



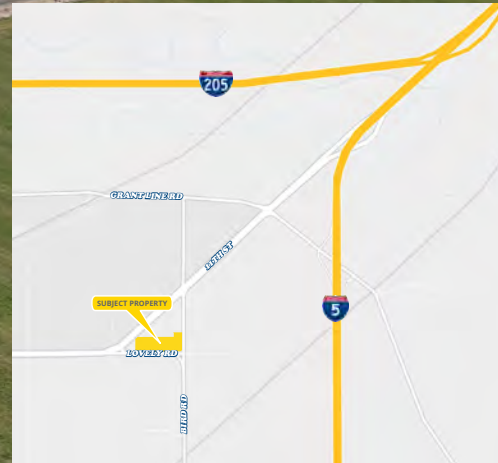
For Sale or Build-to-Suit



±21.83 acre IOS Build-to-Suit divisible to ±3.0 acres

23751 S. Bird Road

Tracy, CA 95304



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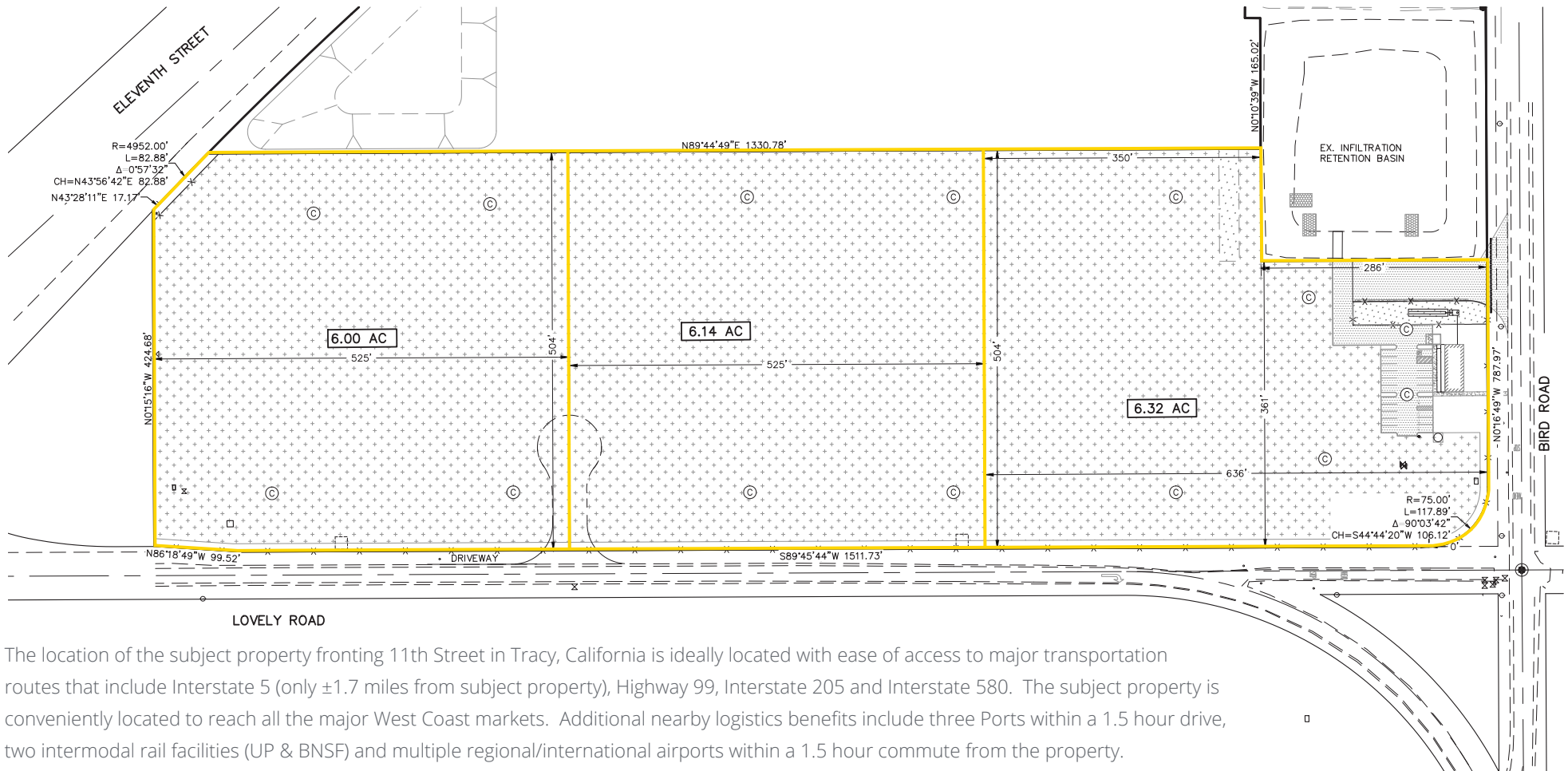
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Accelerating success.

