

# Prologis Park Tracy

## Paradise Road

Tracy, CA 95304 USA

**29.07± Acres Available For Sale or Build-to-Suit**

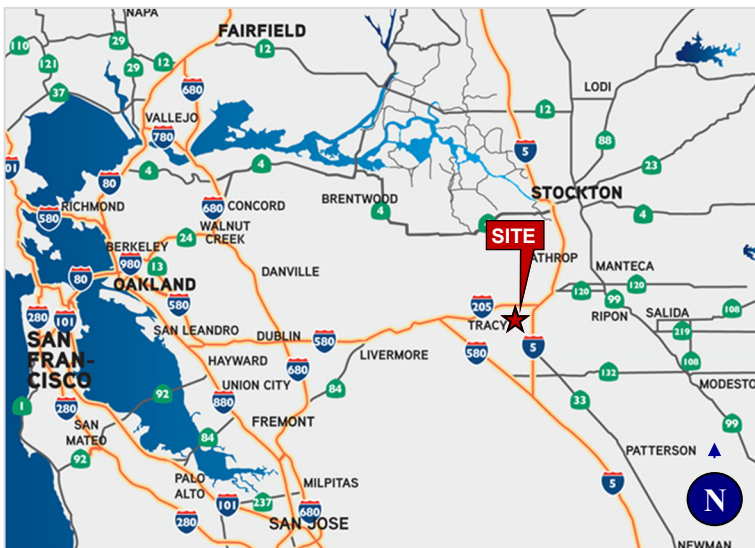


**PROLOGIS.**



### Location

Prologis Park Tracy is a 370-acre master-planned institutional quality industrial park owned and developed by Prologis ([www.prologis.com](http://www.prologis.com)). The park is strategically located only 60 miles east of San Francisco and 54 miles east of the Port of Oakland. The park has direct access to major transportation arterials (I-5, I-205 & I-580) and is located within close proximity to the Union Pacific and Burlington Northern Santa Fe intermodal facilities.



### Property Highlights

- Property Type: Warehouse Distribution / Manufacturing
- Site Area: 29.07± Acres / FAR 49.2%
- Building Size: 603,278± SF
- Minimum Clear Height: 36'±
- Loading: Cross Load
- Building Dimensions: 470'±D x 1,254'±W
- Office: Build-to-Suit
- Truck Court: 185'± West & 183'± East
- Parking: 268 Standard  
233 Trailer
- Skylights: Yes
- Electrical: Build-to-Suit
- Fire Sprinklers: ESFR
- Lighting: Build-to-Suit
- Zoning: M-1, City of Tracy
- Rail: Union Pacific (Potential)



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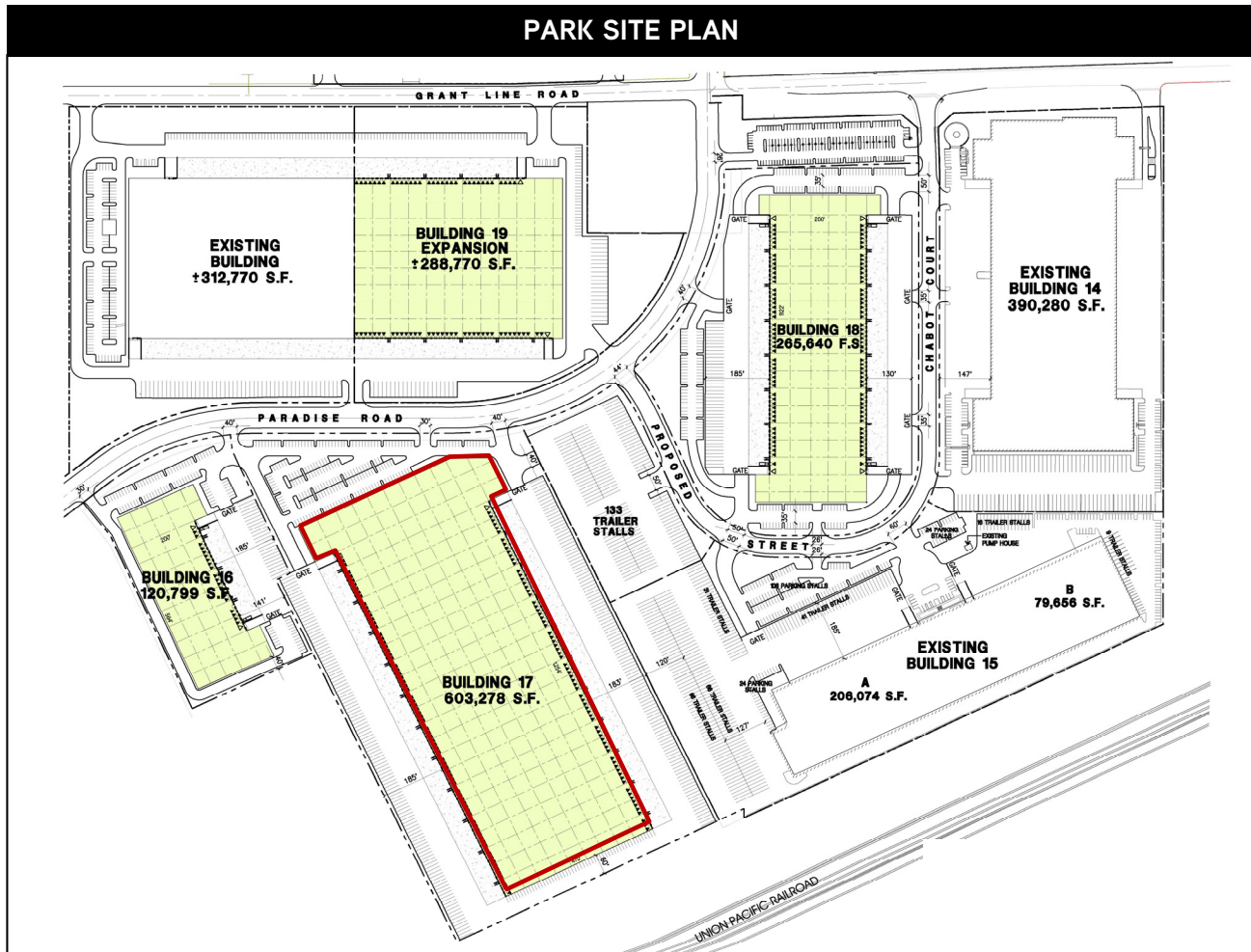
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**REGIONAL MAP**



**AREA MAP**



**VICINITY MAP**



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