

PACIFIC

DISTRIBUTION CENTER
Patterson • California

±712,130 SQUARE FOOT
LOGISTICS FACILITY

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UNDER CONSTRUCTION
DELIVERABLE SPRING 2018



EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

RYAN MCSHANE, SIOR
Senior Vice President
+1 209 475 5105 Direct
ryan.mcshane@colliers.com
CA License No. 01295796

MIKE GOLDSTEIN, SIOR
Executive Managing Director
+1 209 475 5106 Direct
michael.goldstein@colliers.com
CA License No. 01319234

GREGORY O'LEARY, SIOR
Executive Vice President
+1 209 475 5108 Direct
g.oleary@colliers.com
CA License No. 00924479



ESFR
FIRE SUPPRESSION



OFFICE
TO SUIT



CROSSLOAD
112 DOCK DOORS



STORAGE
250 TRAILER STALLS



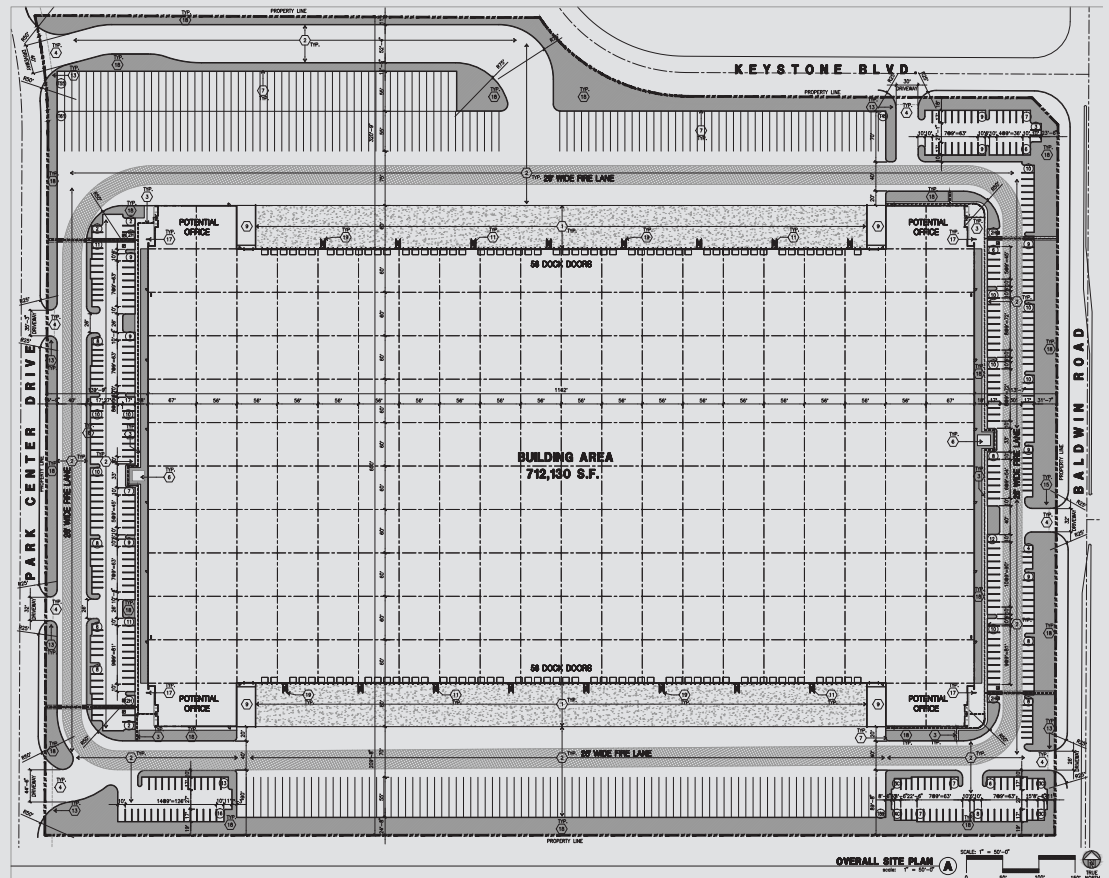
LOCATION
DIRECT I-5 ACCESS



DELIVERY
Q2 2018 COMPLETION

Property Specifications:

Building SF:	±712,130 SF on 34.56 acres
Office SF:	To Suit
Loading:	Crossload 112 (9' x 10') dock-high doors 4 (12' x 14') grade level doors
Auto Parking:	369 stalls - 0.52/1,000 SF
Trailer Parking:	250 stalls - 0.35/1,000 SF
Clear Height:	±36'
Power:	To Suit
Fire Suppression:	ESFR
Dimensions:	±600-720' D x 1,142' W
Column Spacing:	±56' x 60'
Truck Court:	±185'
Skylights:	Yes
Lighting:	To Suit
Zoning:	West Patterson Industrial Business Park
Truck Route:	Via Sperry Avenue 
Construction Type:	Concrete tilt-up
Sewer:	City of Patterson
Storm:	City of Patterson
Water:	City of Patterson
Gas & Electric:	TID (Turlock Irrigation District)



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Local Retail Amenities



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Drive Time

West bound between 5:00 - 8:00 a.m.
East bound between 3:00 - 6:00 p.m.

Patterson to Port of Oakland vs. Stockton to Port of Oakland

**25 - 40 minutes time savings during peak drive time
from Patterson compared to Stockton**

Transportation & Logistics

Cities:	Stockton:	40 miles
	San Jose:	74 miles
	Oakland:	75 miles
	San Francisco:	84 miles
	Sacramento:	86 miles
	Fresno:	105 miles
	Reno:	219 miles
	Los Angeles:	298 miles
	Las Vegas:	485 miles
	Portland:	665 miles
	Phoenix:	668 miles
	Salt Lake City:	737 miles
Ports:	Seattle:	837 miles
	Denver:	1,270 miles
	Port of Stockton:	41 miles
	Port of West Sacramento:	89 miles
	Port of Oakland:	74 miles
	Port of San Francisco:	84 miles
Airports:	Port of LA & Long Beach:	323 miles
	Port of Seattle:	840 miles
	Stockton Metropolitan Airport:	37 miles
	Oakland International Airport:	69 miles
	San Jose International Airport:	79 miles
	San Francisco International Airport:	87 miles
	Sacramento International Airport:	98 miles

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COLLIERS INTERNATIONAL
3439 Brookside Rd, Suite 108
Stockton, CA 95219
www.colliers.com