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The location of the subject property fronting 11th Street in Tracy, California is ideally located with ease of access to major transportation routes that include Interstate 5 (only ±1.7 miles from subject property), Highway 99, Interstate 205 and Interstate 580. The subject property is conveniently located to reach all the major West Coast markets. Additional nearby logistics benefits include three Ports within a 1.5 hour drive, two intermodal rail facilities (UP & BNSF) and multiple regional/international airports within a 1.5 hour commute from the property.

Indicated Power: 800 amps, 277/480V, 3-phase

Septic: 2,000 gallon tank w/ 2,470 SF disposal area

Water: Well

Power: PG&E

*Utilities may vary dependent on user and/or demised portion of premises.

**Billboard on site produces \$2,000 annually

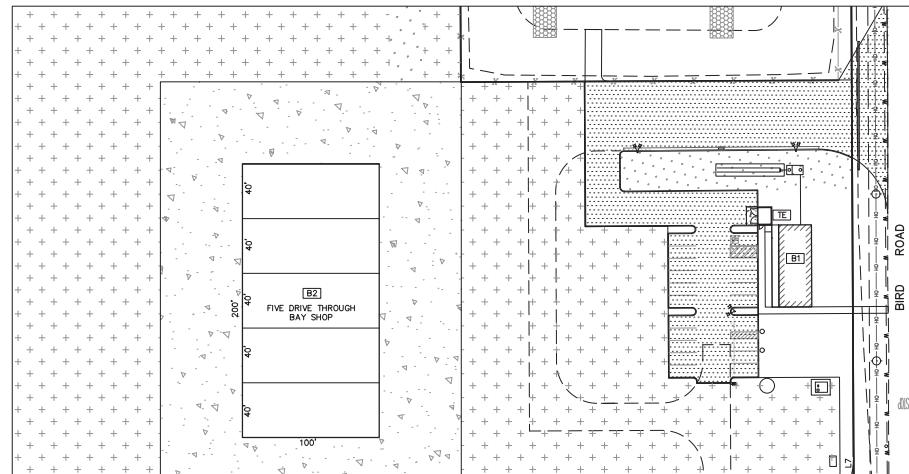
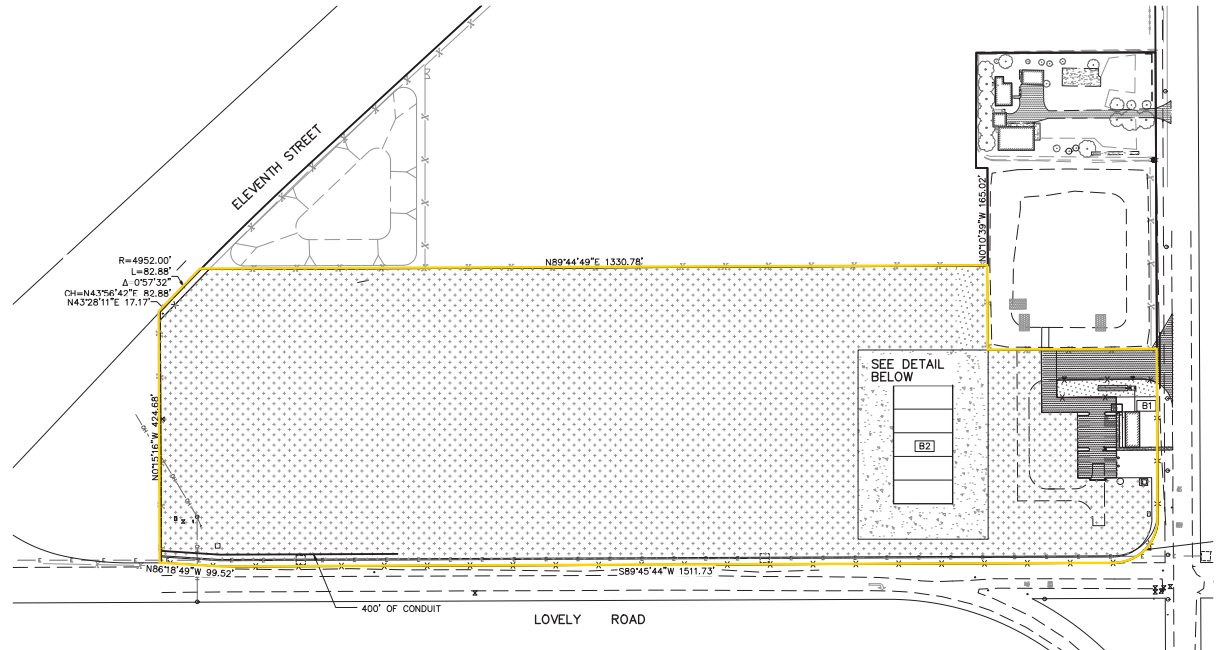
PLANNED PROPERTY SPECIFICATIONS

