

±356,065 SF
Divisible to ±178,032 SF

LOCATED ON +34.56 ACRES

400 Park Center Drive, Patterson, CA

**CENTRAL
VALLEY
LOGISTICS
CENTER**

LEASED

AVAILABLE

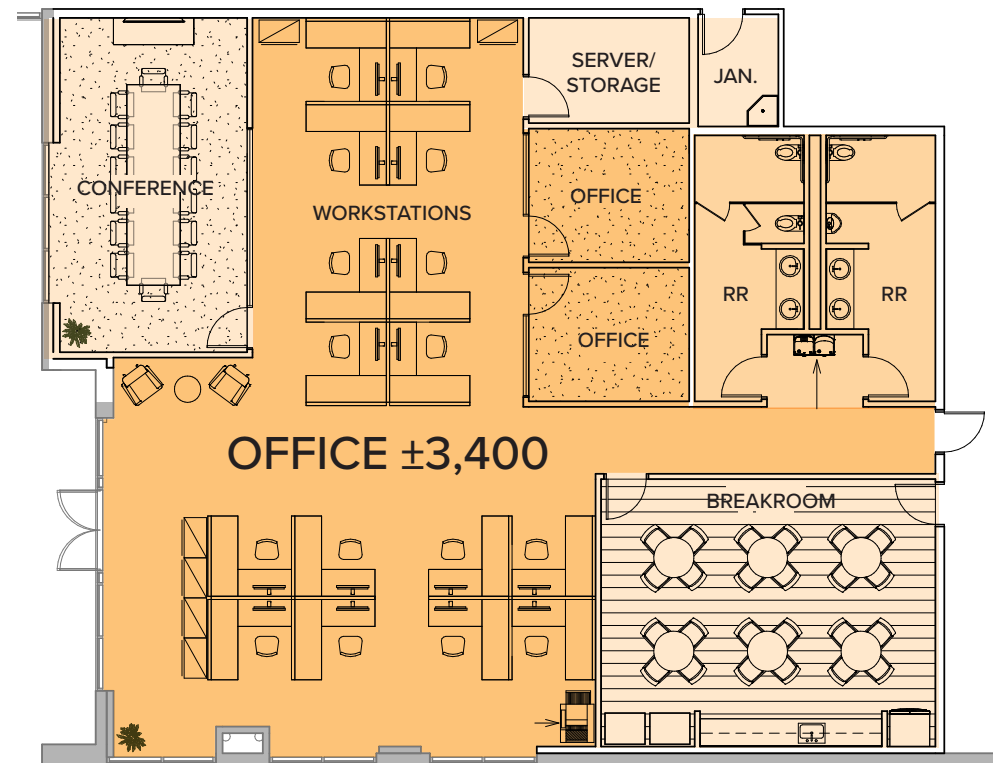


Jones Lang LaSalle Brokerage, Inc., CA Real Estate License #01856260

BUILDING FEATURES

Building SF	±712,130 on 34.56 acres
Available	±356,065 SF
Divisible	±178,032 SF
Office	±3,400 SF (proposed)
Dimensions	±600-720' D x 1,142' W
Dock Doors	56 (9' x 10') 28 equipped with 35,000 lbs. mechanical levelers
Grade-level Doors	2 (12' x 14')
Trailer Parking	83 stalls with dolly pad
Truck Court	185' with 60' concrete apron
Auto Parking	0.52/1,000 SF
Clear Height	±36' at first column
Fire Suppression	ESFR
Power (Building)	±4,000 amps, 277/480v
Skylights	Yes
Lighting	Existing LED on sensors
Column Spacing	±56' x 60' (typical)
Speed Bay	60'
Slab Thickness	±7" reinforced
Expansion Joints	Caulked
Zoning	West Patterson Industrial Business Park
Lease Rate	Contact Agent
Photos	Click Here

