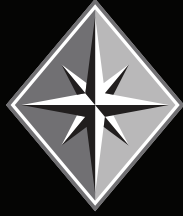


**NORTH
TRACY**
COMMERCE CENTER



**126,204± SF WAREHOUSE
AVAILABLE FOR LEASE**

9698 Sugar Road, Building A | Tracy, CA



Colliers



BUILDING SPECIFICATIONS

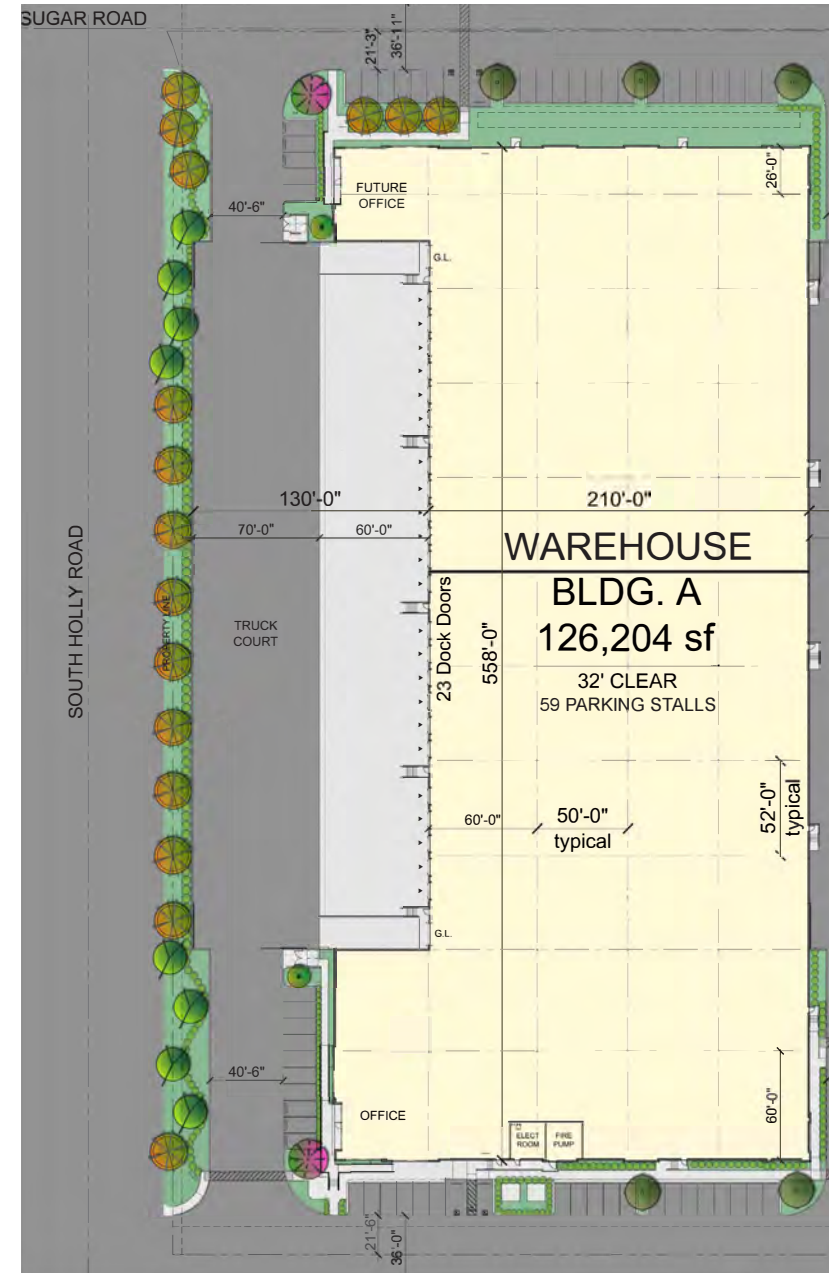
Building Address:	9698 Sugar Road, Building A Tracy, CA
Building Size:	±126,204 SF
Available:	±126,204 SF
Spec Office:	±3,325 SF
Loading:	23 (9' x 10') dock-high doors 2 (12' x 14') grade level doors
Dock Ratio:	1/5,487 SF
Auto Parking:	59 stalls
Trailer Parking:	Possible
Clear Height:	±32'
Power:	2,000 Amps, 277/480V, 3-Phase
Fire Suppression:	ESFR
Dimensions:	210' D x 558' W
Column Spacing:	50' x 52'
Truck Court:	±130' with 60' concrete apron
Skylights:	2.5%
Lighting:	To suit
Construction Type:	Concrete tilt-up
Zoning:	I-G, (General Industrial) San Joaquin County
Z-guard track guards at dock and grade level doors	
Additional trailer yard / parking available	



Floor plan of the second floor, showing a large open office area (±3,325 SF) and several smaller rooms. The layout includes:

- OPEN OFFICE**: A large, open-plan office space occupying the majority of the floor.
- JANITOR**: A small room located near the top right corner.
- BREAK AREA**: A small room located near the top right corner, adjacent to the Janitor room.
- RESTROOM**: Four restrooms are located in the top right corner, arranged in two pairs.
- CONFERENCE ROOM**: A room located in the bottom left corner.
- OFFICE**: A room located in the bottom right corner, adjacent to the Conference Room.

