



±606,343 SF
Available Now

Tracy 205 Logistics Center

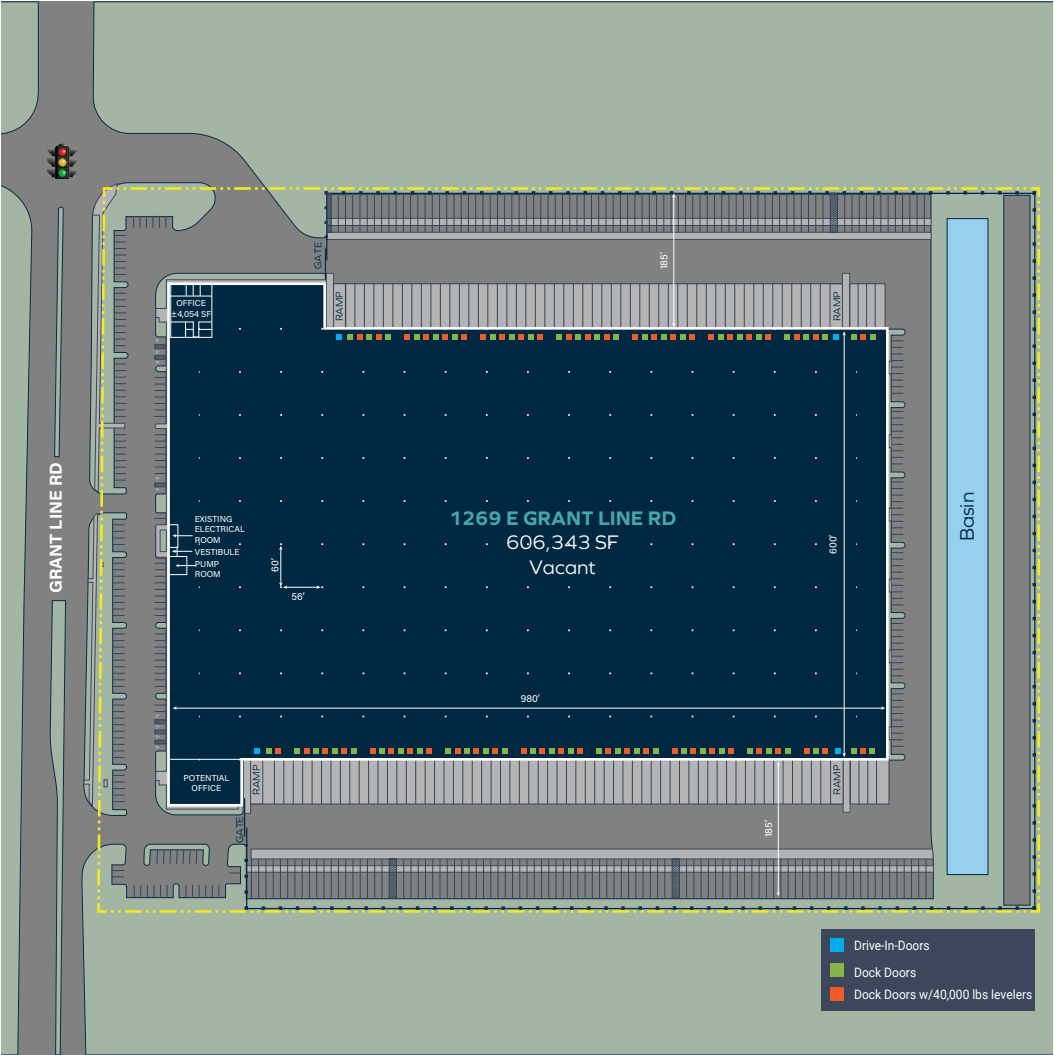
1269 E. Grant Line Road | Tracy, CA



[Dermody.com](https://www.Dermody.com)

