

1050

E GRANT LINE

TRACY, CA

±131,180 SF industrial warehouse space



Divisible to ±63,740 and
±67,440 SF



LED lighting



Fully refurbished



Fenced yard
available

FOR
LEASE

STOCKBRIDGE  JLL

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

1050 E Grant Line Rd, Tracy, CA

Building specs

Building Size	±219,500 SF
Total Available	±131,180 SF total
Unit 300	<ul style="list-style-type: none">• Available SF: ±67,440 SF• Office: ±741 SF• Grade level doors: 1• Dock doors: 10
Unit 400	<ul style="list-style-type: none">• Available SF: ±63,740 SF• Office: ±4,582 SF• Grade level door: 1• Dock doors: 13
Yard	±18,500 SF fenced yard / storage
Clear height	±25'
Power	277/480v (as indicated)
Fire suppression	Wet - 0.38/2,000
Dimensions	240' x 180'
Column spacing	30' x 60' (typical)
Construction type	Concrete tilt-up
Gas & electric	PG&E
Zoning	M-1, Light Industrial (City of Tracy)
Lease rate	Contact broker

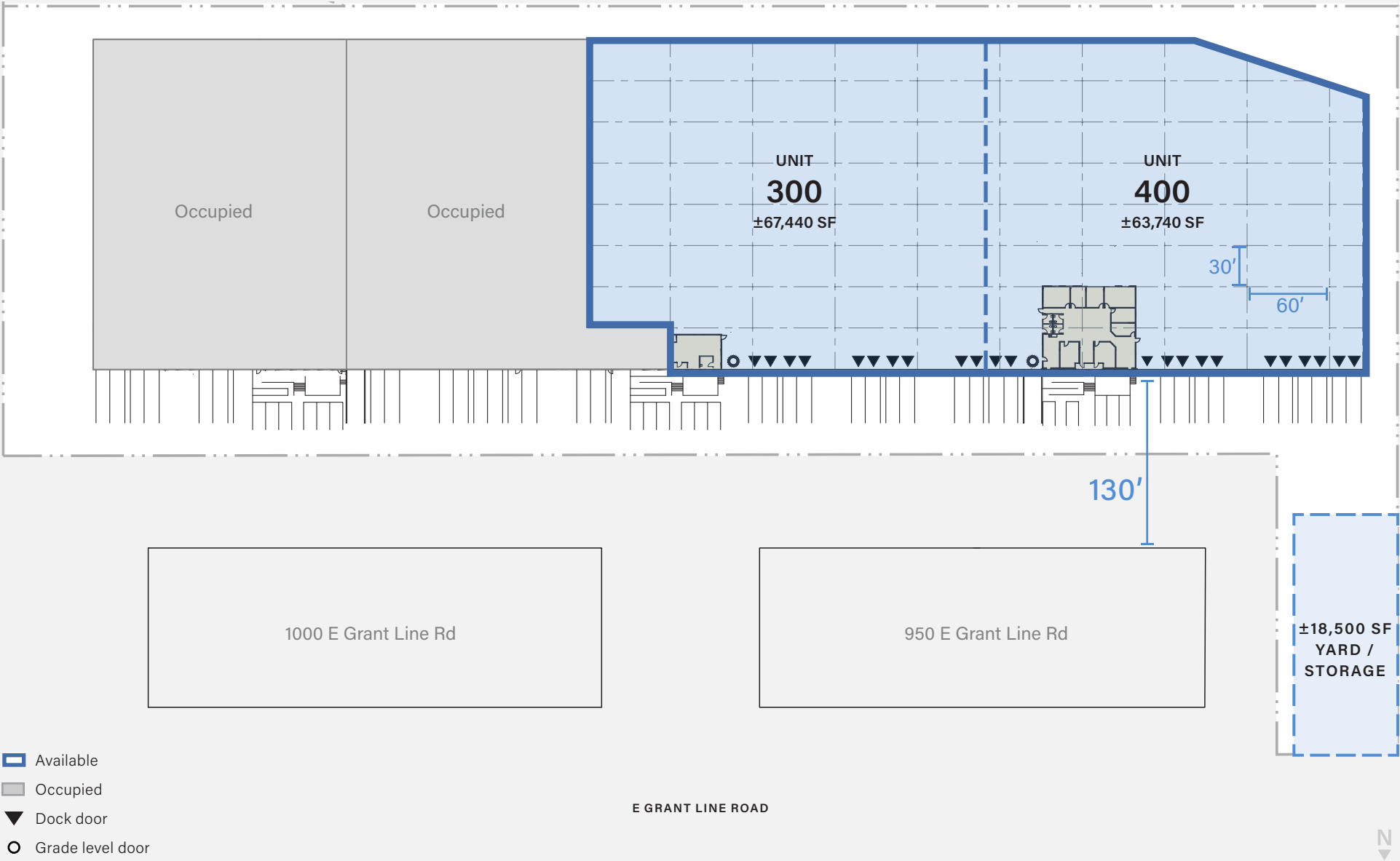


Finished renovations:

- **New** office paint
- **New** office flooring
- **New** restroom finishes
- **LED** office and warehouse lights
- **White**-box warehouse
- **Fresh** slurry seal/striping in truck court

