

Readily Available

86,163± Sq. Ft.

Class "A" Manufacturing /
Distribution Facility

Available
For Lease

Tracy Supply Chain Center
1880 N. MacArthur Drive
Tracy, CA 95376

Landlord Offering
Eight (8) Months Free Rent
for a 60 month term

Mike Goldstein, SIOR

Vice Chair - Executive Managing Director
CA License No. 01319234
michael.goldstein@colliers.com
+1 209 475 5106

Ryan McShane, SIOR

Vice Chair
CA License No. 01295796
ryan.mcshane@colliers.com
+1 209 475 5105

Alex Hoeck, SIOR

Executive Vice President
CA License No. 01943853
alex.hoeck@colliers.com
+1 209 475 5107

3439 Brookside Road, Suite 108
Stockton, CA 95219
P: +1 209 475 5100
F: +1 209 475 5102
colliers.com



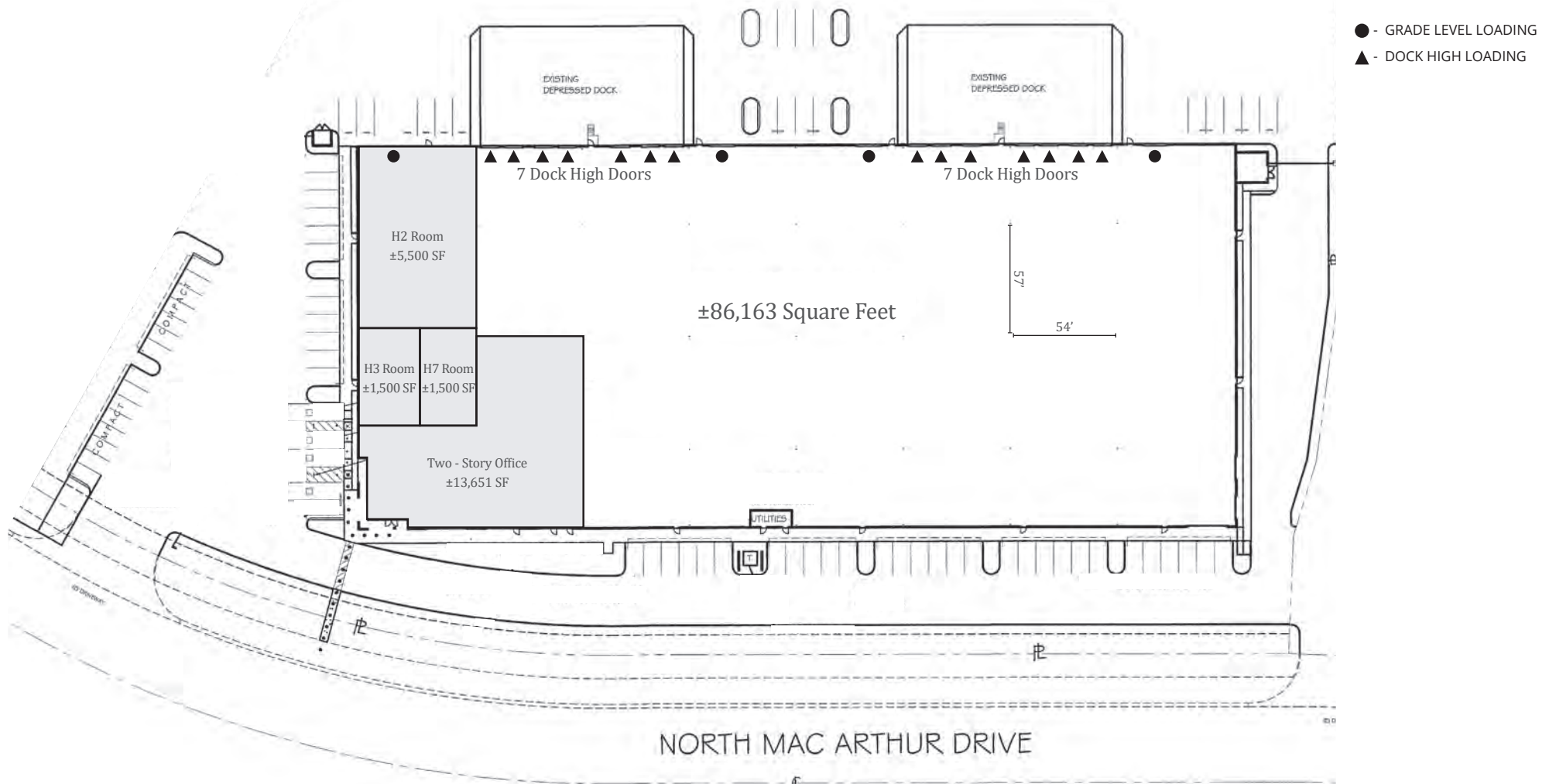


Property / Building Specifications

Building Size	±86,163 SF on ±4.93 acres
Office Size	±13,651 SF Two-story office
Year Built	2003
Dock High Doors	Fourteen (14)
Grade Level Doors	Four (4)
Clear Height	±30'
Indicated Power	4,000 Amps, 277/480V, 3-Phase
Auto Parking	79 stalls
Fire Suppression	ESFR
Column Spacing	54' x 57' typical
Truck Court	±120'
Lighting	TBD
Construction	Concrete tilt-up
Zoning	M-1, Light Industrial (City of Tracy)
Landlord's Planned Capital Improvements	Exterior paint Slurry seal & stripe lot Dock equipment
Fully Insulated	
Direct access to I-205 via MacArthur Drive.	

Site Plan

Tracy Supply Chain Center
1880 N. MacArthur Drive
Tracy, CA 95376



86,163 SF

Available
Square Feet

14

Dock High
Doors

4

Grade Level
Doors

54' x 57'

Column
Spacing

30'

