

9698 Sugar Road, Building A | Tracy, CA

±84,145 SF Warehouse / Distribution Space
Available For Lease - May 1, 2027

Colliers



NORTH
TRACY
COMMERCE CENTER

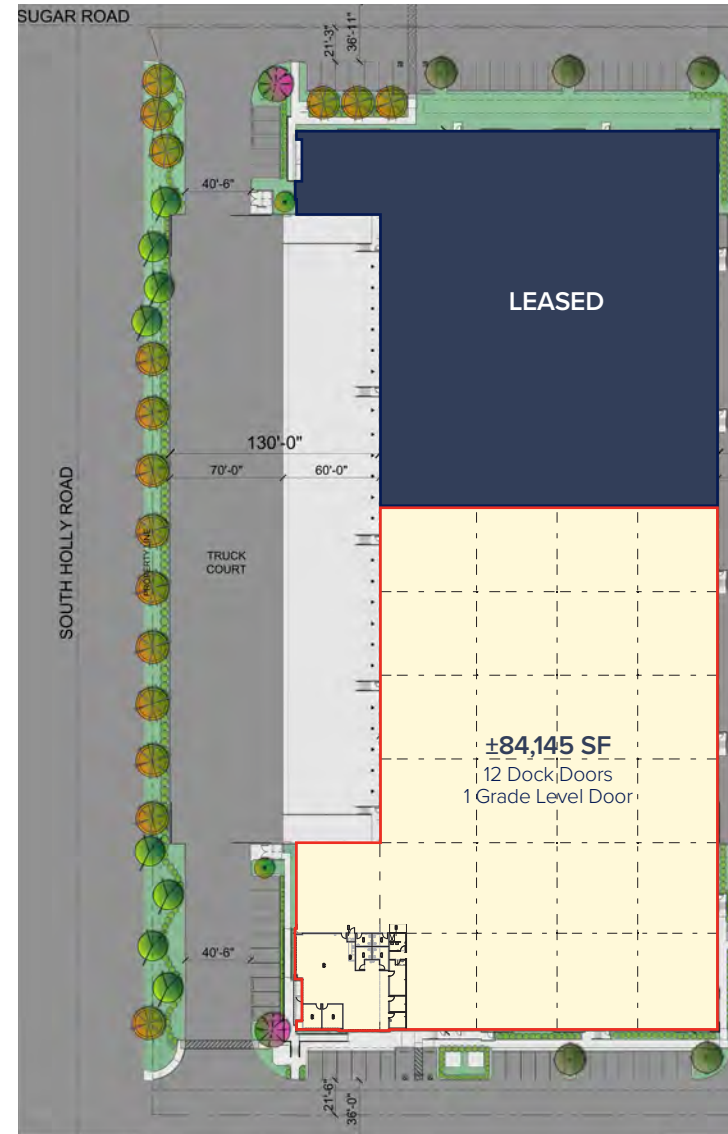




Building Address:	9698 Sugar Road, Building A Tracy, CA
Building Size:	±126,204 SF
Available:	±84,145 SF
Office:	±3,325 SF
Loading:	12 dock-high doors 1 grade level door
Dock Ratio:	1/7,012 SF
Auto Parking:	31 stalls
Trailer Parking:	Possible
Clear Height:	±32'
Power:	Up to 800 amps, 277/480v, 3-phase
Fire Suppression:	ESFR
Dimensions:	210' D x 320' W
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