The total area is indicated as $\pm 3,325$ SF.



NORTH TRACY

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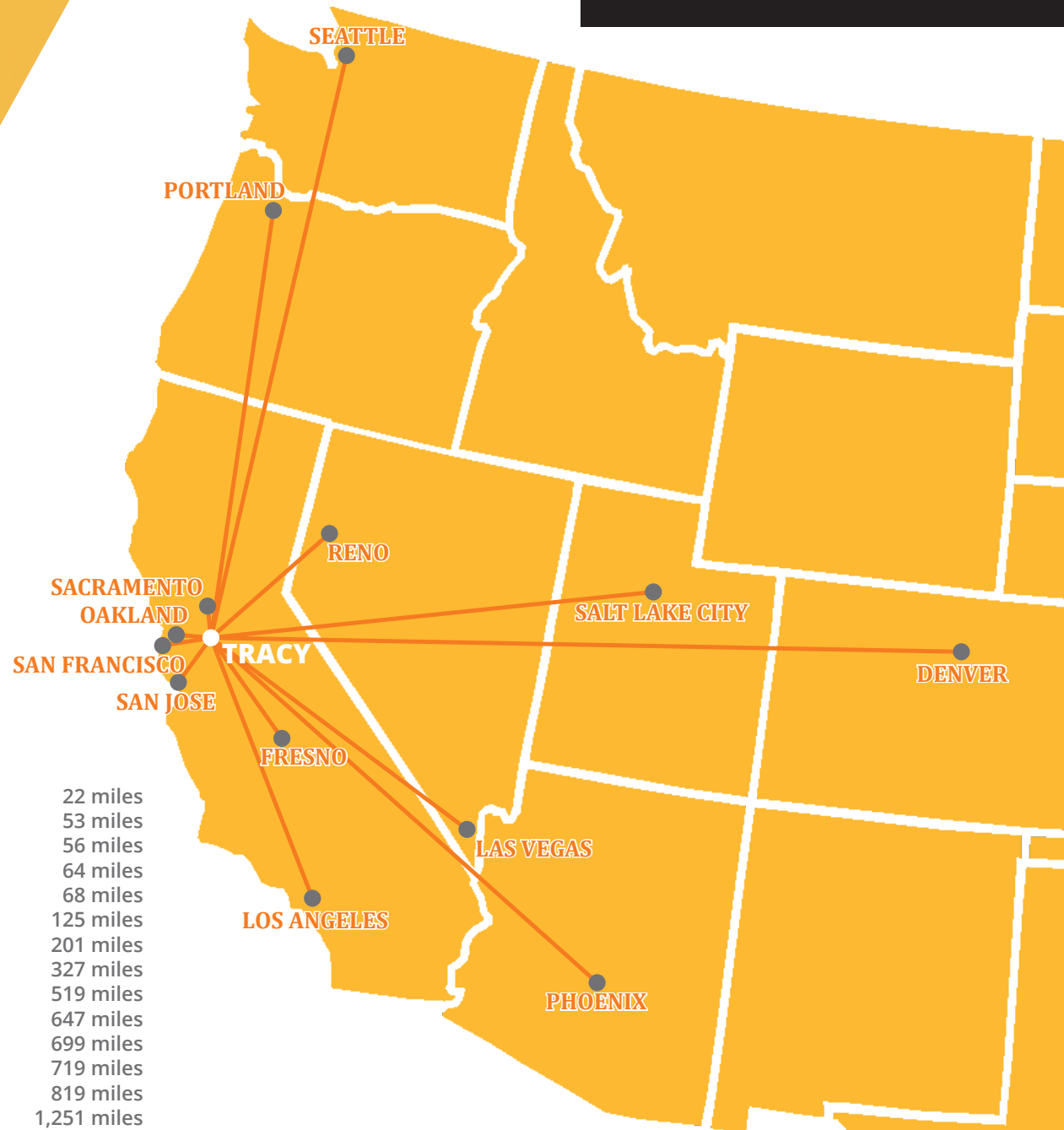


