

# 133,878± SF | Unit 200

Warehouse Distribution / Manufacturing Space For Lease



## Prologis Park Tracy 7

2000 Chabot Court, Unit 200, Tracy, CA 95304 USA

### LOCATION

Strategic location for West Coast transfer facility with ease of access to the Bay Area. The building is strategically located only 60 miles east of San Francisco and 54 miles east of the Port of Oakland. The building has direct access to major transportation arterials (I-5, I-205, I-580 & Hwy 99) and is located within close proximity to the Union Pacific and Burlington Northern Santa Fe intermodal facilities.

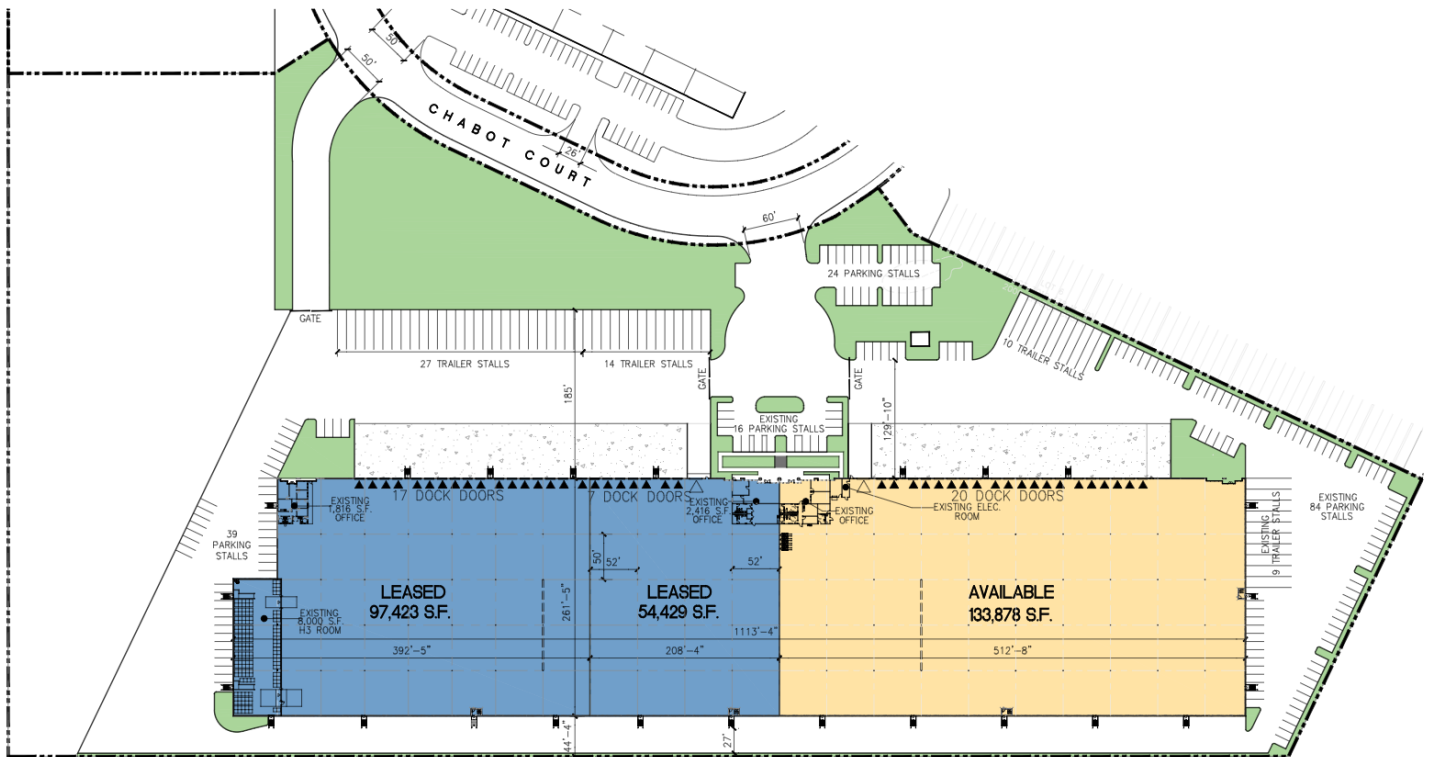


### PROPERTY SPECIFICATIONS

Building Size:	285,730± SF
Property Type:	Warehouse Distribution / Manufacturing
Year Built:	2006
Lot Size:	14.14± Acres
Available:	133,878± SF
Office Size:	4,285± SF
Loading:	Front Load 20 Dock-High Doors 2 Drive-In Doors
Available Dimensions:	261.5'±D x 512.8'±W
Clear Height:	30'± minimum
Column Spacing:	52'±W x 50'±D (Typical)
Speed Bay:	60'±
Fire Suppression:	ESFR
Lighting:	Fluorescent
Insulation:	No
Truck Court:	185'± with 60' concrete apron Ample
Parking:	trailer and employee parking
Power:	Existing 600 Amp service Expandable 277/480 Volts, 3-Phase
Zoning:	IL – Limited Industrial (City of Tracy)
Construction Type:	Concrete tilt-up
Rail:	Union Pacific (Potential)

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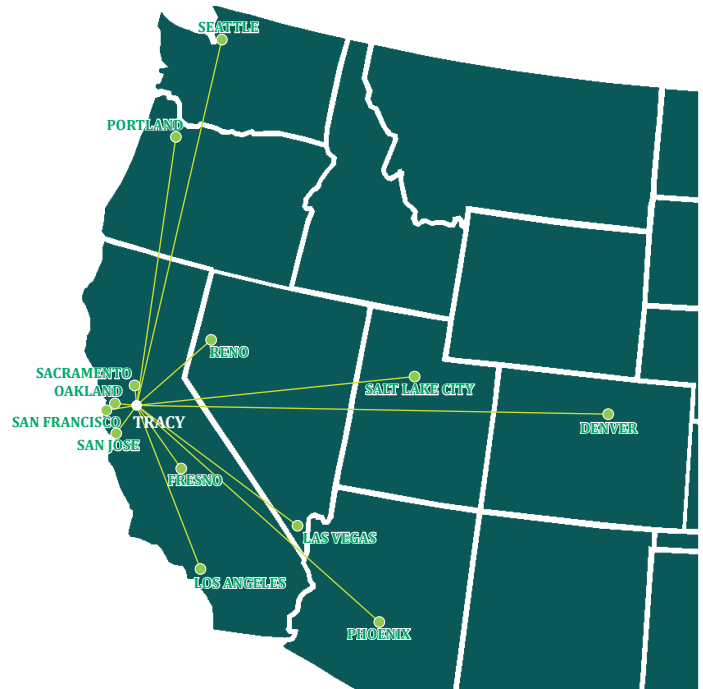


## DISTANCE TO MAJOR MARKETS

Stockton:	18 miles
Oakland:	56 miles
San Jose:	59 miles
Sacramento:	65 miles
San Francisco:	66 miles
Fresno:	122 miles
Reno:	199 miles
Los Angeles:	323 miles
Las Vegas:	511 miles
Portland:	643 miles
Phoenix:	693 miles
Salt Lake City:	717 miles
Seattle:	816 miles
Denver:	1,249 miles

## DISTANCE TO MAJOR MARKETS

Port of Stockton:	19 miles
Port of Oakland:	55 miles
Port of West Sacramento:	65 miles
Port of San Francisco:	66 miles
Port of LA / Long Beach:	348 miles
Port of Seattle:	817 miles



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