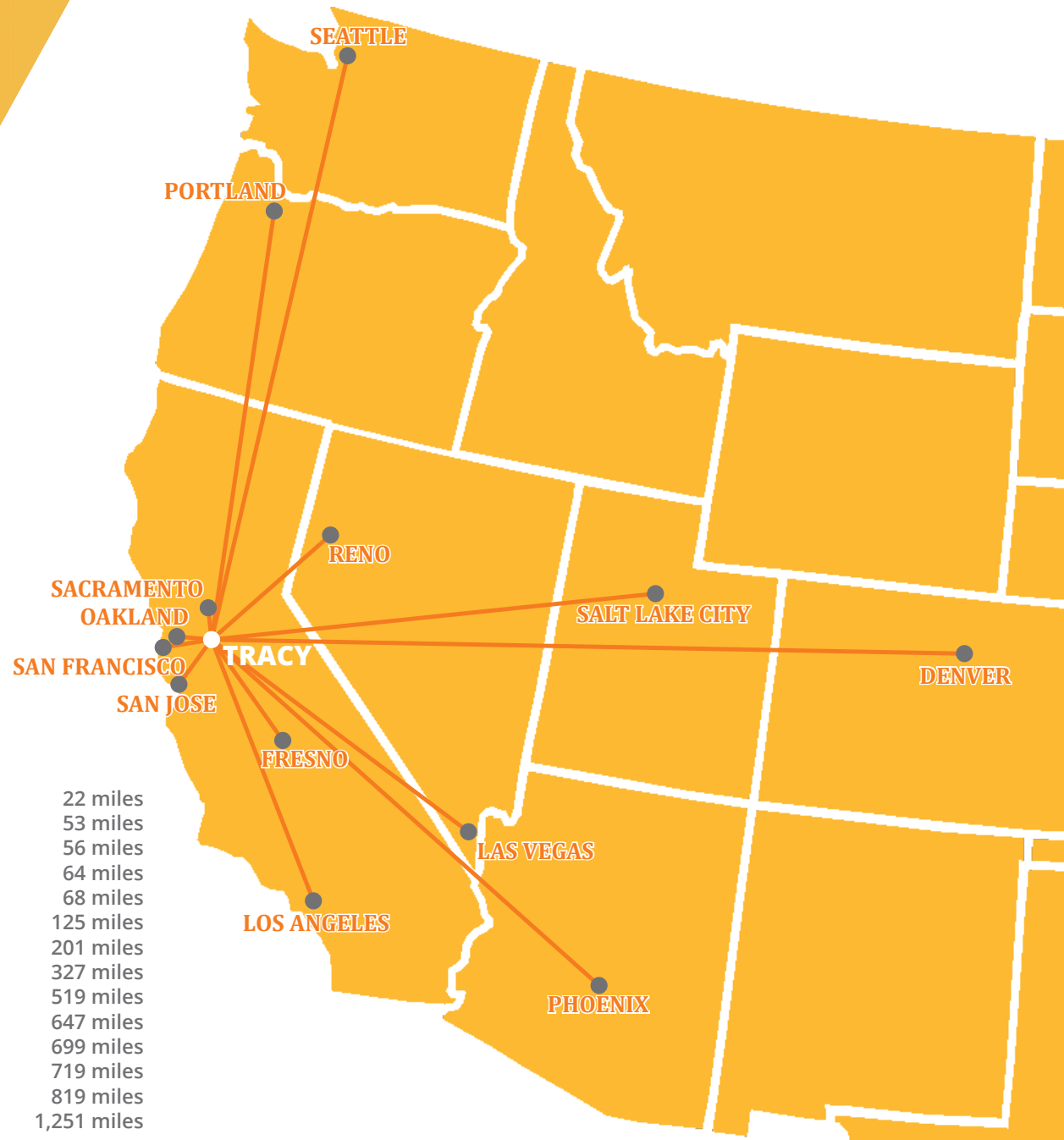


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Cities:

- Stockton: 22 miles
- Oakland: 53 miles
- San Jose: 56 miles
- San Francisco: 64 miles
- Sacramento: 68 miles
- Fresno: 125 miles
- Reno: 201 miles
- Los Angeles: 327 miles
- Las Vegas: 519 miles
- Portland: 647 miles
- Phoenix: 699 miles
- Salt Lake City: 719 miles
- Seattle: 819 miles
- Denver: 1,251 miles

