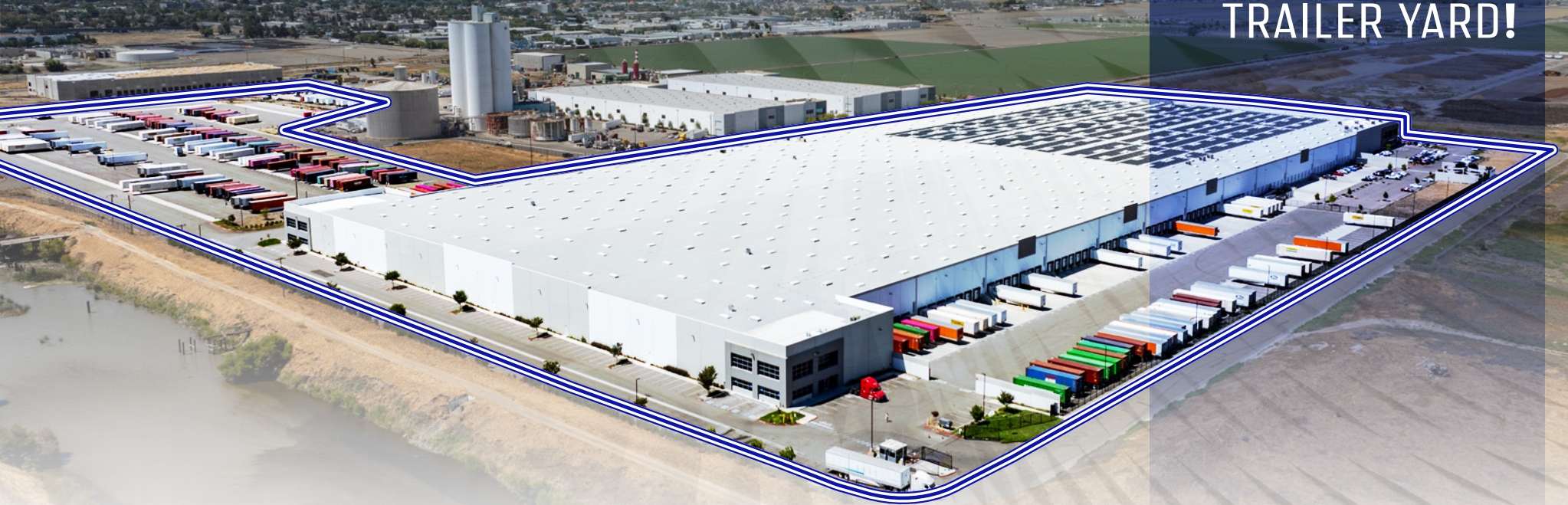


9375 W. SUGAR RD

TRACY, CALIFORNIA

AVAILABLE
FOR SUBLEASE

LARGE CLASS A
BUILDING WITH
TRAILER YARD!



EXCLUSIVELY LISTED BY:

±925,475 SF & ±22.14 AC TRAILER YARD

THOMAS DAVIS, SIOR

Vice Chairman
+1 209 476 2940
td.davis@cbre.com
Lic. 00880761

DANIEL DAVIS, SIOR, CCIM

Senior Vice President
+1 209 476 2941
dt.davis@cbre.com
Lic. 01964386

ROBERT TAYLOR

Senior Vice President
+1 209 476 2920
rj.taylor@cbre.com
Lic. 00937509

RYAN DAVIS

Associate
+1 925 858 2138
ryan.davis1@cbre.com
Lic. 02167375

ROSS RUDOW

Associate
+1 209 476 2996
Lic. 02219068
ross.rudow@cbre.com

CBRE

BUILDING Site Specs



ADDRESS 9375 W. Sugar Road, Tracy, CA



JURISDICTION San Joaquin County

BUILDING SIZE ±925,475 SF

SITE AREA ±42.11 Acres

OFFICE Build-to-suit



DIVISIBLE Yes

MASTER LEASE EXPIRES 3/31/2036



AUTO PARKING 425 spaces

TRAILER PARKING (BLDG) 171 spaces



TRAILER YARD 22.14 acres, fully improved

TRUCK COURT DEPTH 190'



DESIGN Cross Dock

CLEAR HEIGHT 36'

COLUMN SPACING 56' x 60'



DOCK DOORS 162 (with vision panels and track guards)