Site plan

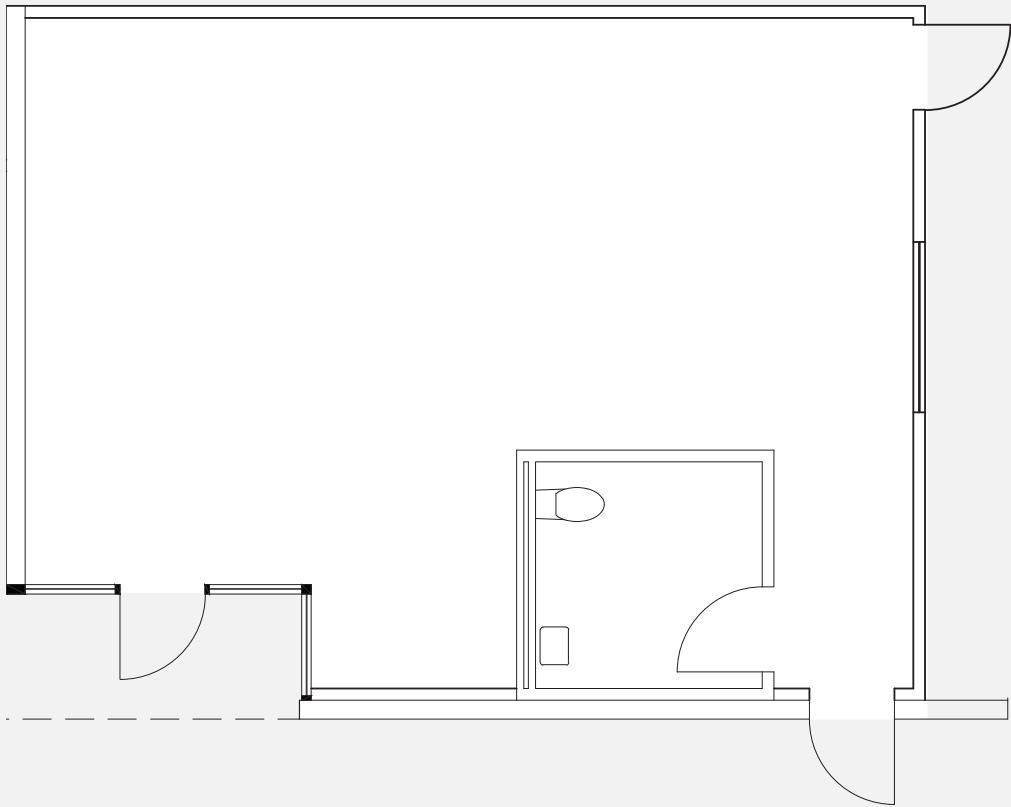
±131,180 SF total available



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Unit 300 office

