

9584 Sugar Road, Building B | Tracy, CA

±42,079 SF Warehouse / Distribution Space
Available For Lease

Colliers

±42,079 SF
7 Dock Doors
1 Grade Level Door

NORTH
TRACY
COMMERCE CENTER

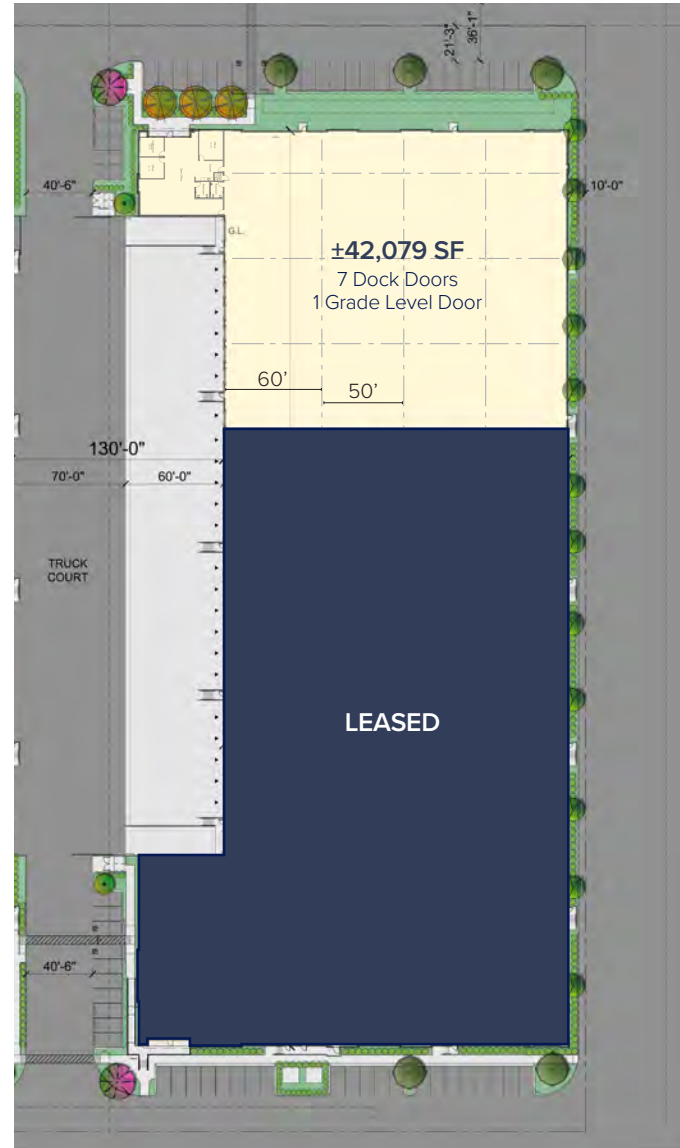




Building Address:	9584 Sugar Road, Building B Tracy, CA
Building Size:	±126,204 SF
Available:	±42,079 SF
Office:	±2,574 SF
Loading:	7 dock-high doors 1 grade level door
Dock Ratio:	1/6,011 SF
Auto Parking:	29 stalls
Trailer Parking:	Possible
Clear Height:	±32'
Power:	Up to 800 amps, 277/480v, 3-phase
Fire Suppression:	ESFR
Dimensions:	210' D
Column Spacing:	50' x 52'
Speed Bay:	60'
Truck Court:	±130' with 60' concrete apron
Skylights:	2.5%
Lighting:	LED
Construction Type:	Concrete tilt-up
Zoning:	I-G, General Industrial (San Joaquin County)

Additional Highlights:

Z-guard track guards at dock and grade level doors
Additional trailer yard / parking available





