




For Lease

±60,000 SF High Powered Facility ⚡
1448 Mariani Ct, Tracy, CA

 **JLL** SEE A BRIGHTER WAY

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

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Property Specs

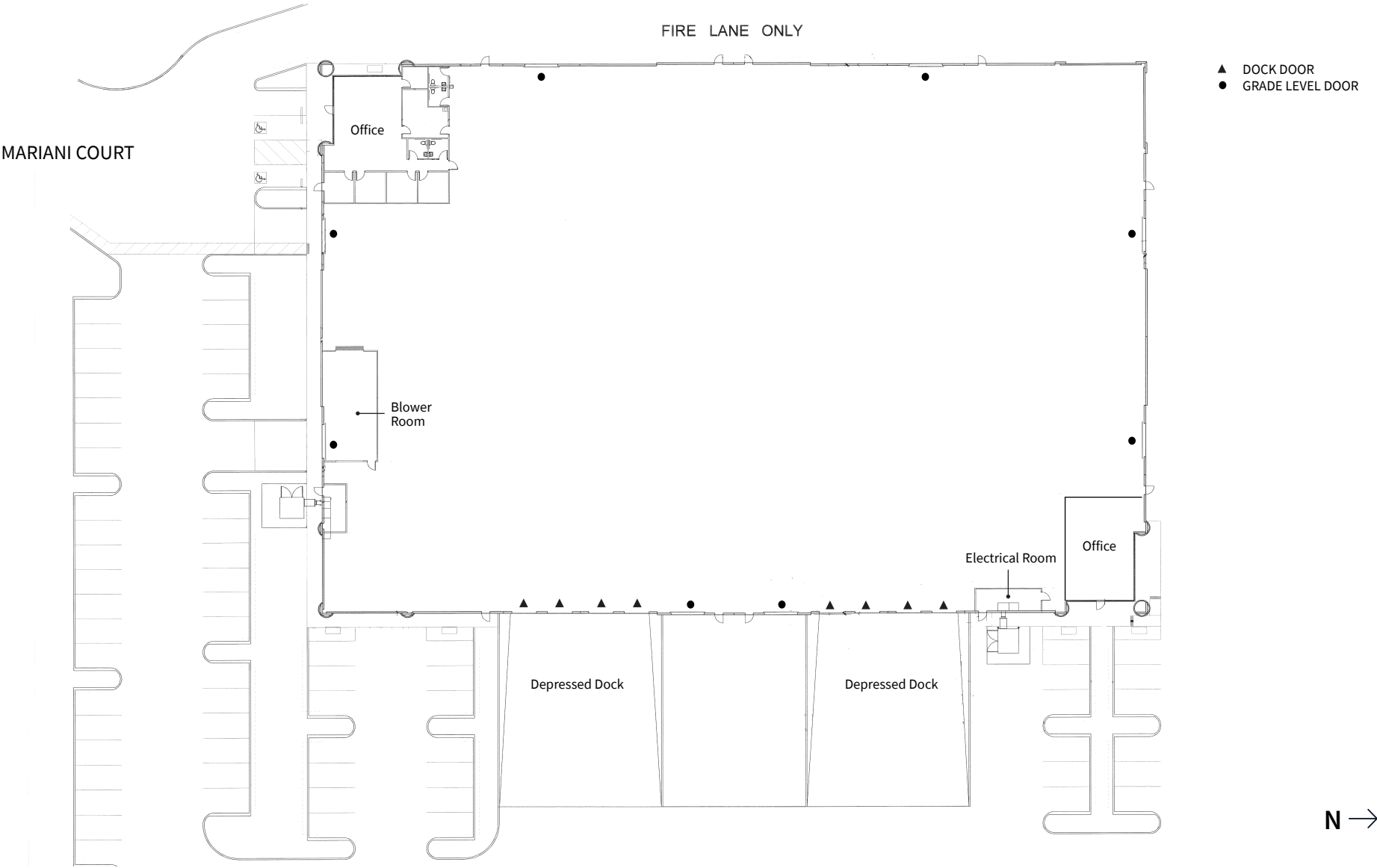
Building Size	±60,000 SF
Total Available	±60,000 SF (Divisible ±30,000 SF)
Lot Size	±2.95 AC
Office Size	±3,000 SF
Electrical Service	±7,000 amps, 277/480v <i>Two services: ±3,000 amps and ±4,000 amps (to be verified)</i>
Dock Doors	8
Drive-in Doors	8
Clear Height	±28'
Column Spacing	52' x 50'
Sprinklers	ESFR
Skylights	Yes
Year Built	2005
Highlights	<ul style="list-style-type: none">• Large electrical service (±7,000 amps)• Ideal building for manufacturing and distribution• Access to Bay Area and the greater Central Valley
Lease Rate	Contact Broker



Floor plan

Total Available: ±60,000 SF

*FLOOR PLAN NOT DRAWN TO SCALE



Corporate Neighbors

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



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Location

- Easy access to Highways I-205 and I-5
- Located only 53 miles east of the Port of Oakland

Distance from Subject

UP Intermodal (Lathrop)	14 miles
Port of Stockton	21 miles
BNSF (Stockton)	22 miles
Modesto	30 miles
Oakland International Airport	47 miles
Port of Oakland	53 miles
San Francisco	65 miles
San Francisco International Airport	66 miles
Sacramento	68 miles
Merced	68 miles
Sacramento International Airport	76 miles



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