GRADE LEVEL DOORS 4



ROOF Scrim foil at underside of roof deck

INTERIOR Painted warehouse walls



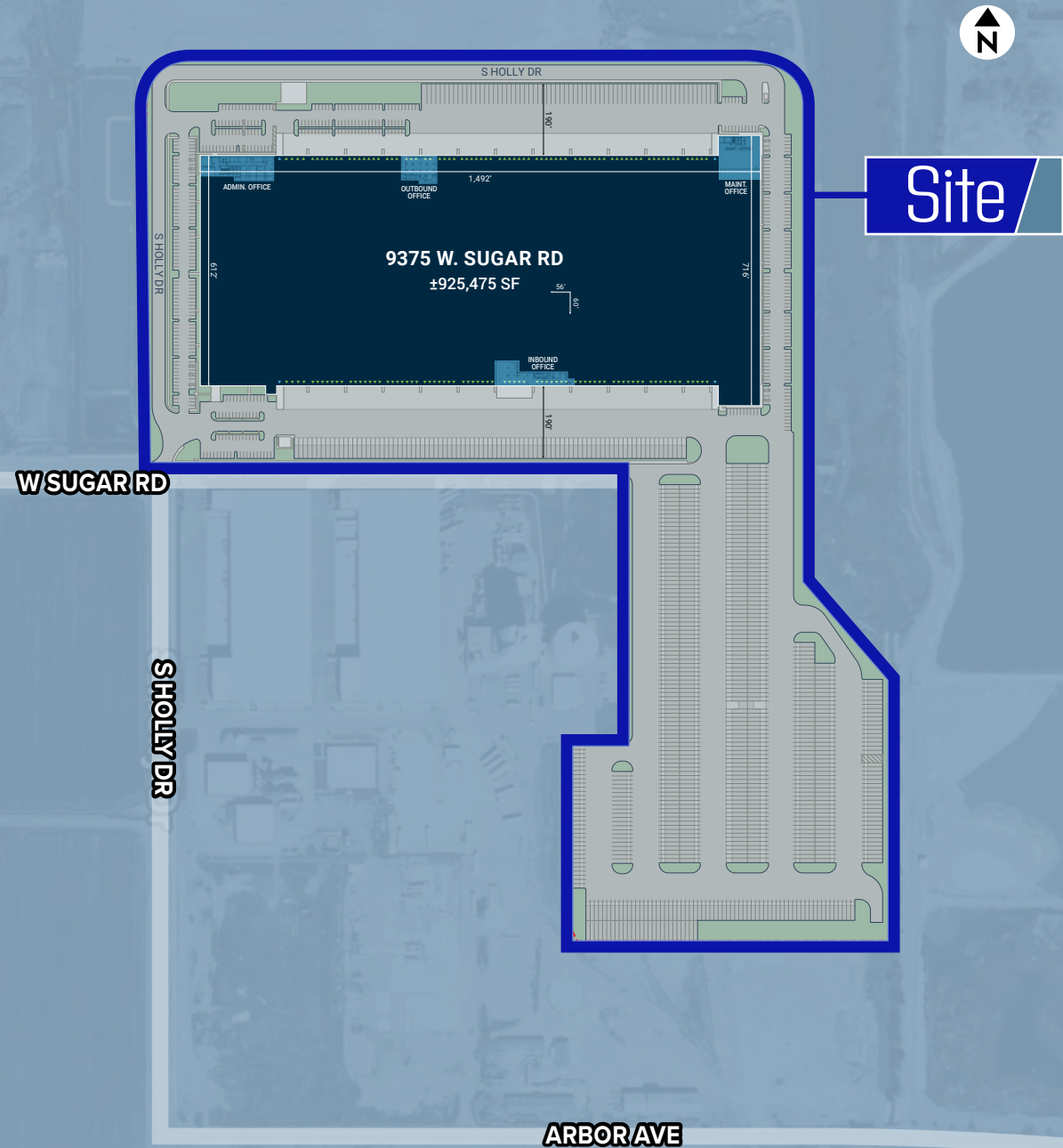
POWER Two (2), 3,000 Amp, 277/480 volt, 3-phase electrical service