±2,574 SF
OFFICE

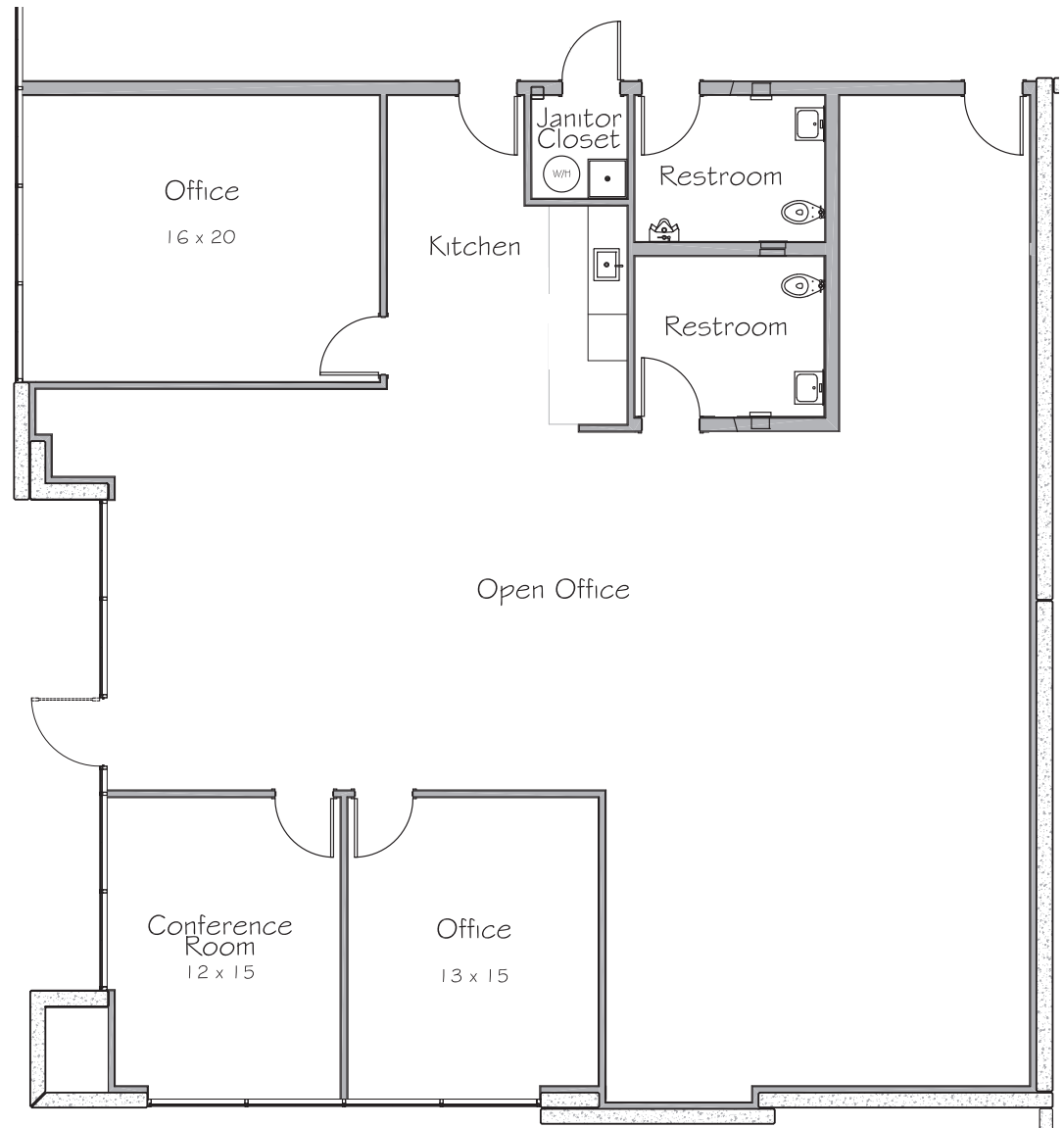
TWO (2)
PRIVATE OFFICES

CONFERENCE
ROOM

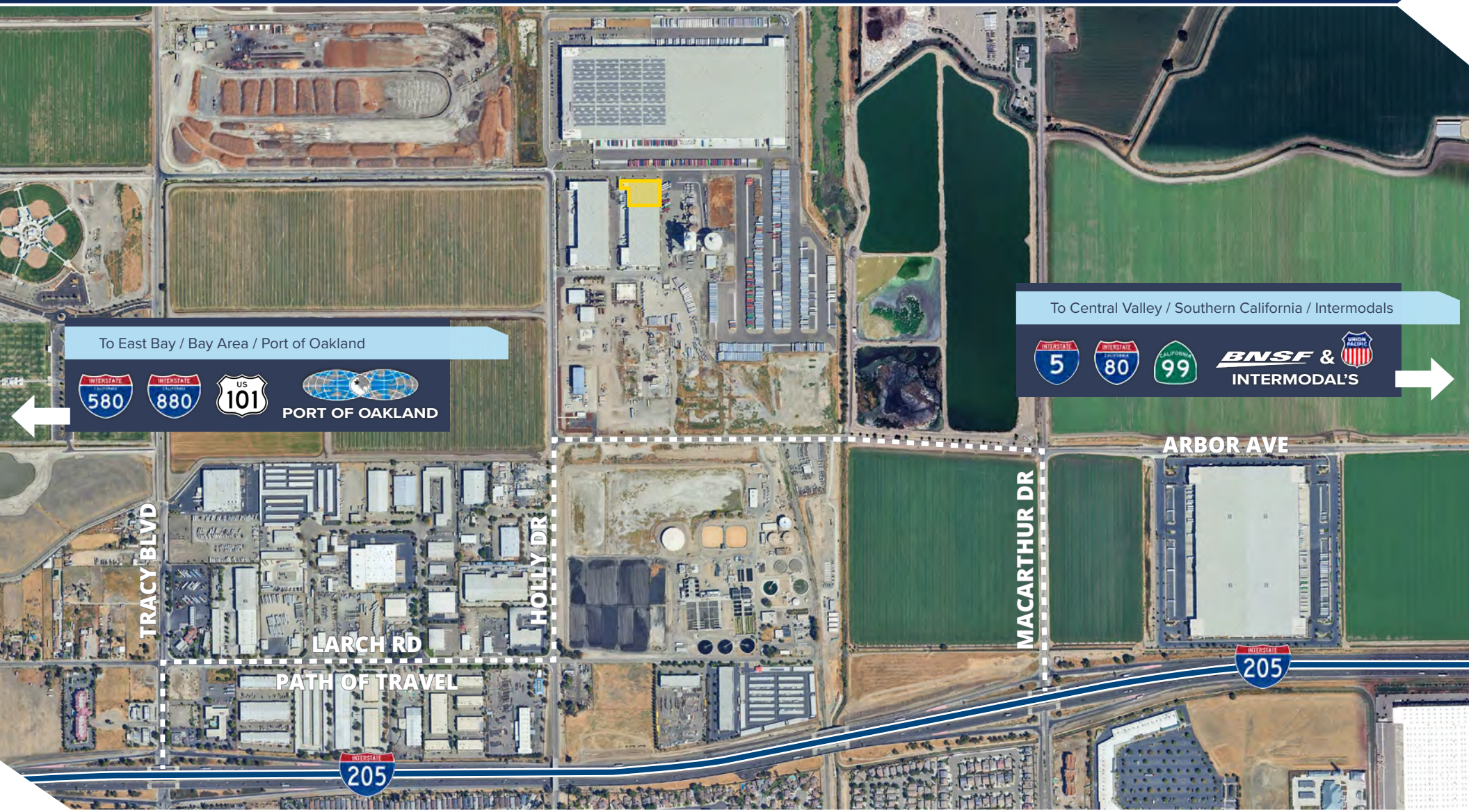
KITCHEN
AREA

OFFICE & WAREHOUSE
RESTROOMS

OPEN OFFICE / BULLPEN
AREA



Ease of Access to I-205, I-580, I-5, HWY 120 & HWY 99



To East Bay / Bay Area / Port of Oakland

←

INTERSTATE 580 INTERSTATE 880 US 101

PORT OF OAKLAND

To Central Valley / Southern California / Intermodals

INTERSTATE 5 INTERSTATE 80 CALIFORNIA 99

BNSF & UNION PACIFIC INTERMODAL'S →

Ease of Access to I-205, I-580, I-5, HWY 120 & HWY 99



20 miles
STOCKTON

54 miles
OAKLAND / 880

65 miles
SAN FRANCISCO

66 miles
SACRAMENTO

124 miles
FRESNO

201 miles
RENO

326 miles
LOS ANGELES / IE

513 miles
LAS VEGAS

646 miles
PORTLAND

693 miles
PHOENIX

719 miles
SALT LAKE CITY

818 miles
SEATTLE

1,251 miles
DENVER

PORTS

Port of Stockton -
Port of Oakland -
Port of San Francisco -
Port of West Sacramento -
Port of LA/Long Beach -
Port of Seattle -