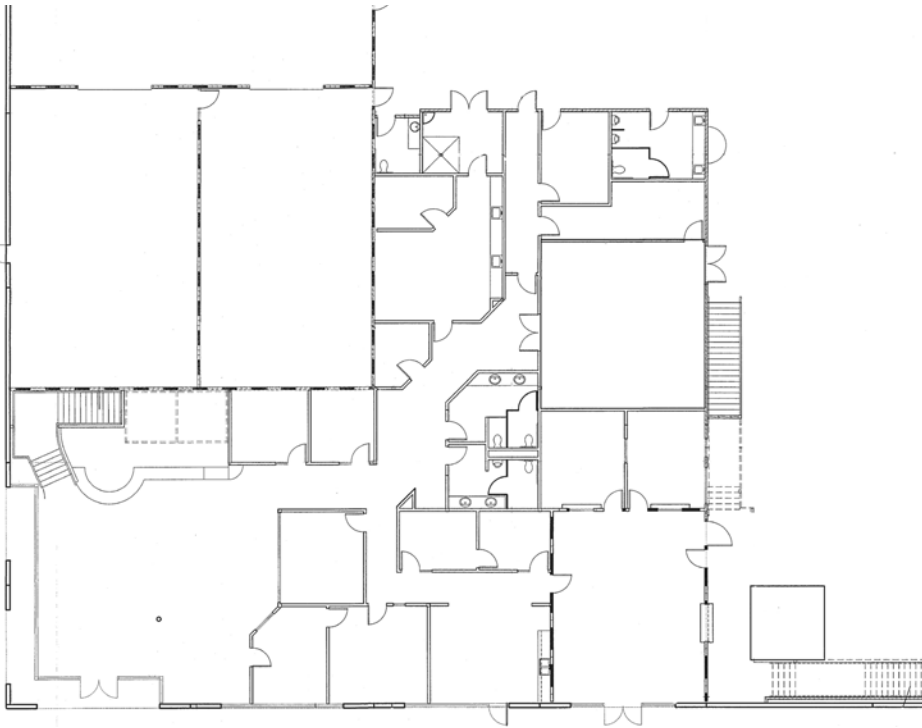
Clear
Height



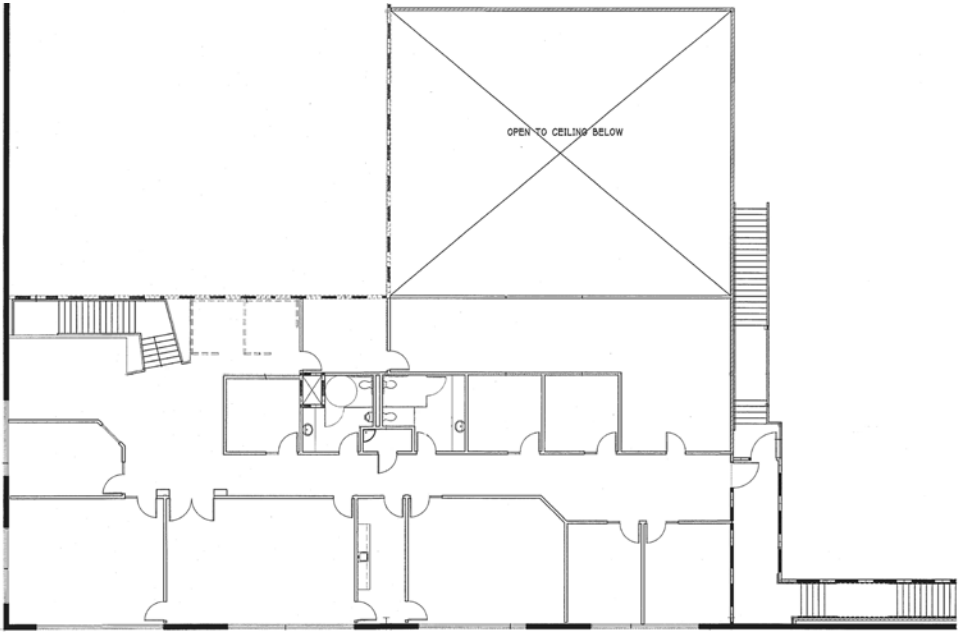
Office Site Plan

Tracy Supply Chain Center
1880 N. MacArthur Drive
Tracy, CA 95376

