

388,971± SF Divisible to 97,570± SF



Warehouse/Distribution Space For Lease



Prologis Park Tracy

2300 Chabot Court, Tracy, CA 95304 USA

LOCATION

- Strategic location for West Coast distribution center with ease of access to Bay Area, Central Valley and Sacramento.
- Two (2) miles from I-205 and MacArthur Drive access ramp, two and a quarter (2.25) miles from I-5 access ramp.
- Zoned M-1, Light Industrial, City of Tracy

ADVANTAGES AND AMENITIES

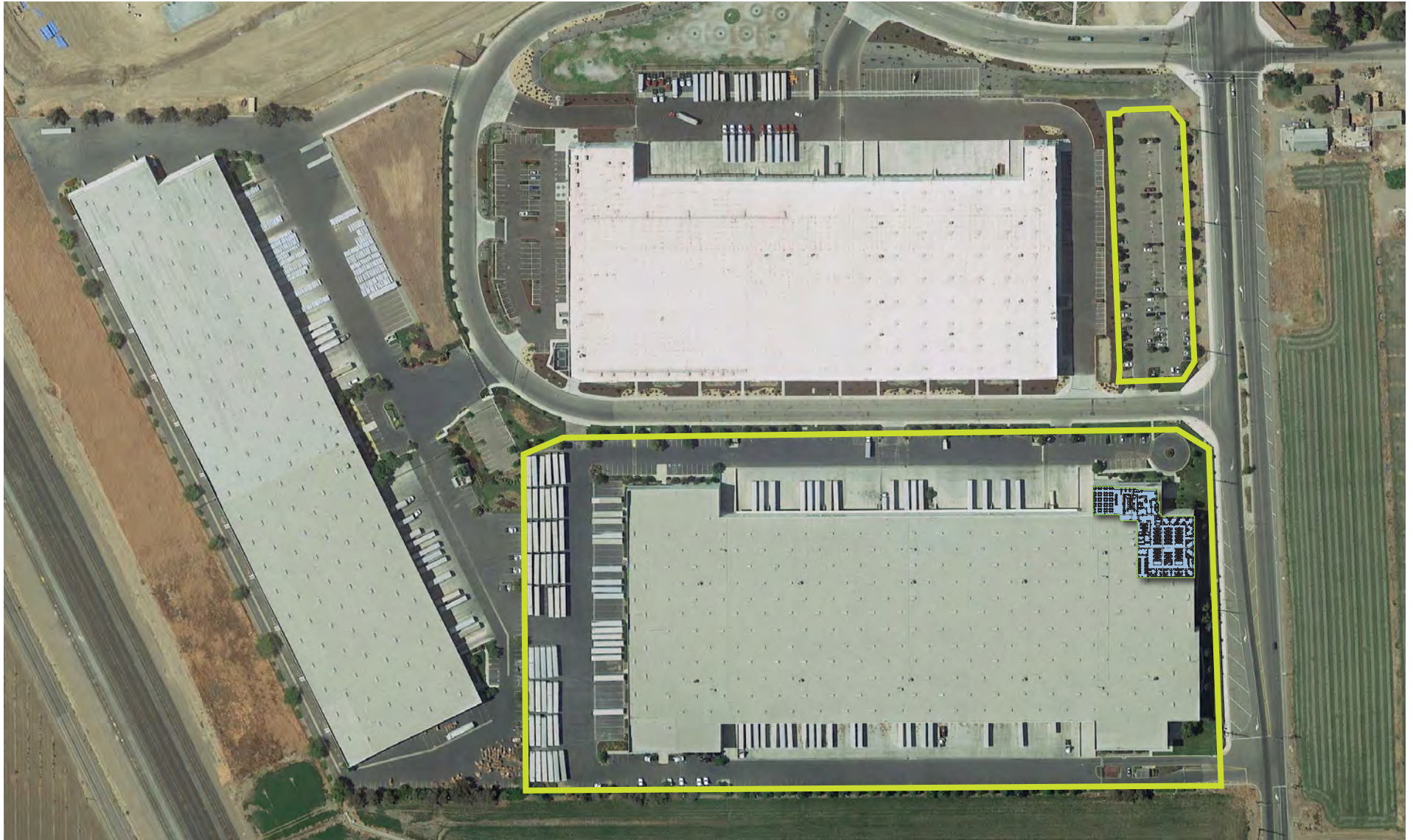
- Fully fenced and secured with guard shack on northeast side of building.
- Close proximity to logistics and transportation with UP and BNSF Intermodal facilities nearby.
- Easy access to the Port of Oakland, Port of Stockton and Port of Sacramento.

BUSINESS PARK

Prologis Park Tracy is a 52± Acre, master planned business park located at Grant Line Road and Chabot Court in Tracy, California. Building 2 is a 388,971± square foot cross load concrete tilt-up warehouse distribution facility divisible to 97,570± square feet.