23751 S. Bird Road

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Shop Size	±20,000 SF (200' x 100')
Grade Level Doors	10 doors (drive through access)
Bldg Height	40'
Indicated Power	800 amps, 277/480V, 3-phase
Office Size	±1,440 SF
Auto Parking	26 stalls
Septic	2,000 gallon tank w/ 2,470 SF disposal area
Water	Well
Power	PG&E
Zoning	I-W, Warehouse Industrial (San Joaquin County)
General Plan	I-L, Limited Industrial (San Joaquin County)



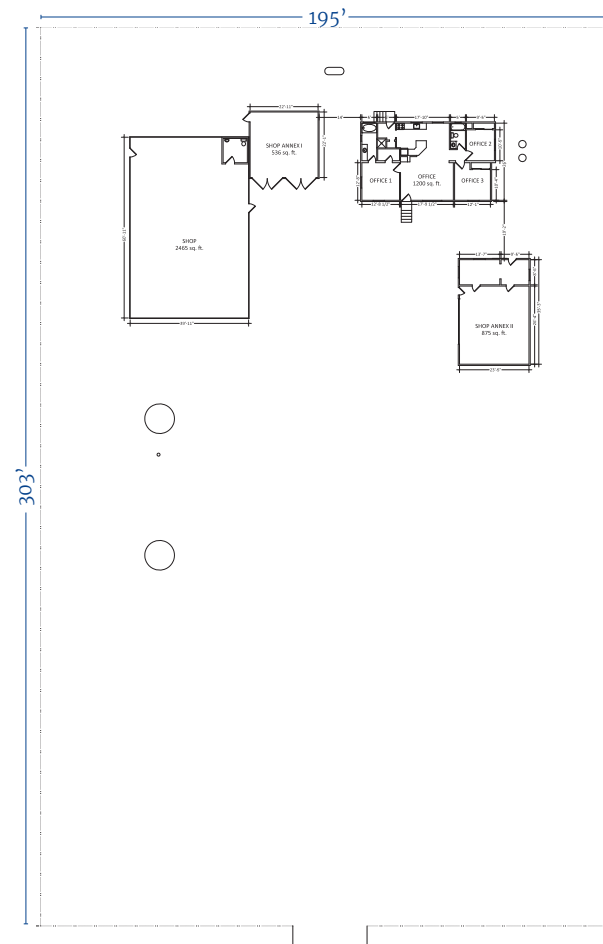
PROPERTY SPECIFICATIONS

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Total Size	±5,076 SF
Property Dimensions	±303' D x 195' W
Shop Size	±2,465 SF (60'11" x 39'11")
Loading	1 grade level/barn door
Lighting	Metal halide
Indicated Power	220V electrical plugs
Office Size	±1,200 SF
Shop Annex #1	±536 SF (22'11" x 22'1")
Clear Height	±10'
Loading	Garage door
Shop Annex #2	±875 SF (23'5" x 34'10")
Clear Height	±16'
Loading	Garage door
Sewer	Septic
Water	Well
Gas	On-site propane tank (leased from Suburban Propane)
Power	PG&E
Zoning	I-W, Warehouse Industrial (San Joaquin County)
General Plan	I-L, Limited Industrial (San Joaquin County)



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Feed and Grain Sales	Z
Agricultural Warehousing	A
Automotive Sales and Service	A
Towing and Impound	C
General Construction Services	A
Outdoor Storage	A
Farm Machinery Sales or Repair	A
Heavy Equipment Sales or Repair	Z
Freight and Truck Terminals	A
Repair Service	Z
Building Materials and Supplies	A
Truck Parking	A
Truck Repairs	A
Truck Sales and Rentals	A
Warehouse, Storage and Distribution	A