22 miles
56 miles
66 miles
68 miles
350 miles
819 miles

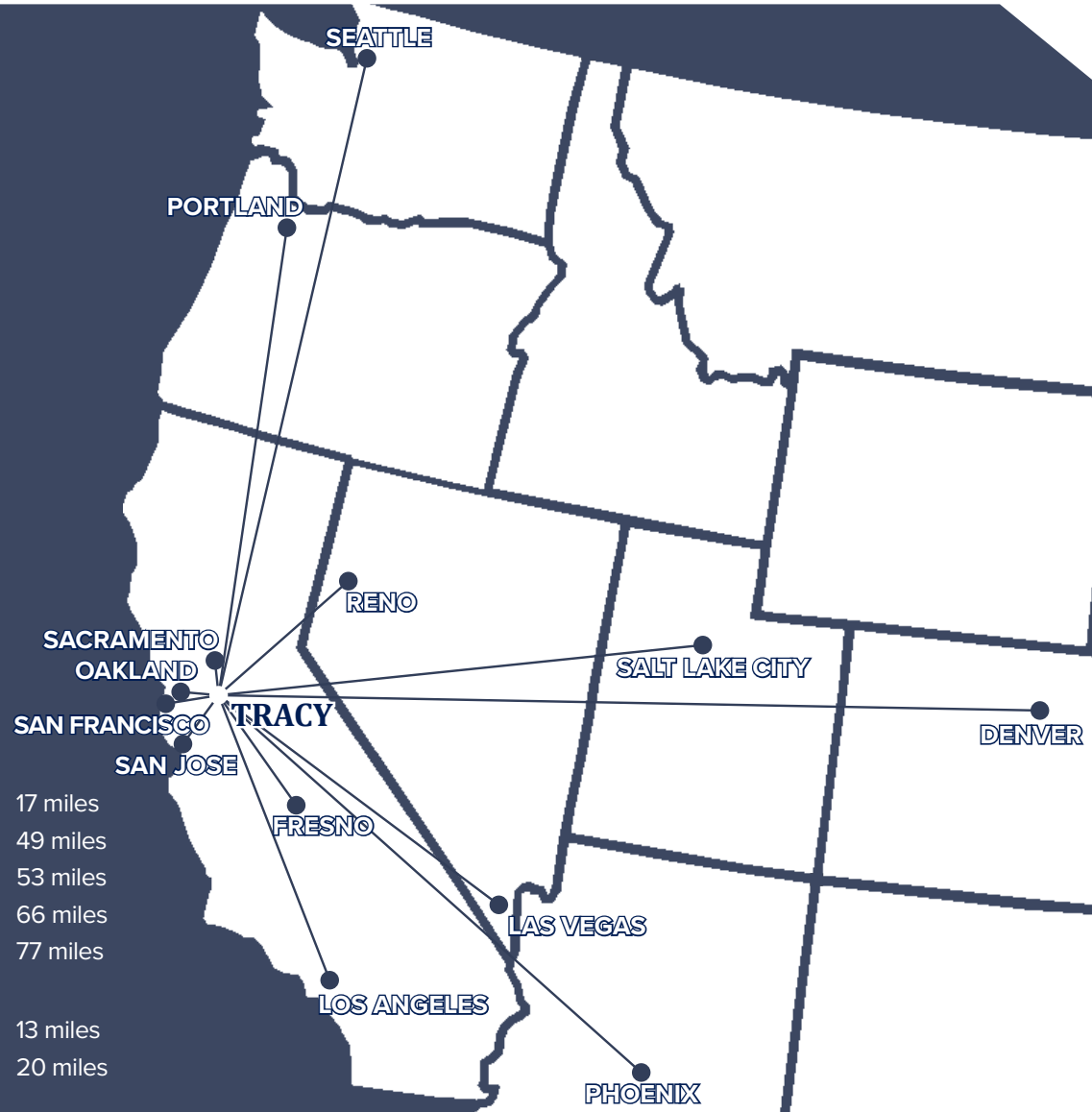
AIRPORTS

Stockton Metro Airport -
Oakland Int'l Airport -
San Jose Int'l Airport -
San Francisco Int'l Airport -
Sacramento Int'l Airport -

INTERMODALS

Union Pacific -
BNSF -

17 miles
49 miles
53 miles
66 miles
77 miles
13 miles
20 miles



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TRACY**
COMMERCE CENTER



EXCLUSIVE BROKERS:

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

+1 209 483 9851

WES WIDMER, SIOR

Executive Vice President

CA License No. 01315686

wes.widmer@colliers.com

+1 209 598 0331

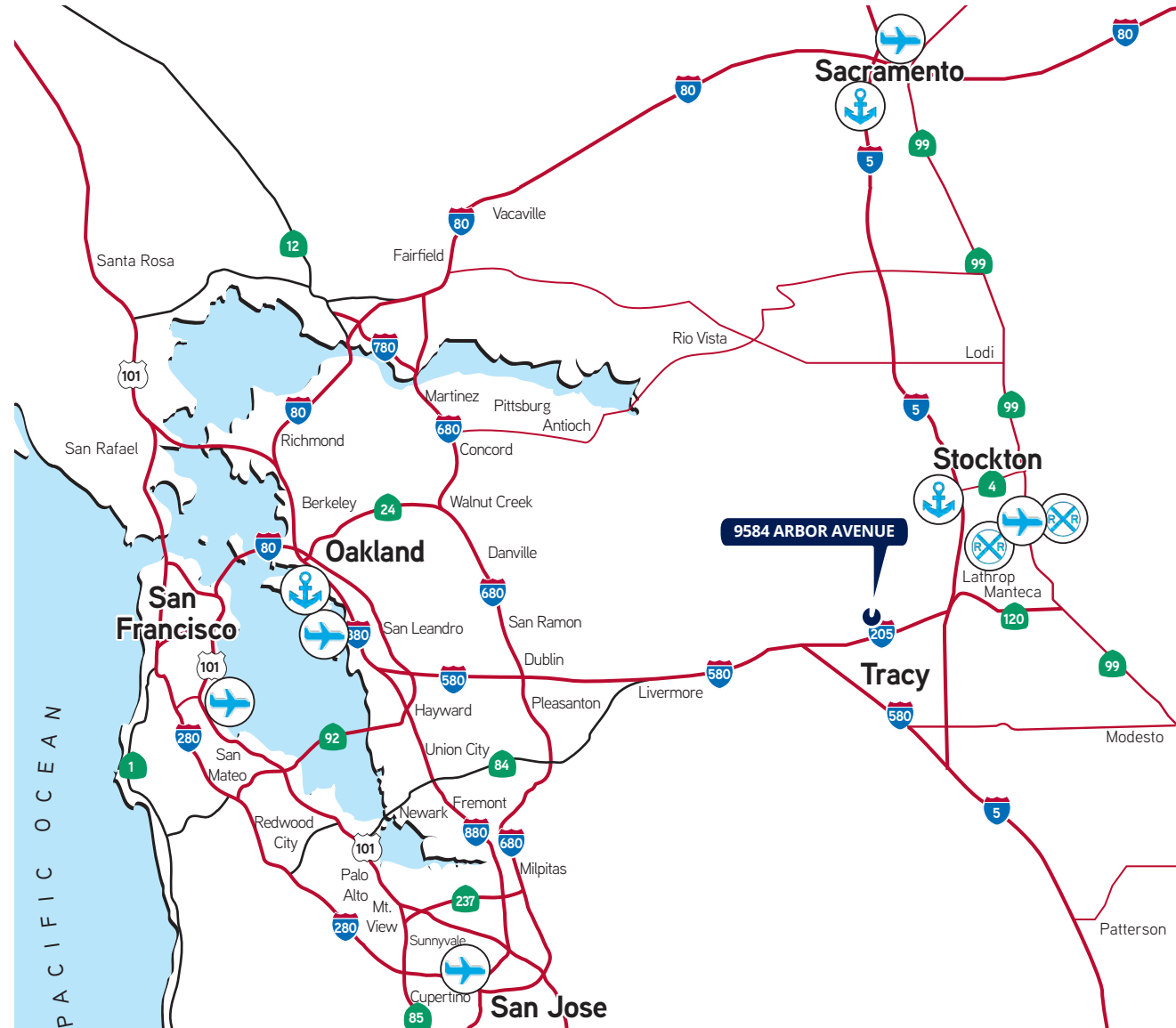
ALEX HOECK, SIOR

Executive Vice President

CA License No. 01943853

alex.hoeck@colliers.com

+1 209 851 1191



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