388,971± SF Divisible to 97,570± SF

Warehouse/Distribution Space For Lease



388,971± SF Divisible to 97,570± SF



Warehouse/Distribution Space For Lease

Mike Goldstein, SIOR

michael.goldstein@colliers.com
ph +1 209 475 5106
cell +1 925 683 7059

Gregory O'Leary, SIOR

g.oleary@colliers.com
ph +1 209 475 5108
cell +1 209 639 2908

Ryan McShane, SIOR

ryan.mcshane@colliers.com
ph +1 209 475 5105
cell +1 209 483 9851

Greig Lagomarsino, SIOR

greig.lago@colliers.com
ph +1 510 433 5809
cell +1 510 409 9199

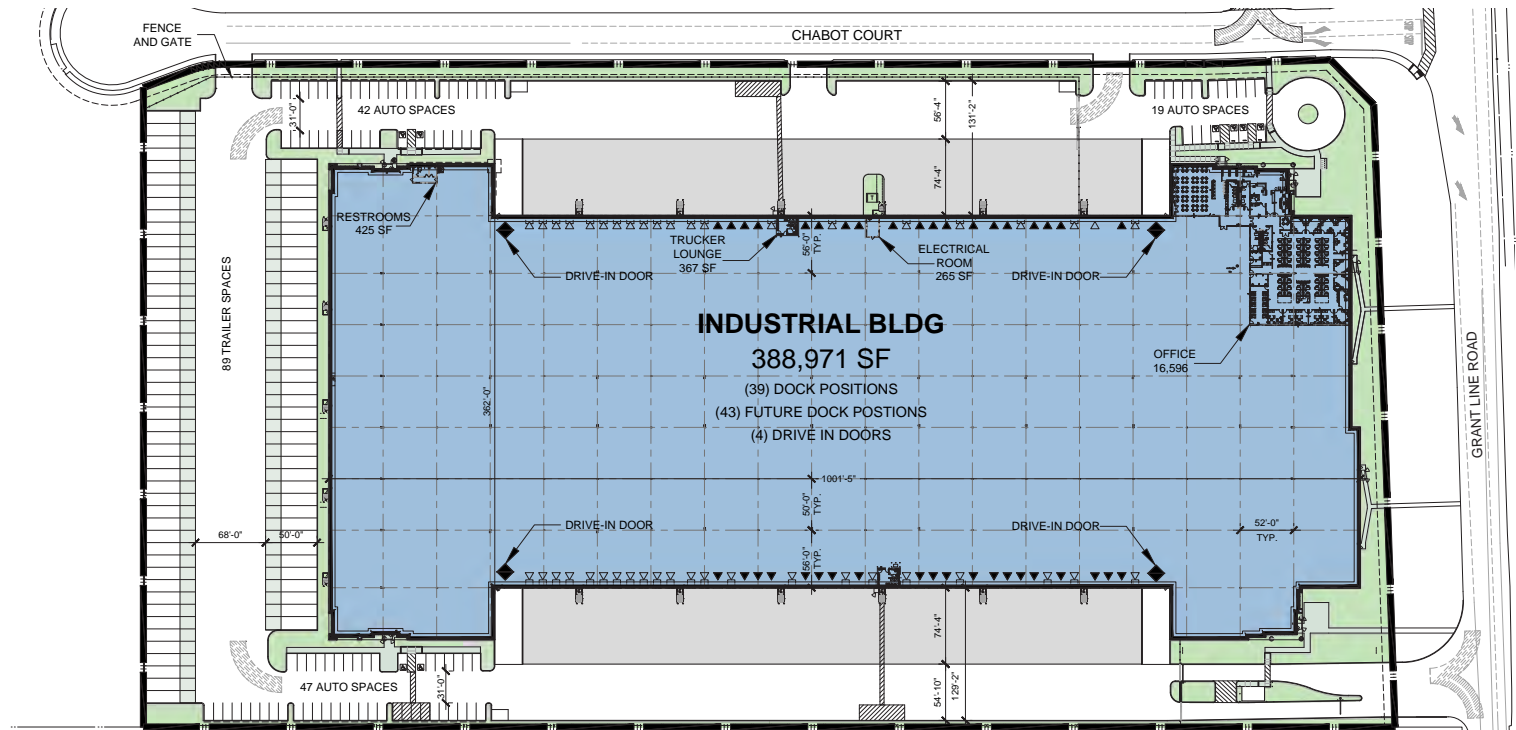
3439 Brookside Road, Suite 108
Stockton, CA 95219 USA



Prologis

Matt Drury

mdrury@prologis.com
ph +1 209 833 5389
cell +1 415 418 4485
815 International Parkway
Tracy, CA 95377 USA



Property Specifications:

Building SF:	388,971± SF divisible to 97,570± SF	Fire Suppression:	ESFR
Loading:	Crossload 85 (9'x10') dock-high doors with Pit and EOD levelers 4 (16'x14') grade level doors	Column Spacing:	50' x 52' (with 56' speedbays)
Dimensions:	362' D x 1,001' W	Truck Court:	130' with 75' concrete apron
Auto Parking:	290 stalls	Skylights:	2% vented skylights
Trailer Parking:	89 stalls	Lighting:	T-8
Clear Height:	30' minimum	Zoning:	M-1, Light Industrial (City of Tracy)
Power:	3,000 Amps, 277/480 Volts, 3 Phase	Year Built:	2006
		Construction Type:	Concrete tilt-up
		Guard Shack:	