NORTH TRACY

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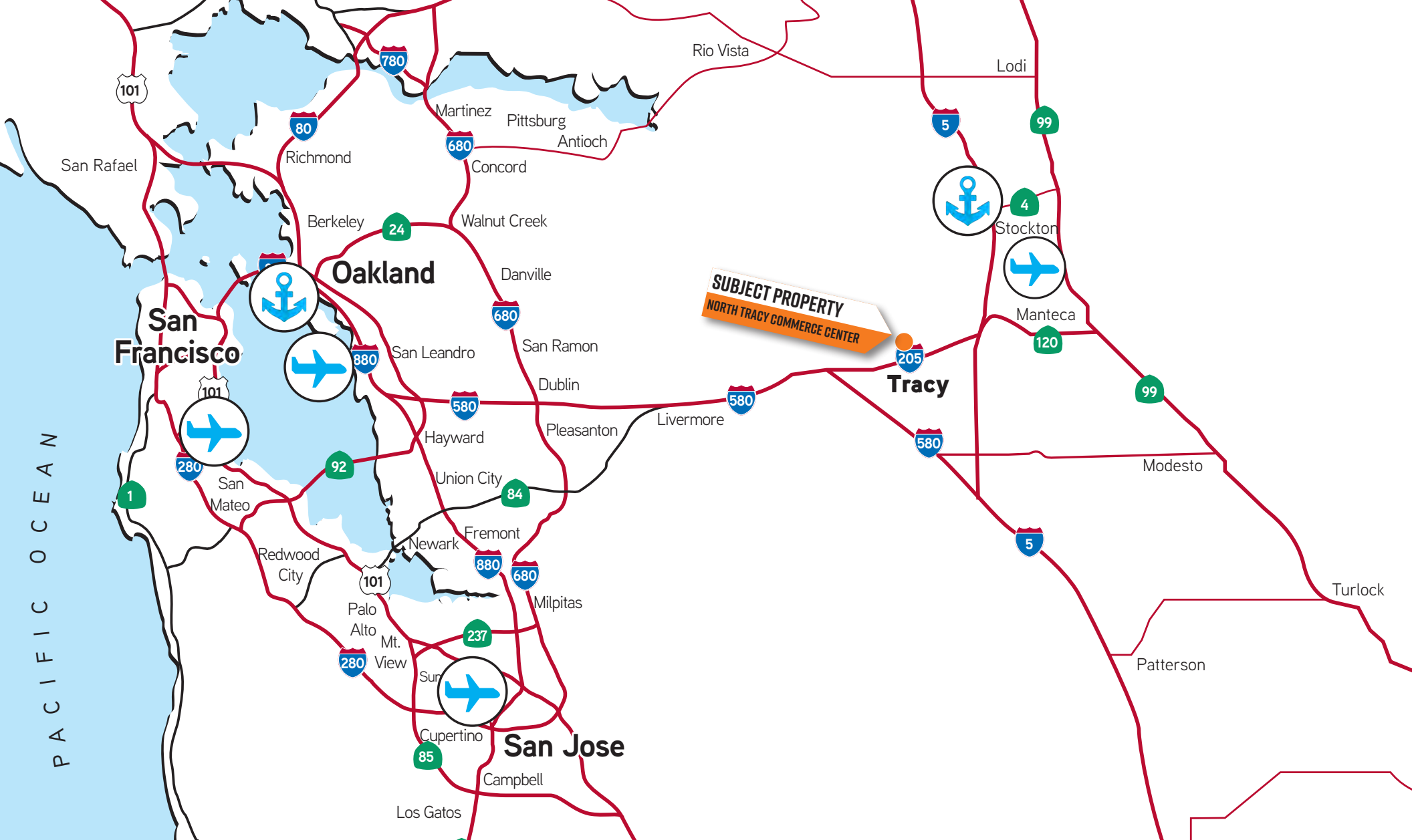


1. HOLLINGSWORTH LOGISTICS
2. Clutter
3. YRC FREIGHT
4. HOME DEPOT
5. PACITRA DHL
6. HOLLINGSWORTH LOGISTICS
7. CHEP
8. HAWTHORNE
9. VICTORY PACKAGING, JM
10. Barbosa cabinets, inc.
11. Kellogg's
12. POLARIS
13. FEMA
14. amazon
15. Crate&Barrel
16. Young's Market Company
17. INTERNATIONAL PAPER
18. NFI
19. pepsi
20. NFI
21. WAGNER LOGISTICS
22. Lowe's
23. MARLEY SPOON
24. Gaatu
25. McLANE



Cities:

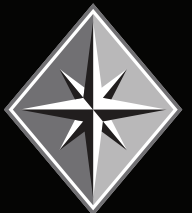
Stockton:	22 miles
Oakland:	53 miles
San Jose:	56 miles
San Francisco:	64 miles
Sacramento:	68 miles
Fresno:	125 miles
Reno:	201 miles
Los Angeles:	327 miles
Las Vegas:	519 miles
Portland:	647 miles
Phoenix:	699 miles
Salt Lake City:	719 miles
Seattle:	819 miles
Denver:	1,251 miles



SUBJECT PROPERTY
NORTH TRACY COMMERCE CENTER

NORTH TRACY

COMMERCE CENTER



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