SPRINKLERS ESFR



SEWER Septic System

GUARD Shack on North Freeway





BUILDING Photos

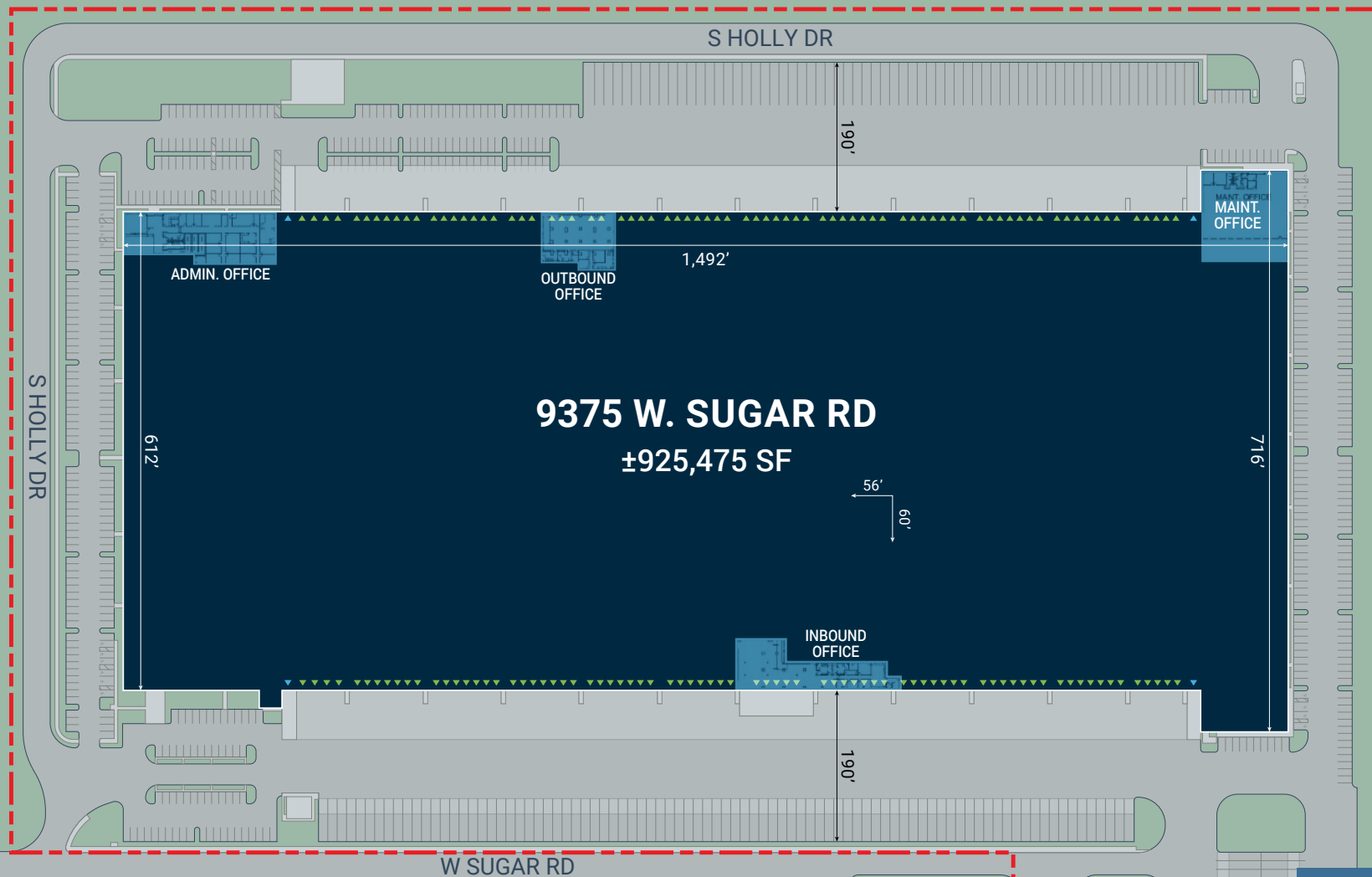


