

Prologis Park Tracy

Between Paradise Road & Chrisman Road



PROLOGIS.

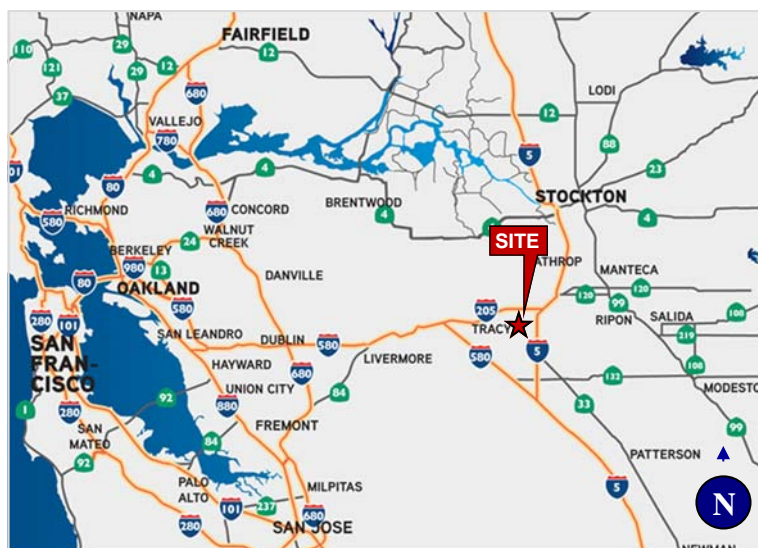
Tracy, CA 95304 USA

6.88± Acres Available For Sale or Build-to-Suit



Location

Prologis Park Tracy is a 370-acre master-planned institutional quality industrial park owned and developed by Prologis (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 Features

- Property Type: Warehouse Distribution / Manufacturing
- Site Area: 6.88± Acres / FAR 40.5%
- Building Size: 120,799± SF
- Minimum Clear Height: 32'±
- Loading: Front Load
- Building Dimensions: 200'±D x 564'±W
- Office: Build-to-Suit
- Truck Court Depth: 185'± East
- Parking: 102 Standard
25 Trailer
- Skylights: Yes
- Electrical: Build-to-Suit
- Fire Sprinklers: ESFR
- Lighting: Build-to-Suit
- Zoning: M-1, City of Tracy



Colliers International
 Mike Goldstein, SIOR
 Executive Managing Director
michael.goldstein@colliers.com
 ph +1 209.475.5106
 cell +1 925.683.7059
 CA License No. 01319234
 3439 Brookside Rd., Ste. 108
 Stockton, CA 95219 USA

Colliers International
 Gregory O'Leary, SIOR
 Executive Vice President
g.oleary@colliers.com
 ph +1 209.475.5108
 cell +1 209.639.2908
 CA License No. 00924479
 3439 Brookside Rd., Ste. 108
 Stockton, CA 95219 USA

Prologis
 Ryan George
 Vice President, Market Officer
rgeorge@prologis.com
 ph +1 209.833.5383
 fax +1 209.833.5385
 17284 West Commerce Way
 Tracy, CA 95377 USA

