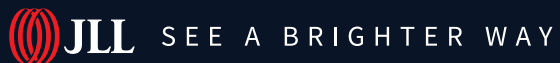




# For Lease

±25,751 - ±52,031 SF Warehouse Space  
1925 N MacArthur Dr, Tracy, CA



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

1925 N MacArthur Dr, Tracy, CA / For Lease

## Property Specs

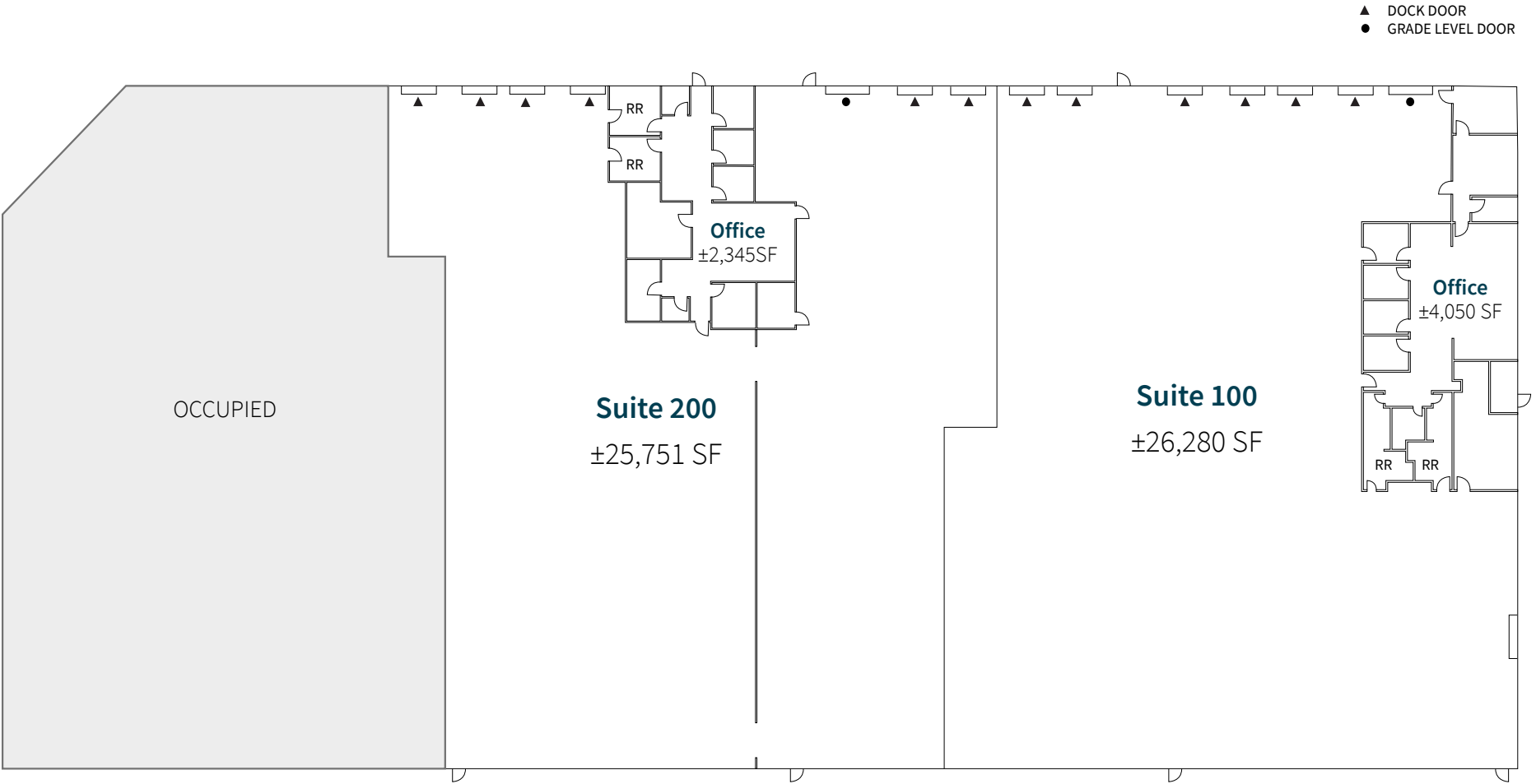
Building Size	±72,104 SF
Total Available	±52,031 SF
Lot Size	±6 AC
Suite 100	±26,280 SF <ul style="list-style-type: none"><li>• Office: ±4,050 SF</li><li>• Docks: 6</li><li>• Grade Level Doors: 1 (12' x 14')</li><li>• Power: 400 amps, 277/480v</li><li>• Available: 6/16/2025</li></ul>
Suite 200	±25,751 SF <ul style="list-style-type: none"><li>• Office: ±2,345 SF</li><li>• Docks: 6</li><li>• Grade Level Doors: 1 (12'x9')</li><li>• Power: 225 amps, 480v</li><li>• Available: 6/1/2025</li></ul>
Clear Height	±28'
Column Spacing	45' x 45'
Sprinklers	ESFR
Skylights	Yes
Year Built	2000
Highlights	<ul style="list-style-type: none"><li>• Ideal location for distribution and warehousing needs</li><li>• Access to Bay Area and the greater Central Valley</li></ul>
Lease Rate	Contact Broker



# Floor plans

\*FLOORPLAN NOT DRAWN TO SCALE

Total Available: ±52,031 SF



N →

## Corporate Neighbors

- |    |                                |
|----|--------------------------------|
| 1  | Iron Mountain, Hollingsworth   |
| 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                 |



**1925 N MacArthur Dr, Tracy, CA / For Lease**

## 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

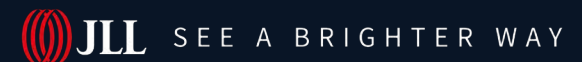


**JLL**

**John Fondale, SIOR**  
*Managing Director*  
+1 209 390 1694  
john.fondale@jll.com  
Lic. #01017415

**Tim Mustin**  
*Managing Director*  
+1 209 390 1687  
tim.mustin@jll.com  
Lic #01857876

**Michael Matter**  
*Vice President*  
+1 209 390 1702  
michael.matter@jll.com  
Lic # 01435801



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