Building Specifications

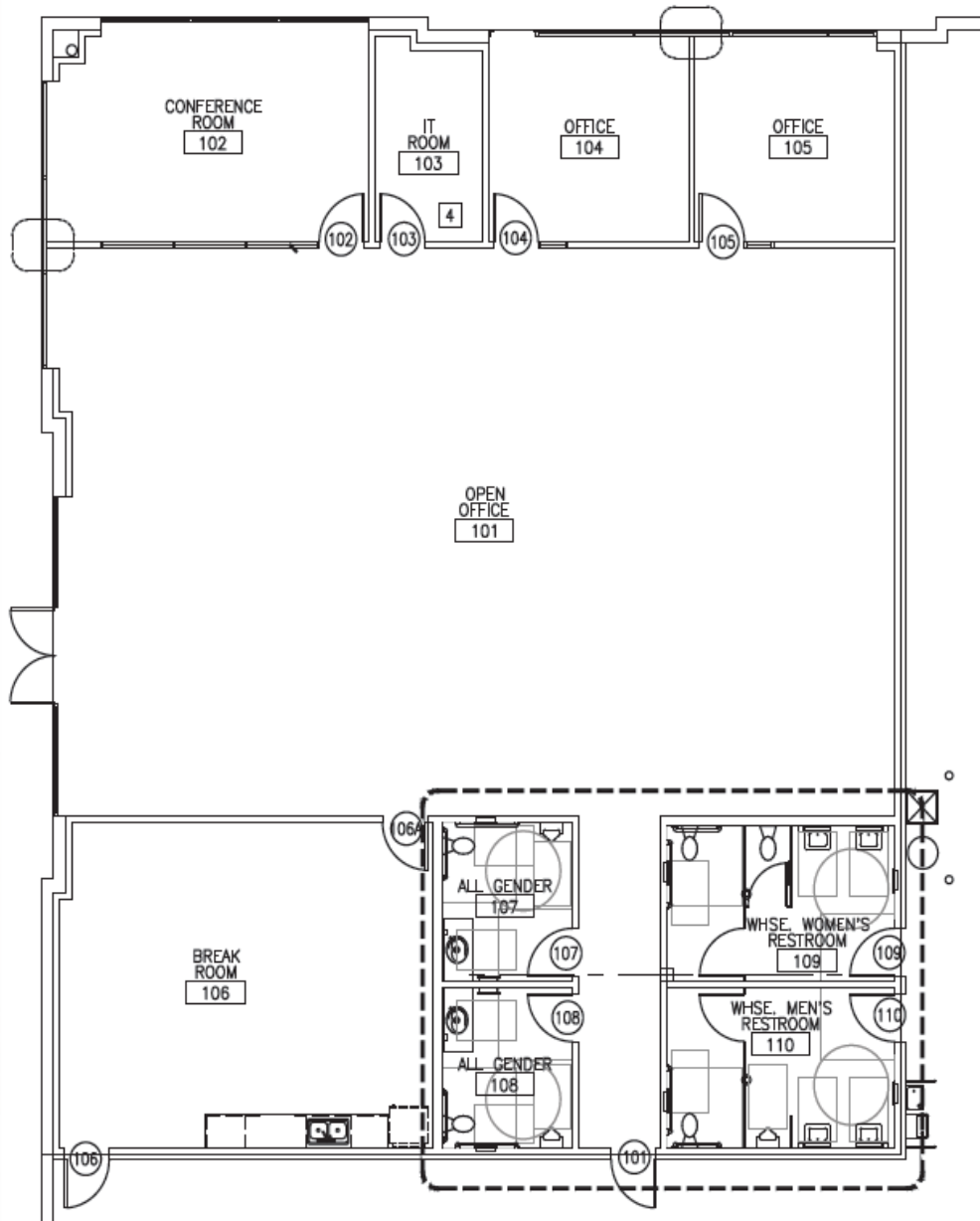
1269 E. Grant Line Road | Tracy, CA



Building Size: ±606,343 SF	Speed Bay: 60'
Dimensions: 600' D x 980' W	Truck Court: 185'
Divisible to: ±300,000 SF	Trailer Parking: 176 stalls
Office Size: ±4,054 SF	Auto Parking: 220 stalls
Dock High Doors: 103	Warehouse Slab: 8" fully reinforced
Dock Equipment: 51 - 40,000 lb mechanical pit levelers	Skylights: 2%
Grade Level Doors: 4	Power: 4,000 amps, 277/480v, 3-phase
Clear Height: 40'	Fire Suppression: ESFR - K25.2 heads
Column Spacing: 60' x 56'	Yard: Fully fenced & secured