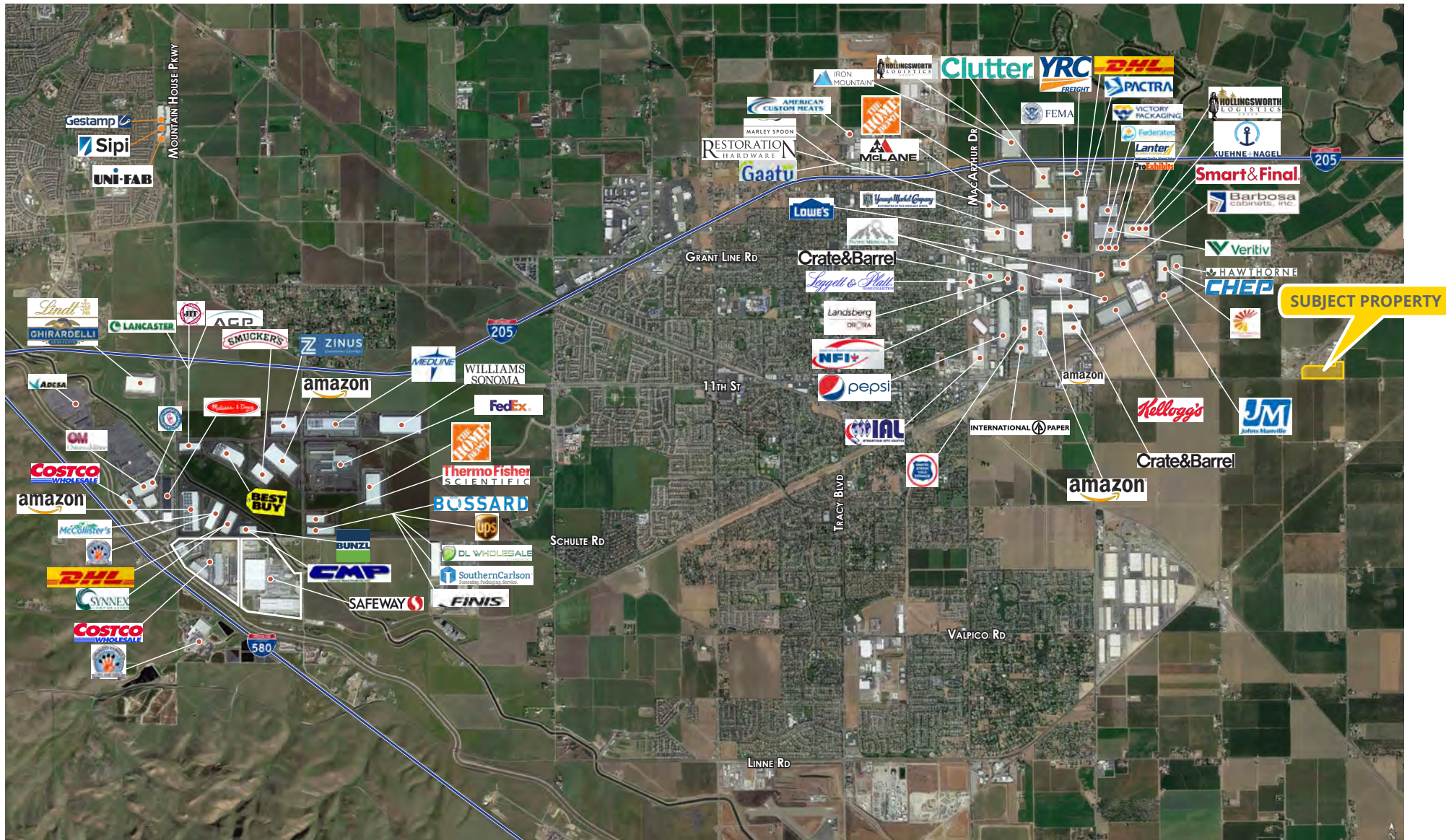
I-W Zone. The Warehouse Industrial (I-W) Zone is intended to accommodate wholesale distribution and warehouses and service establishments catering to those uses whose primary distinguishing features are independence from public sewage disposal systems using septic tanks and the minimal production of industrial wastes. This zone implements the Warehouse Industrial land use designation of the General Plan.

P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table." - = Not permitted

https://library.municode.com/ca/san_joaquin_county/codes/development_title?nodeId=SERIES_200BAZO_CH9-202INZO_9-202.020LAUSRE

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