Prologis Park Tracy

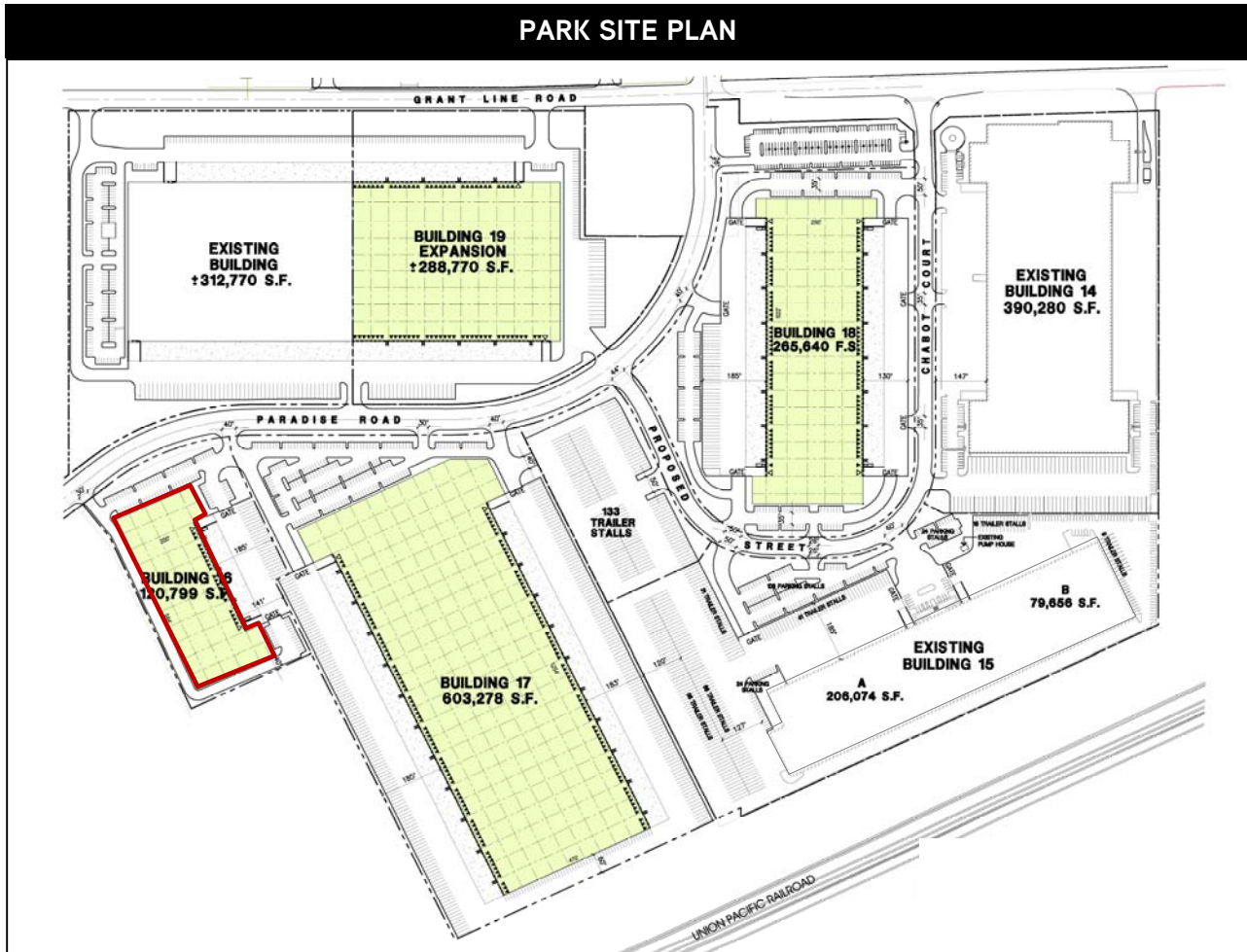
Between Paradise Road & Chrisman Road

Tracy, CA 95304 USA

6.88± Acres Available For Sale or Build-to-Suit



PROLOGIS.



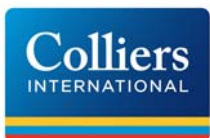
REGIONAL MAP



AREA MAP



VICINITY MAP



Colliers International
 Mike Goldstein, SIOR
 Executive Managing Director
 michael.goldstein@colliers.com
 ph +1 209.475.5106
 cell +1 925.683.7059
 CA License No. 01319234
 3439 Brookside Rd., Ste. 108
 Stockton, CA 95219 USA

Colliers International
 Gregory O'Leary, SIOR
 Executive Vice President
 g.oleary@colliers.com
 ph +1 209.475.5108
 cell +1 209.639.2908
 CA License No. 00924479
 3439 Brookside Rd., Ste. 108
 Stockton, CA 95219 USA

Prologis
 Ryan George
 Vice President, Market Officer
 rgeorge@prologis.com
 ph +1 209.833.5383
 fax +1 209.833.5385
 17284 West Commerce Way
 Tracy, CA 95377 USA