±741 SF



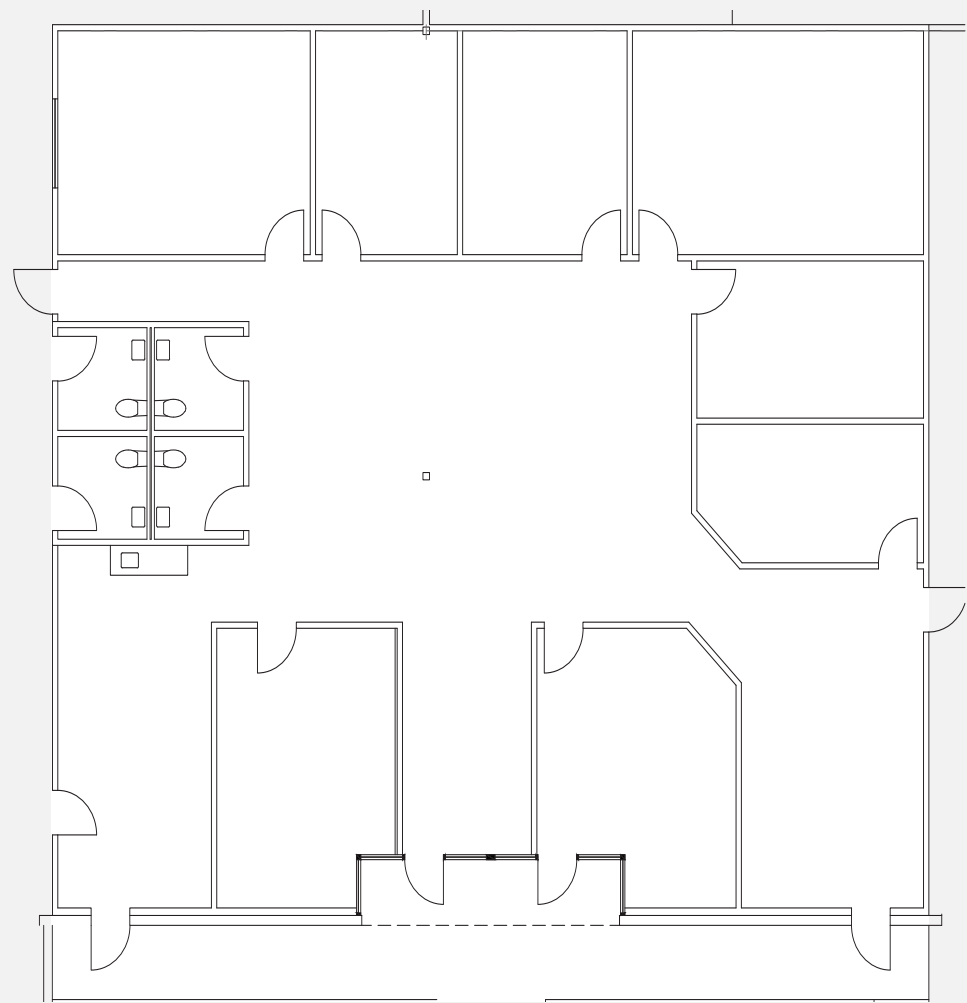
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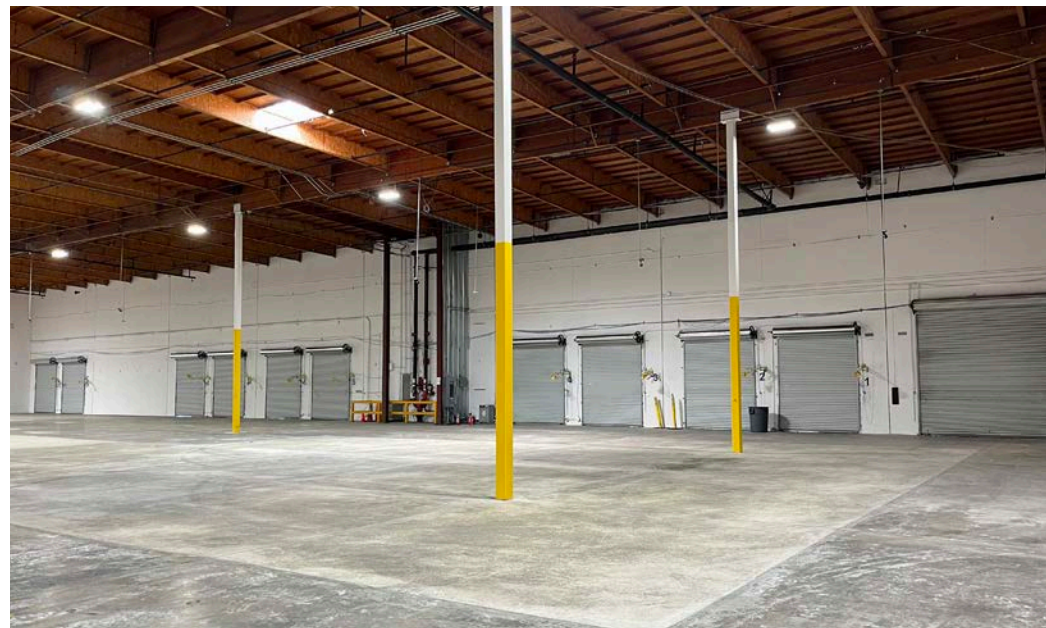
Unit 400 office