BUILDING

Site Plan



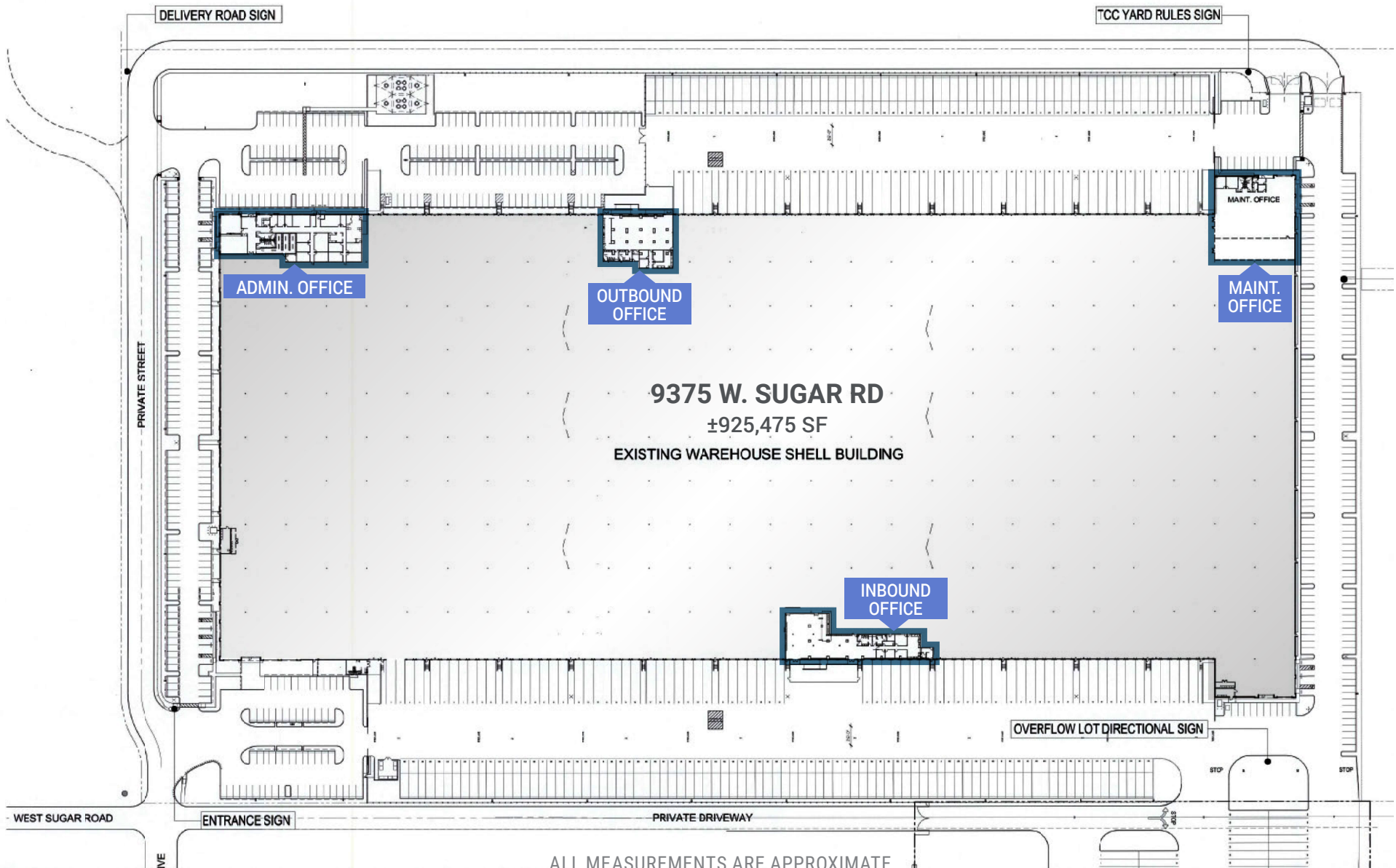
ALL MEASUREMENTS ARE APPROXIMATE.