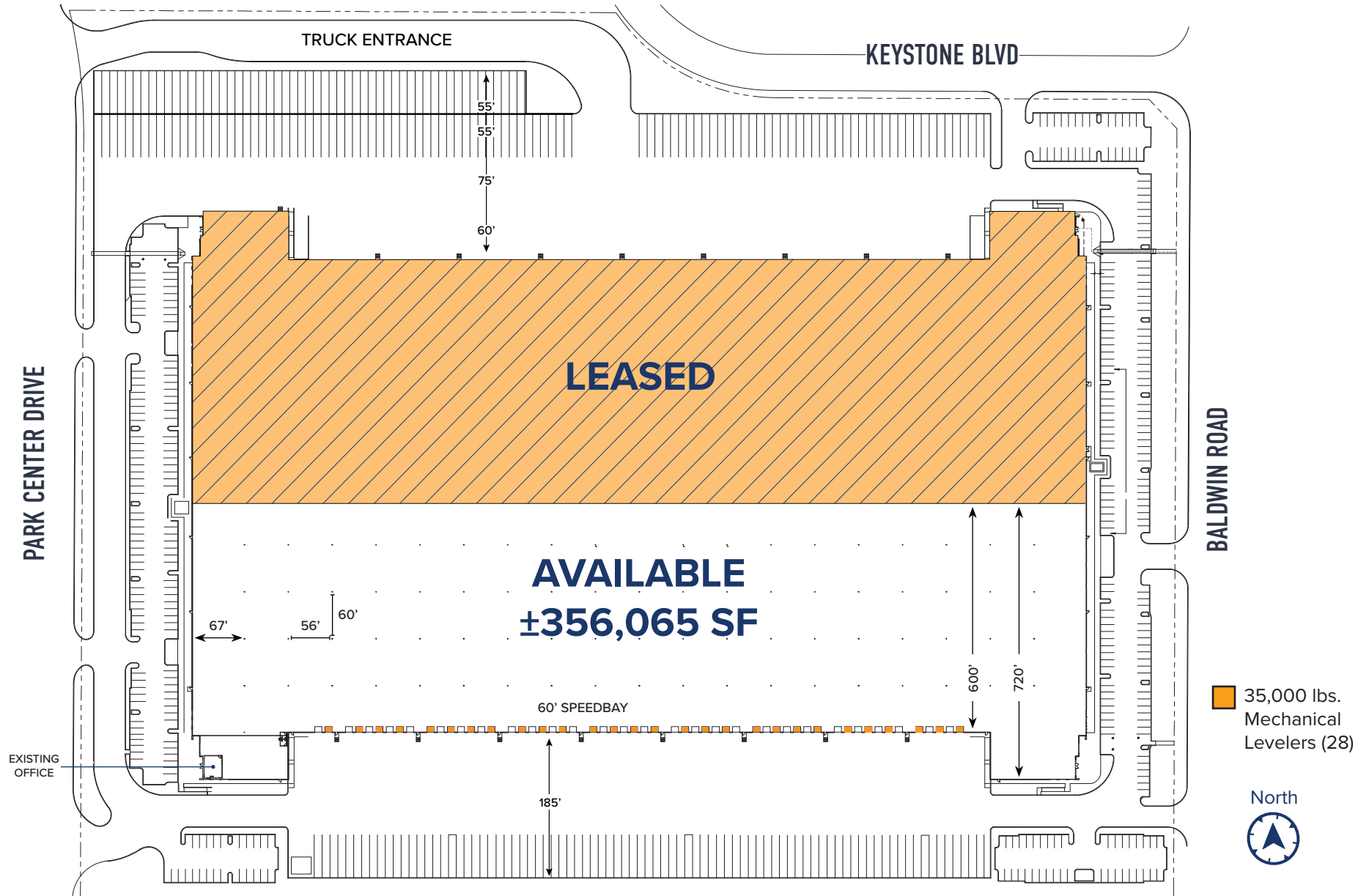
PROPOSED SPEC OFFICE



Central Valley Logistics Center, 400 Park Center Dr, Patterson

SITE PLAN

400 PARK CENTER DR, PATTERSON, CA 95363



Important Facts

- Distance from Port of Oakland to Patterson and Stockton are equal.
- Peak drive time from Port of Oakland to Patterson is much less than Stockton.