±4,582 SF



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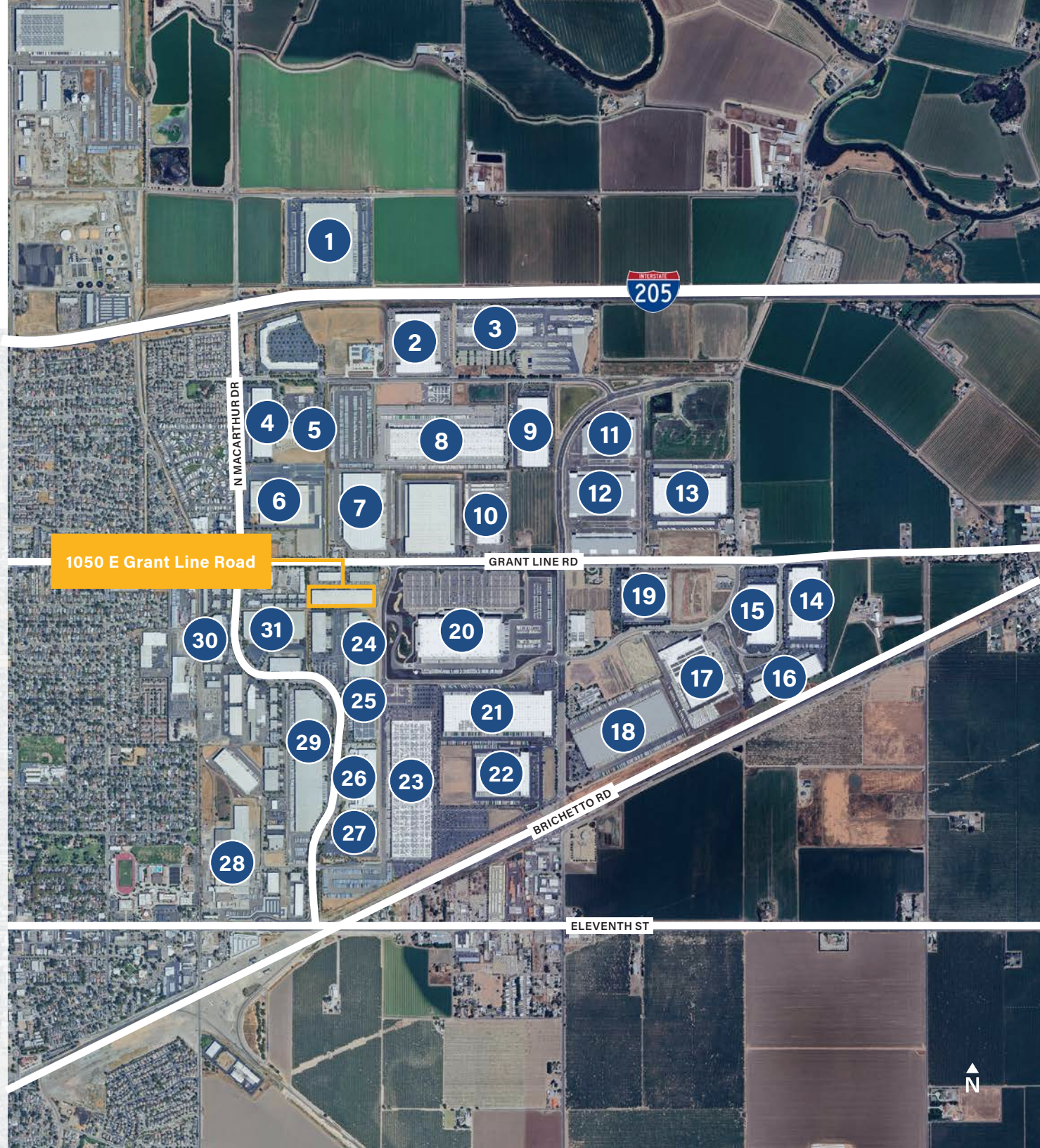
Warehouse photos