▲ NORTH
▲ DRIVEWAY

Office Plan

Site Plan

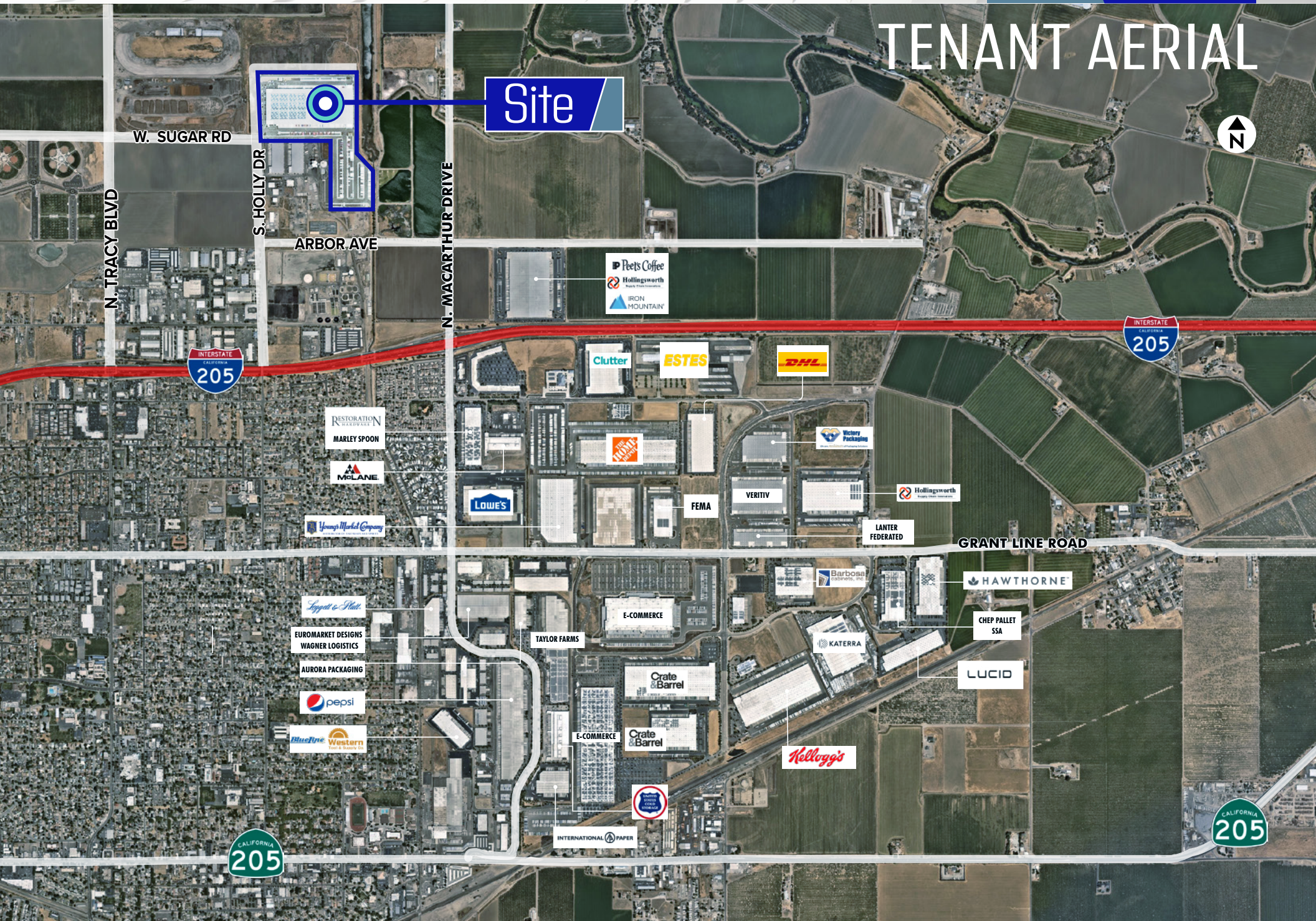
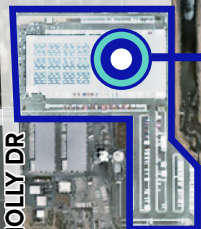


ALL MEASUREMENTS ARE APPROXIMATE.