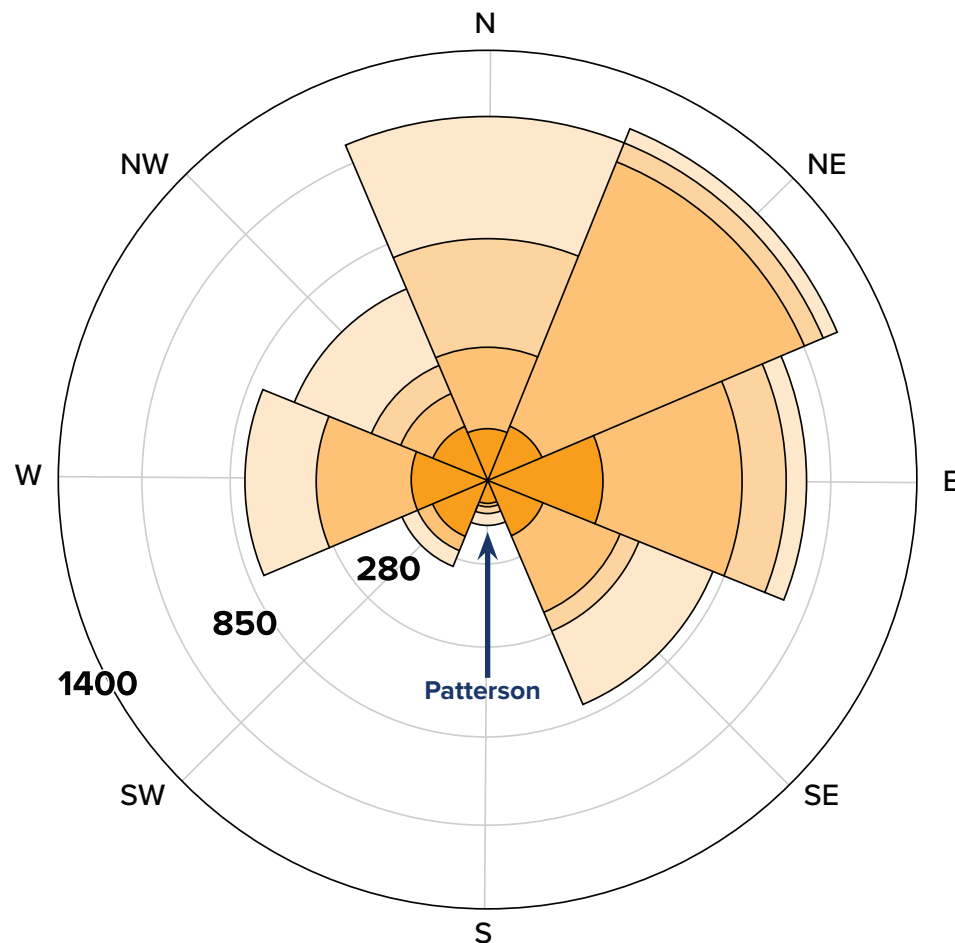
SUPERIOR WESTERN REGION ACCESS

DESTINATION	MILES
 Union Pacific Intermodal (Lathrop)	36
 BNSF Intermodal (Stockton)	40
Port Of Stockton	41
Port Of Oakland	74
Port Of Los Angeles	324
Port Of Long Beach	325
Port Of Seattle	843
Turlock	20
Modesto	21
Tracy	27
San Jose	78
San Francisco	86
Sacramento	88
Fresno	101
Reno	219
Las Vegas	486
Portland	667
Phoenix	672
Salt Lake City	715

WORKFORCE ANALYTICS



- Less than 10 miles
- 10 - 25 miles
- 25 - 50 miles
- More than 50 miles



 **27,431**

Population of Patterson (2021)

Population grew by 1,734 over the last five years and is projected to grow by 1,912 over the next 5 years



180,000

Commuter Employment Available

180,000 people leave the Central Valley daily for work.