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Corporate neighbors

1. Iron Mountain, Hollingsworth
2. Clutter
3. YRC Freight
4. Restoration Hardware
5. McLane
6. Lowe's
7. Young's Market Company
8. The Home Depot
9. DHL
10. Fema Distribution Center
11. Victory Packaging
12. Veritiv
13. Smart & Final
14. Hawthorne Gardening
15. Chep, Us Foods
16. Lucid
17. Volumetric
18. Kellogg's
19. Barbosa Cabinets, Inc.
20. Amazon
21. Crate & Barrel
22. Crate & Barrel
23. Amazon
24. NFI
25. Taylor Farms
26. United States Cold Storage
27. Phillips Delivery
28. Pacific Drayage Services (PDS)
29. Pepsi
30. Leggett & Platt
31. Crate & Barrel



Strong workforce attracts top-tier occupiers

Within 30-min drive time

535,234

Estimated population
(2023)

\$87,796

Median household income
(2023)

\$36,260

Per capita income
(2023)

16,105

Total businesses
(2023)

202,983

Total employees
(2023)

Average hourly earnings for industrial labor

\$20.22

Shipping, receiving & inventory
clerks, laborers and freight,
stock & material movers (hand),
and stockers and order fillers

\$21.55

Packaging occupations including
machine operators and tenders

\$30.70

First-line supervisors of transportation
and material moving (except aircraft
cargo handling)

\$24.44

Truck drivers: heavy and tractor-trailer,
light truck, and tractor operations

The industrial workforce

74,498

Total number of Industrial jobs

68,839


Total number of resident workers
across industrial classifications

5,659

Total number of net commuters
(inflow - outflow) across industrial
classifications

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Proximity to the entire Bay Area