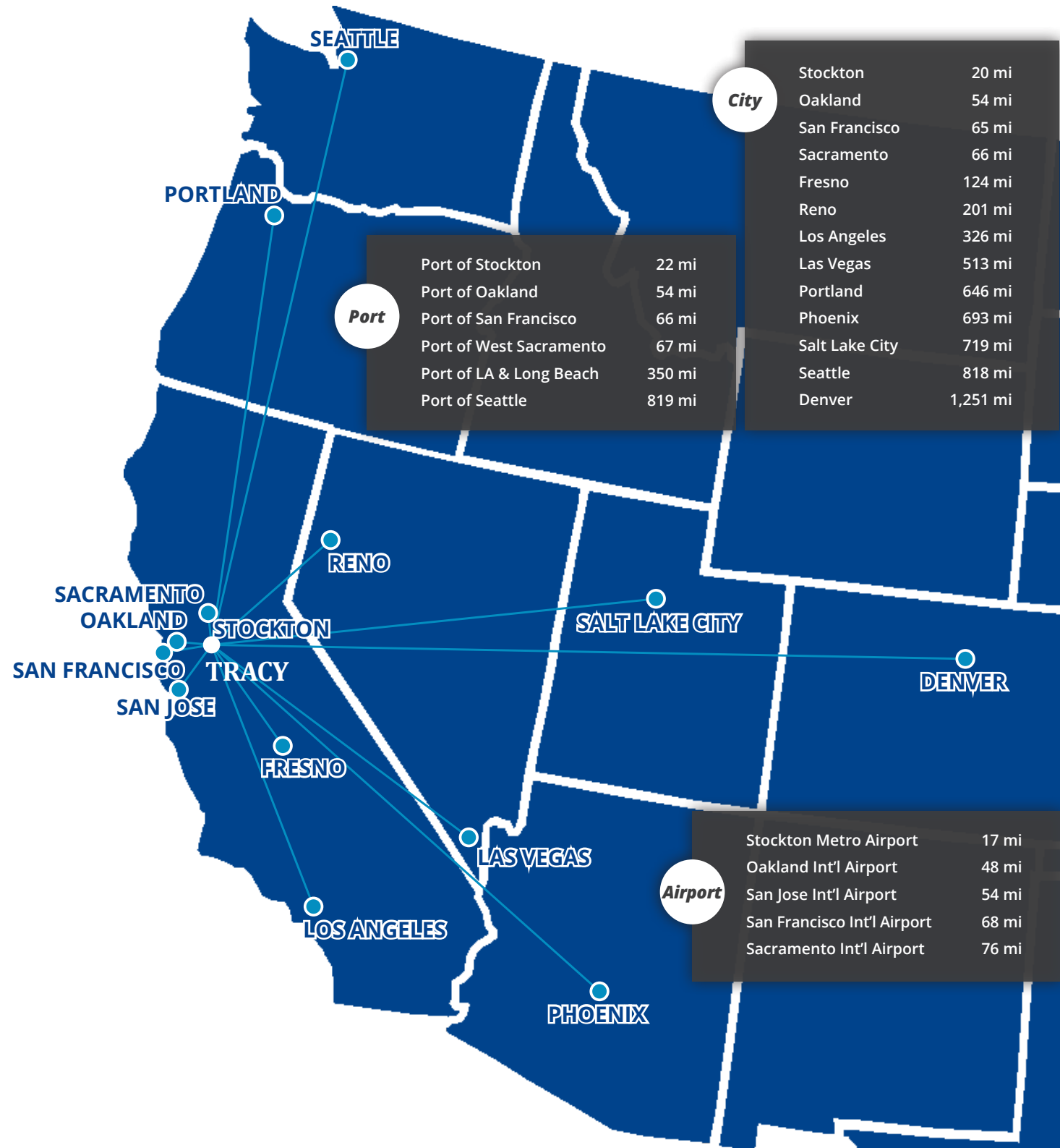
1st Floor Office
±8,259 SF



2nd Floor Office
±5,392 SF



DISTANCE TO MAJOR WEST COAST MARKETS



Tracy Supply Chain Center
1880 N. MacArthur Drive
 Tracy, California 95376