±3,325 SF
OFFICE

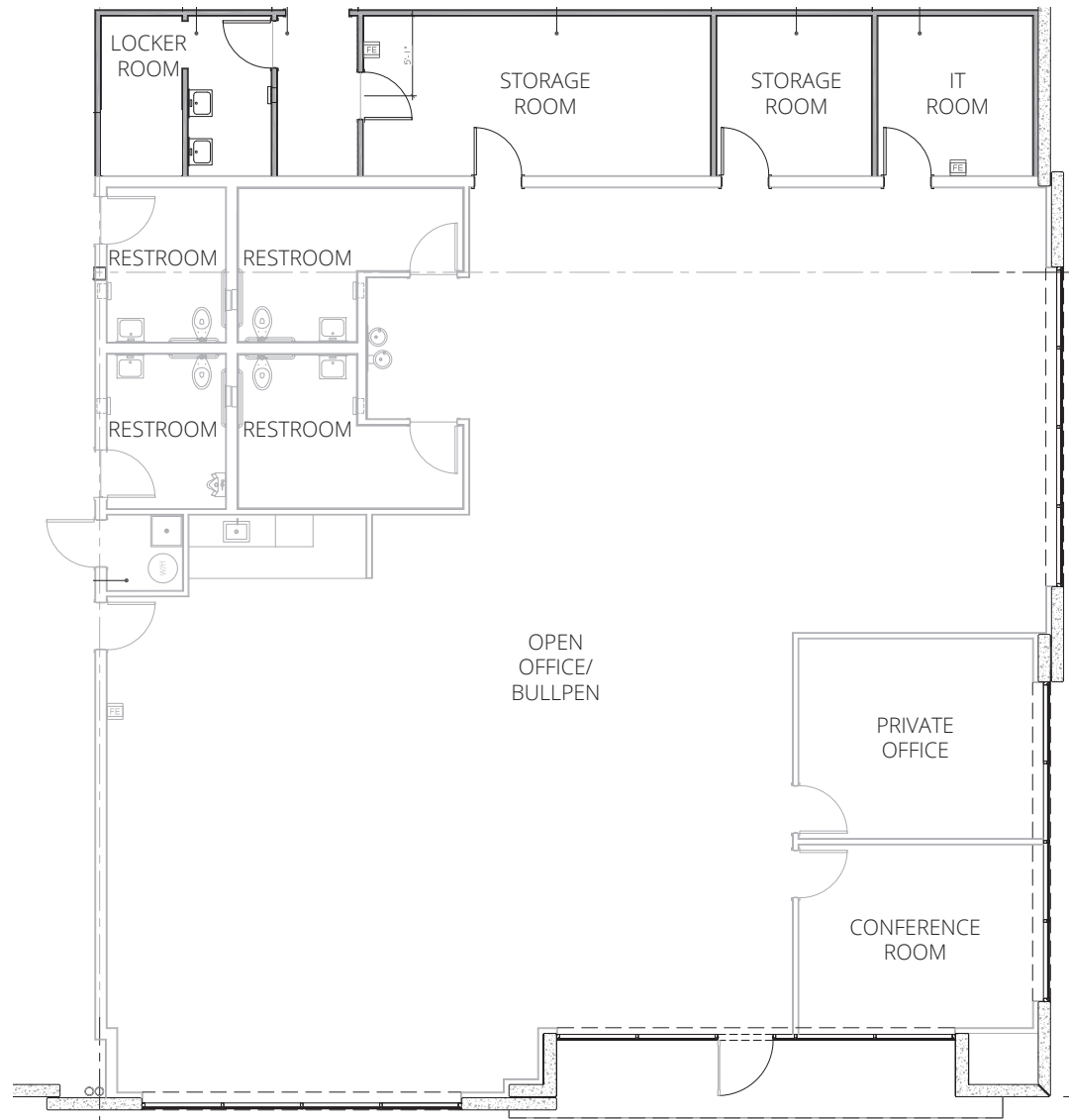
ONE (1)
PRIVATE OFFICES

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

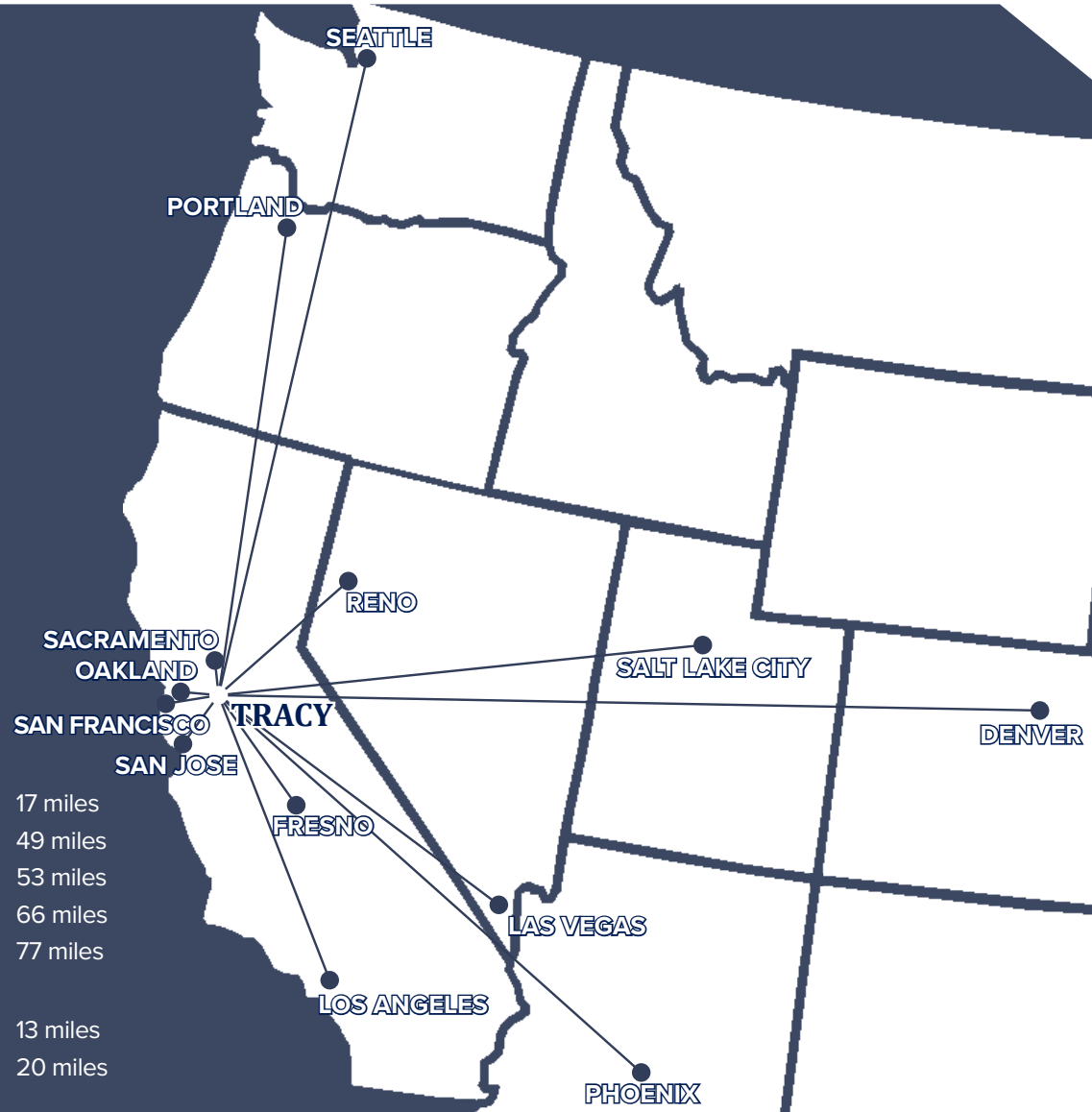
- Stockton Metro Airport -
- Oakland Int'l Airport -
- San Jose Int'l Airport -
- San Francisco Int'l Airport -
- Sacramento Int'l Airport -

- 17 miles
- 49 miles
- 53 miles
- 66 miles
- 77 miles

INTERMODALS

- Union Pacific -
- BNSF -

- 13 miles
- 20 miles



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