



# For Sublease

**±372,195 SF**  
**Warehouse Space**

14900 W Schulte Rd, Tracy, CA

 **JLL** SEE A BRIGHTER WAY

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

14900 W Schulte Rd, Tracy, CA / For Sublease

## Property Specs

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Size     | ±490,000 SF                                                                                                                                                                                       |
| Total Available   | ±372,195 SF                                                                                                                                                                                       |
| Office            | ±855 SF                                                                                                                                                                                           |
| Dock Doors        | 58                                                                                                                                                                                                |
| Grade-Level Doors | 3                                                                                                                                                                                                 |
| Clear Height      | ±36'                                                                                                                                                                                              |
| Column Spacing    | 56' x 60'                                                                                                                                                                                         |
| Power             | TBD                                                                                                                                                                                               |
| Sprinklers        | ESFR                                                                                                                                                                                              |
| Truck Stalls      | 95                                                                                                                                                                                                |
| Auto Stalls       | 130                                                                                                                                                                                               |
| Year Built        | 2018                                                                                                                                                                                              |
| Highlights        | <ul style="list-style-type: none"><li>Secured truck court</li><li>Building is equipped with 24,000 (1,500 lb capacity) racked pallet positions</li></ul> <a href="#">Click here for more info</a> |
| Master LED        | 2/28/2026                                                                                                                                                                                         |
| Sublease Rate     | Contact Broker                                                                                                                                                                                    |

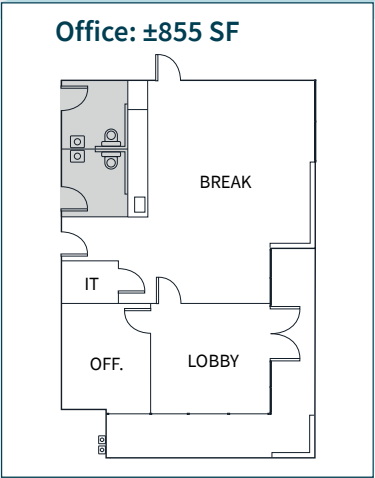
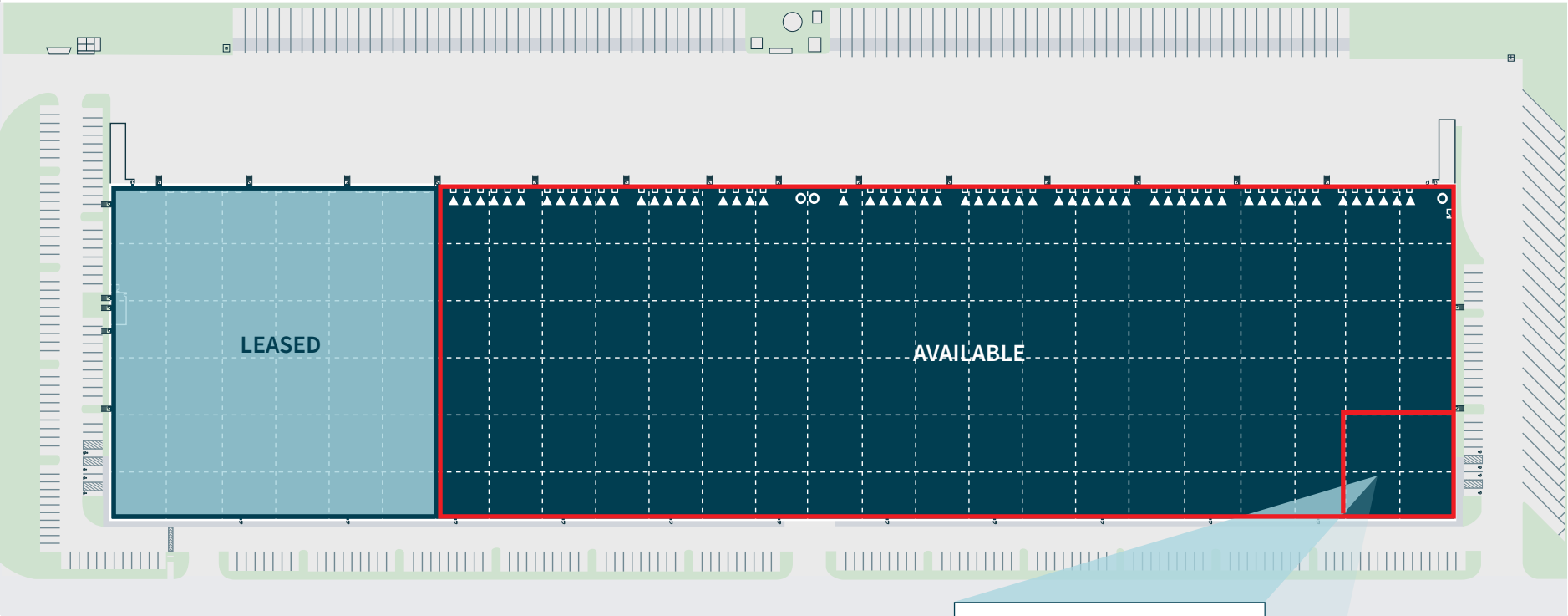


# Floor plan

Total Available: ±372,195 SF

\*FLOORPLAN NOT DRAWN TO SCALE

- ▲ DOCK DOOR
- GRADE LEVEL DOOR



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## Corporate Neighbors

- |    |                                               |
|----|-----------------------------------------------|
| 1  | Ghirardelli                                   |
| 2  | ADESA Golden Gate                             |
| 3  | Owens & Minor                                 |
| 4  | Melissa & Doug                                |
| 5  | Amazon                                        |
| 6  | Musco Family,<br>Mccollister's Transportation |
| 7  | DHL, Synnex                                   |
| 8  | Bunzl, Contract Metal Products                |
| 9  | Costco                                        |
| 10 | Safeway                                       |
| 11 | AGP eGlass Plant                              |
| 12 | Best Buy                                      |
| 13 | Costco                                        |
| 14 | Zinus                                         |
| 15 | Amazon                                        |
| 16 | Medline                                       |
| 17 | Williams Sonoma                               |
| 18 | FedEx                                         |
| 19 | The Home Depot                                |
| 20 | Thermo Fisher                                 |
| 21 | UPS                                           |
| 22 | Costco                                        |
| 23 | O-I Glass                                     |



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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)             | 20 miles |
| Port of Stockton                    | 30 miles |
| BNSF (Stockton)                     | 35 miles |
| Modesto                             | 35 miles |
| Oakland International Airport       | 45 miles |
| Port of Oakland                     | 53 miles |
| San Francisco                       | 60 miles |
| San Francisco International Airport | 63 miles |
| Merced                              | 64 miles |
| Sacramento                          | 78 miles |
| Sacramento International Airport    | 87 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

**Jack Fondale**  
*Associate*  
+1 209 616 6057  
jack.fondale@jll.com  
Lic #02250595



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