 **Interstate 205**
1.0 mi

Interstate 580
9.5 mi


Interstate 5
3.8 mi

 **Union Pacific
Intermodal
(Lathrop)**
13.1 mi

**BNSF
Intermodal
(Stockton)**
27.0 mi

 **Port of Stockton**
20.0 mi

Port of Oakland
53.5 mi

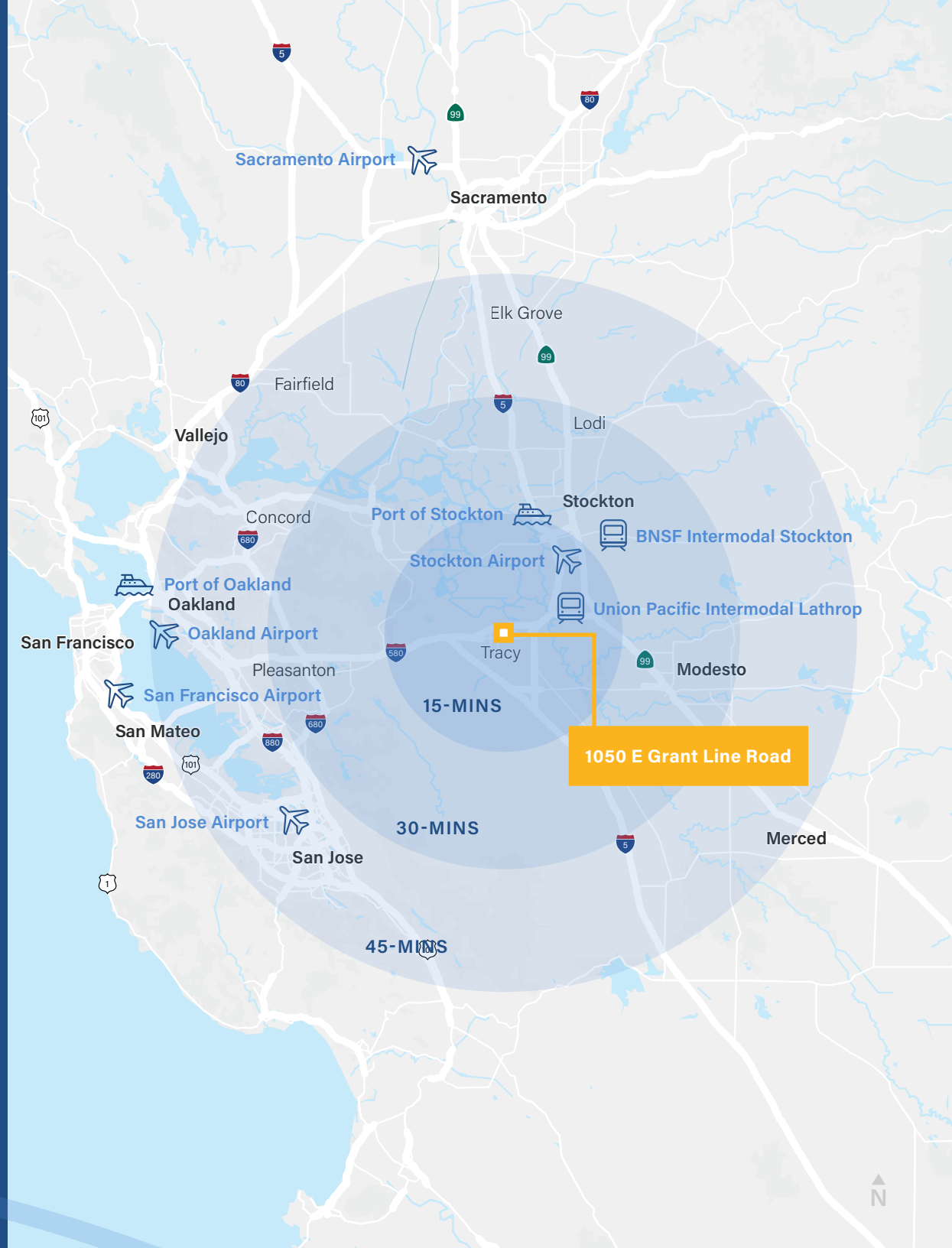
 **Stockton
Metropolitan
Airport**
17.1 mi

**Sacramento
International
Airport**
75.5 mi

**Oakland
International
Airport**
47.5 mi

**San Jose
International
Airport**
54.8 mi

**San Francisco
International
Airport**
65.7 mi



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