TENANT AERIAL



Site



W. SUGAR RD

N. TRACY BLVD

S. HOLLY DR

ARBOR AVE

N. MACARTHUR DRIVE



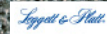
FEMA

VERITIV



LANTER FEDERATED

GRANT LINE ROAD



EUOMARKET DESIGNS
WAGNER LOGISTICS

AURORA PACKAGING



TAYLOR FARMS

E-COMMERCE



HAWTHORNE

CHEP PALLET
SSA

LUCID

Crate
Barrel

KATERRA



E-COMMERCE
Crate
Barrel

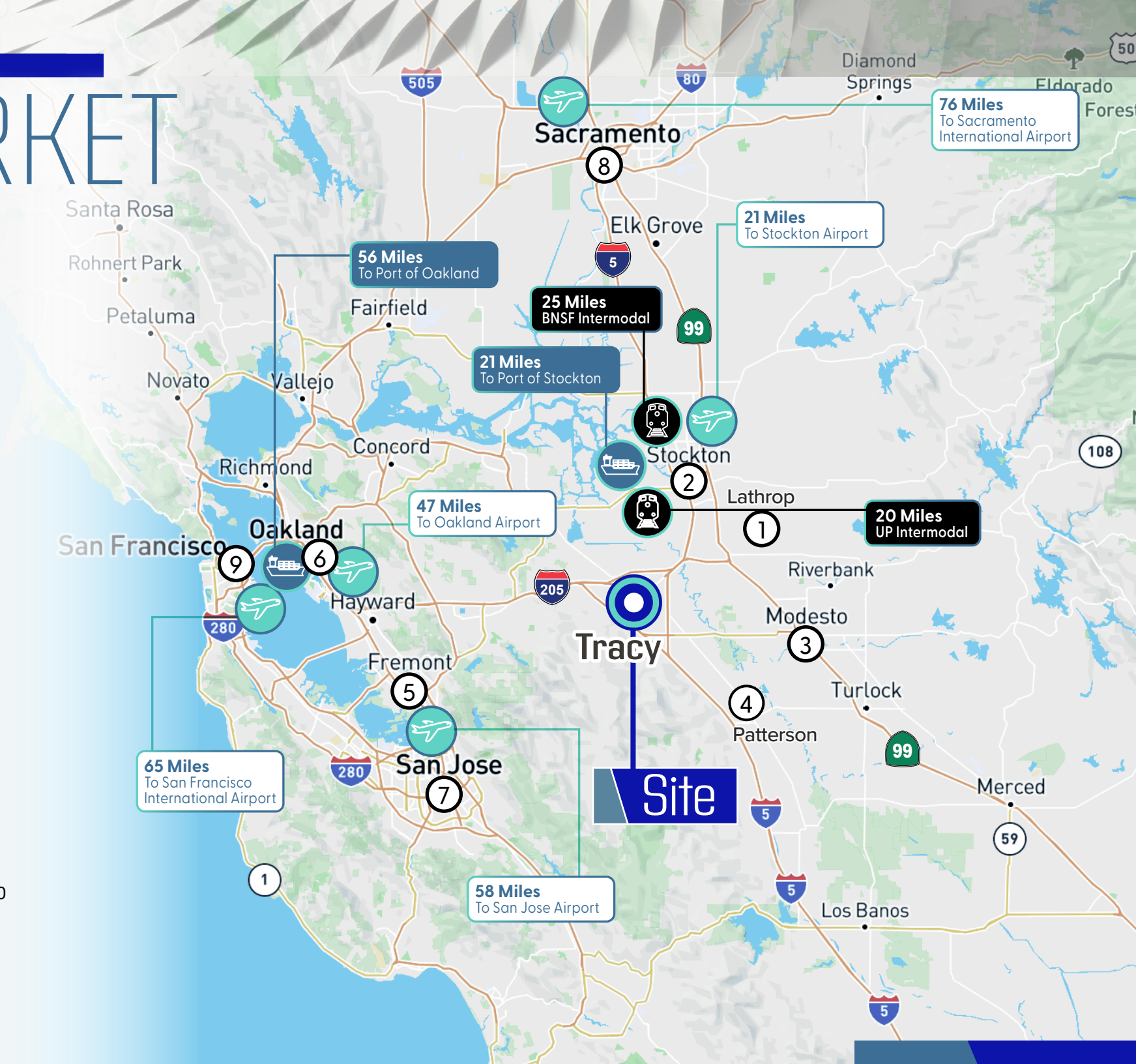
INTERNATIONAL PAPER



MARKET

Access

- ① 13 Miles TO LATHROP
- ② 22 Miles TO STOCKTON
- ③ 30 Miles TO MODESTO
- ④ 30 Miles TO PATTERSON
- ⑤ 47 Miles TO FREMONT
- ⑥ 55 Miles TO OAKLAND
- ⑦ 62 Miles TO SAN JOSE
- ⑧ 67 Miles TO SACRAMENTO
- ⑨ 64 Miles TO SAN FRANCISCO



65 Miles
To San Francisco
International Airport

58 Miles
To San Jose Airport

56 Miles
To Port of Oakland

25 Miles
BNSF Intermodal

21 Miles
To Port of Stockton

21 Miles
To Stockton Airport

76 Miles
To Sacramento
International Airport

47 Miles
To Oakland Airport

20 Miles
UP Intermodal

Site

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