Spec Office Site Plan

±4,054 SF



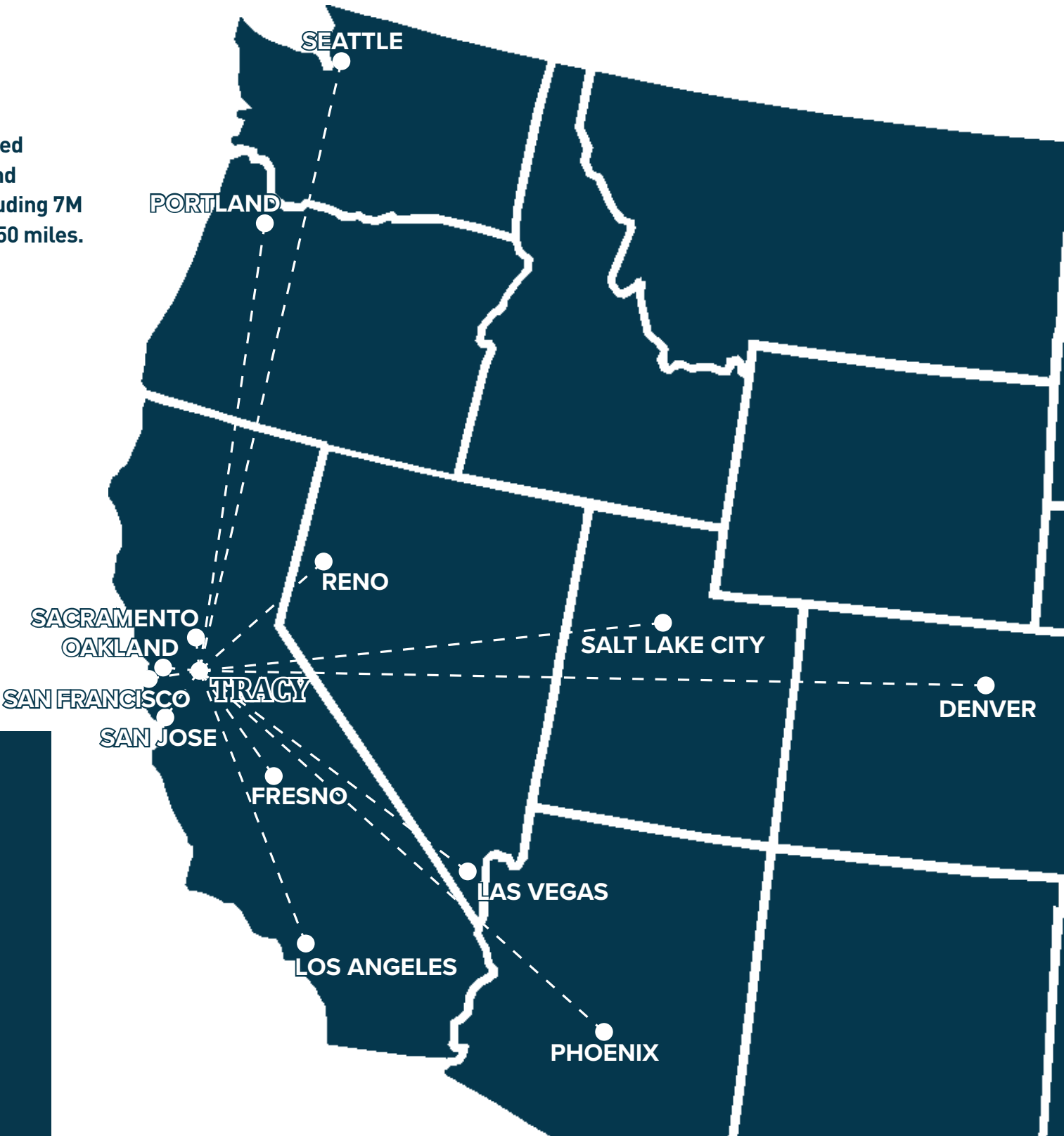
DERMODY



Location

Mission critical location with dedicated access from a lighted intersection and proximity to I-205, I-5 and I-580 including 7M residents and 3M employees within 50 miles.

Stockton -	20 miles
Oakland / 880 -	54 miles
San Francisco -	65 miles
Sacramento -	66 miles
Fresno -	124 miles
Reno -	201 miles
Los Angeles / IE -	326 miles
Las Vegas -	513 miles
Portland -	646 miles
Phoenix -	693 miles
Salt Lake City -	719 miles
Seattle -	818 miles
Denver -	1,251 miles



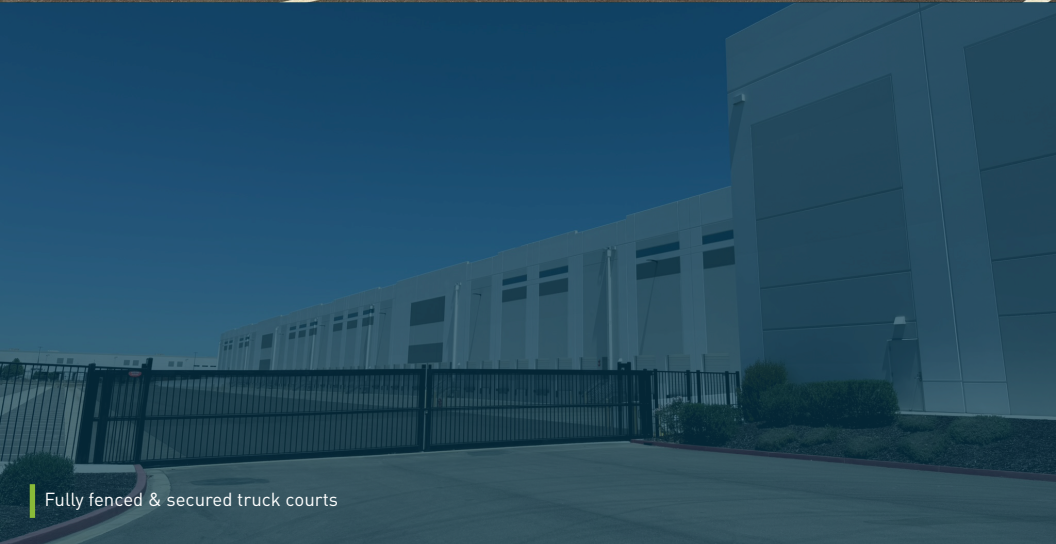
Ports & Intermodal	Miles
Port of Stockton	22
Port of Oakland	56
Port of San Francisco	66
Port of West Sacramento	68
Port of LA / Long Beach	350
Port of Seattle	819
Union Pacific Intermodal	13
BNSF Intermodal	20



185' Truck Court & 176 trailer parking positions



103 dock high & 4 grade level doors



Fully fenced & secured truck courts



40' clear height & ESFR Fire Suppression



State-of-the-Art Class "A" Distribution Building



±4,054 SF spec office



1269 E. Grant Line Road
Tracy, California

About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Chicago, Dallas, Indianapolis, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies.

All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

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