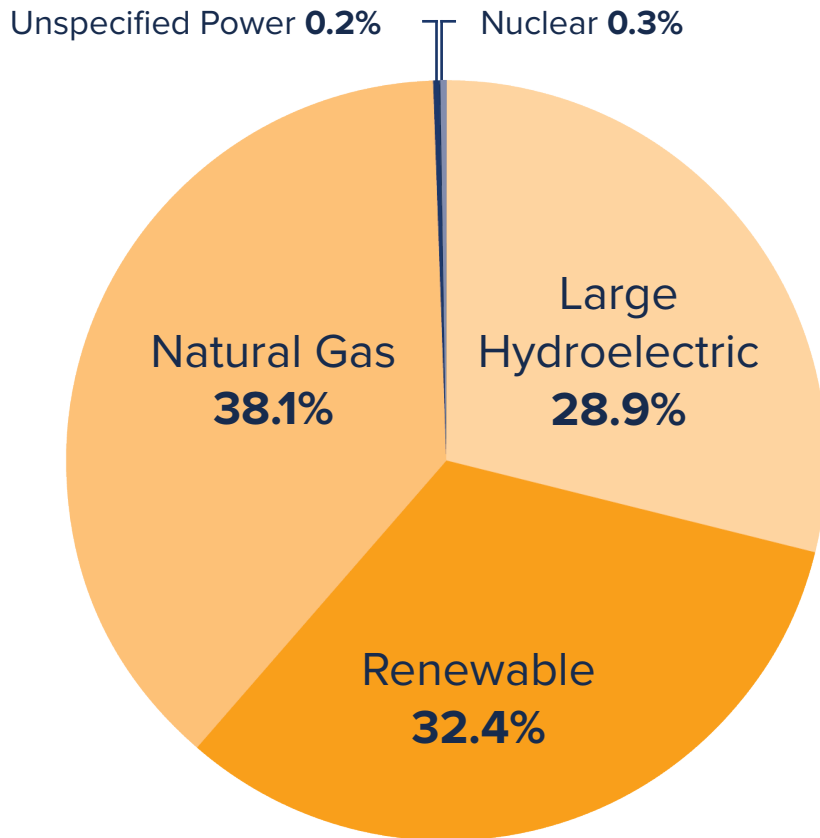
\$61.4K

Avg. Earnings Per Job

Regional average earnings per job are \$14.1K below the national average earnings of \$75.5K per job

TID 2023

61% CARBON-FREE POWER MIX

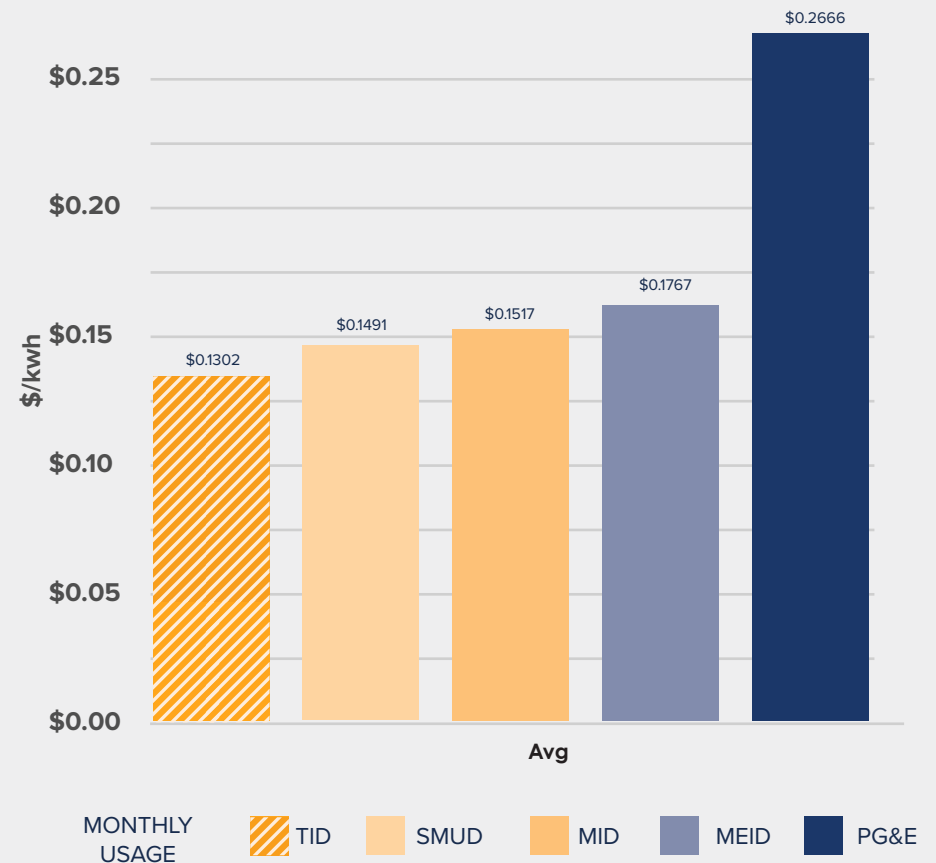


TID relies on a diverse mix of power sources to maintain reliable, affordable energy to its customers. TID's power mix includes solar, wind, natural gas, hydropower, and a variety of other resources.

PATTERSON ELECTRIC RATE ADVANTAGE

TID (POWER PROVIDER IN PATTERSON, CA)
VS. OTHER NORCAL UTILITIES

Large Industrial (HT) Average Rate Demand Metered,
Time of Use (500 to 2,999 kw)



CORPORATE NEIGHBORS

LOCAL AMENITIES



Central Valley Logistics Center, 400 Park Center Dr, Patterson

CENTRAL VALLEY LOGISTICS CENTER

400 Park Center Drive, Patterson, CA

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WESTCORE



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