

EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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

Colliers

WES WIDMER Senior Vice President +1 209 475 5109 Direct wes.widmer@colliers.com CA License No. 01315686 GREGORY O'LEARY, SIOR Executive Vice President +1 209 475 5108 Direct g.oleary@colliers.com CA License No. 000924479

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

Information contained herein has been obtained from the owners or from other sources we deem reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties are subject to change or withdrawal without notice.

LEASED

450 GRANT LINE ROAD • TRACY, CA TWO BUILDINGS TOTALING 36,240± SF WITH YARD

BUILDING 1

Colliers

Bldg. Sq. Ft.:	±52,861
Office:	±2,000 Sq. Ft.
Grade Level Doors:	Two (2) (±12'x±14')
Loading Dock Doors:	Floon (11) (±8'x±10')
Clear Height:	•22'-±26' & ±16'-±22'
Indicated Power	TBD
Warehouse Lighting:	T8 / T12
Column Spacing:	Clear span
	(±50' x ±24') - typical
Skylights:	Yes
Yard:	Paved yard available
Lease Rate:	Contact Broker

BUILDING 2

Bldg. Sq. Ft.:	±11,760	
Grade Level Doors:	One (1) (±12' x ±14')	
Clear Height:	±24'	
Indicated Power:	TBD	
Warehouse Lighting: T8 / T12		
Column Spacing:	Clear span	
Lease Rate:	Contact Broker	

BUILDING 3

Bldg. Sq. Ft.:	±12,000
Grade Level Doors:	One (1) (±10' x ±12')
Clear Height:	±20' - ±32'
Indicated Power:	45
Warehouse Lighting	8 / T12
Column Spacing	±20'-±20' - typical
Skylights:	Yes
Yard:	Paved yard available
Lease Rate:	Contact Broker

BUILDING 4

Bldg. Sq. Ft.:	±24,480
Divisible To:	±11,440
Grade Level Doors:	Three (3) (± 12 ' x ± 14 ')
Loading Dock Doors: Two (2) (±8' x ±10')	
Clear Height:	±22' - ±32'
Indicated Power:	TBD
Warehouse Lighting: T8 / T12	
Column Spacing:	Clear span
Skylights:	Yes
Yard:	Paved yard available
Lease Rate:	Contact Broker

















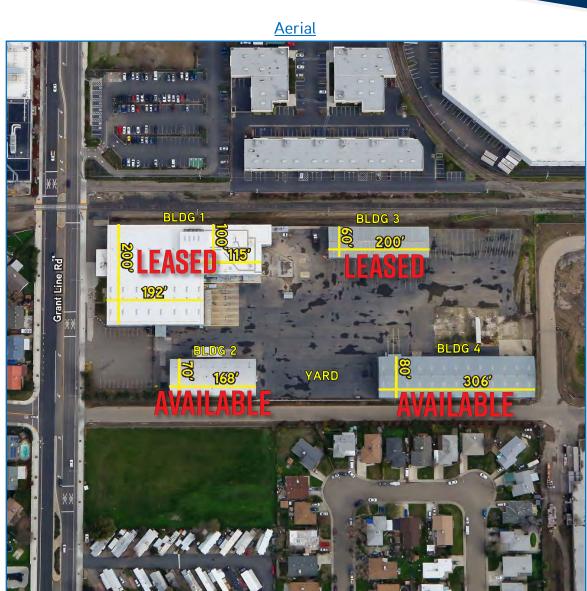
450 GRANT LINE ROAD • TRACY, CA TWO BUILDINGS TOTALING 36,240± SF WITH YARD



Colliers

Regional Map





Information contained herein has been obtained from the owners or from other sources we deem reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties are subject to change or withdrawal without notice.

450 GRANT LINE ROAD • TRACY, CA TWO BUILDINGS TOTALING 36,240± SF WITH YARD



Colliers

Information contained herein has been obtained from the owners or from other sources we deem reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties are subject to change or withdrawal without notice.