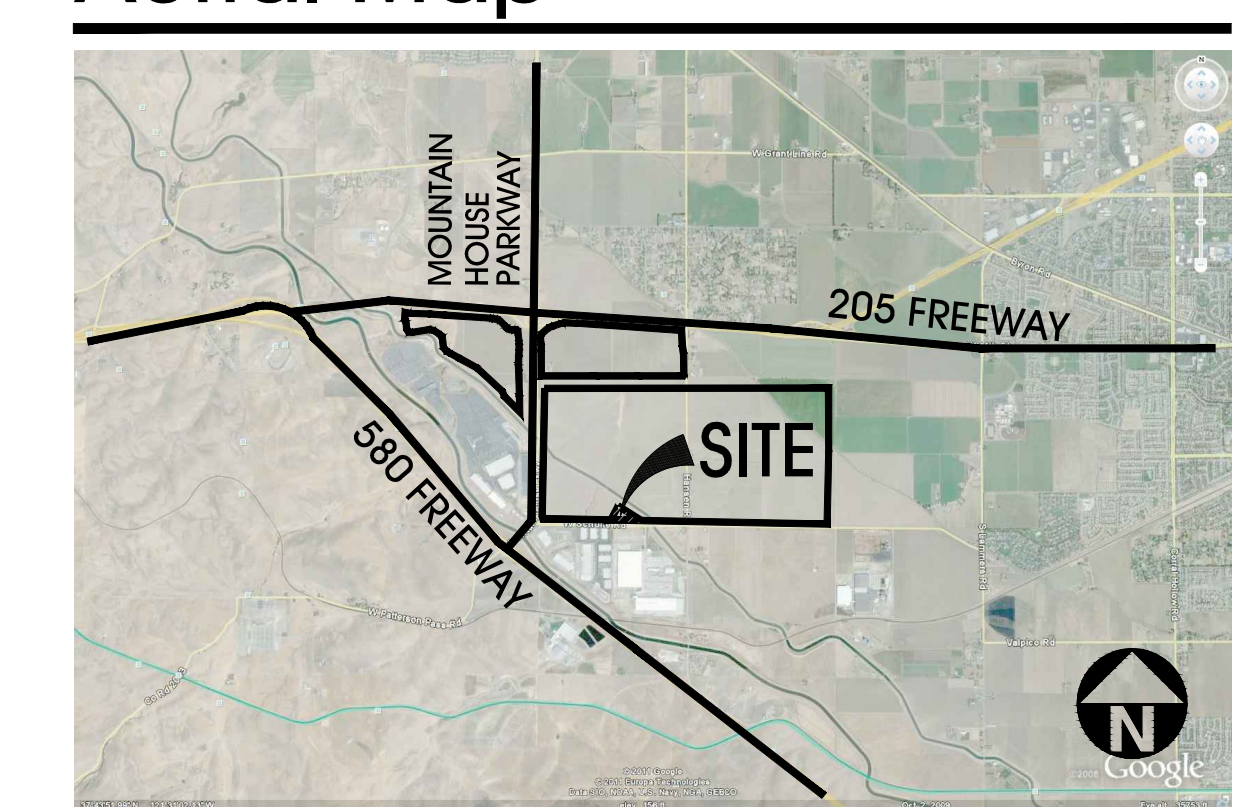


Tabulation

	UNIT 110	LEASED	TOTAL
SITE AREA			
in s.f.			605,682 s.f.
in acres			13.9 ac
BUILDING AREA			
office	7,819	7,360	15,179 s.f.
warehouse	137,039	58,720	195,759 s.f.
TOTAL	144,858	66,080	210,938 s.f.
COVERAGE (50% Max.)			34.8%
AUTO PARKING REQUIRED			
office @ 1/250 s.f.	31	29	61 stalls
warehouse 1st 20K @ 1/1,000 s.f.	20	20	40 stalls
2nd 20K @ 1/2,000 s.f.	10	10	20 stalls
above 40K @ 1/4,000 s.f.	25	6	31 stalls
TOTAL	86	65	152 stalls
AUTO PARKING PROVIDED			
standard (9'x20')	136	99	235 stalls
TRAILER PARKING PROVIDED			
trailer (10'x53')	19	4	23 stalls
MAXIMUM FLOOR AREA RATIO			
F.A.R. - .50			
ZONING ORDINANCE FOR THE CITY			
Zoning Designation - Cordes Ranch Specific Plan			
- Business Park Industrial (BPI)			
SETBACKS			
Building			
front / Street - 30'			
side & rear (non street) - 10'			
Landscape			
Old Schulte Road - 30'			

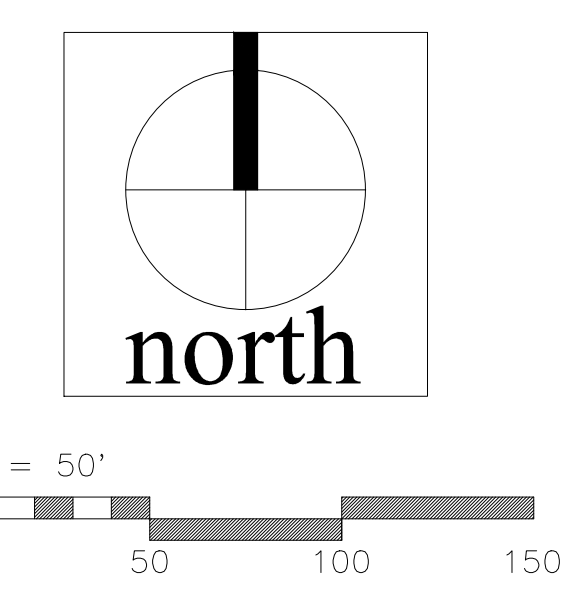
Aerial Map



Legend

- LEASED
- AVAILABLE
- DOCK POSITION
- DRIVE-IN DOOR

OVERALL SITE PLAN A
scale: 1"=50'-0"



Conceptual Space Plan IPC - Building 4

Tracy, CA



NOTE:
THIS IS A CONCEPTUAL PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

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OCTOBER 18, 2023 / Job #15425.04
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