

BTS Design Build Site

up to ±349,674 SF Manufacturing/Warehouse



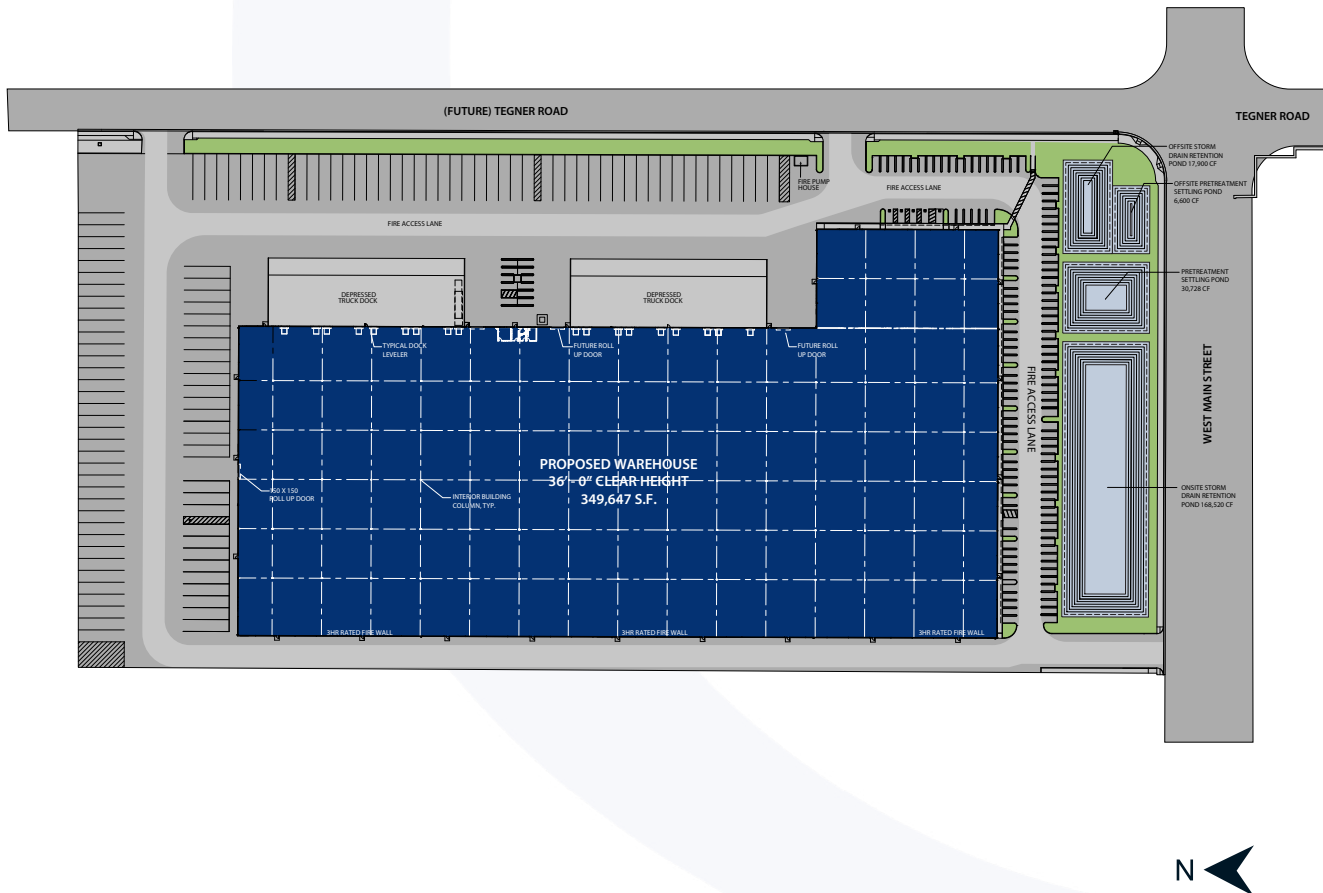
3325 W Main St, Turlock, CA 95380

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



Customizable Industrial Development

Build-to-suit development can allow for cold storage, food processing, manufacturing, and other specialized industrial uses, with building upgrades and enhancements available based on tenant requirements and lease term.



Conceptual Building Highlights:

- Building Area Up to 349,674 SF
- Site Area: 19.55 Acres
- Clear Height: 36'
- Dock Door: 18 (expandable)
- Grade Level Doors: 2
- Office: To suit
- Power: 6,000 amps / 277/480
(power expansion possible with TID approval)
- Employee Parking: 111
- Trailer Parking: 112
- Utility: Turlock Irrigation District
- Construction: Tilt-up concrete
- Building dimensions: 364'D x 892'W
- Column Spacing: 58' x 58' Typical
- Floor slab: 6" Reinforced – Sealed
- Zoning: INDUSTRIAL
- Excellent access to HWY 99
- APN: 089-010-006

Site Aerial & Location Highlights



- G3 Enterprises owns and manages over 6 million square feet in the Modesto area. This inventory creates additional opportunities for G3 Enterprises to meet a wide variety of current and future tenant's space requirements
- Ideal location to take advantage of lower cost and abundant power, via TID (Turlock Irrigation District)
- The location can support both manufacturing operations, and distribution warehouse
- Excellent labor dynamics
- Limited AB 98 influence
- Pro-business community
- Site location is 1 mile from HWY 99, providing connectivity to the Bay Area through major highway systems





Access To West Coast



Ports

Port of Stockton	49 miles
Port of Oakland	94 miles
Port of Los Angeles	324 miles
Port of Long Beach	326 miles

Intermodals

Union Pacific Intermodal (Lathrop)	37 miles
BNSF Intermodal (Stockton)	40 miles

Airports

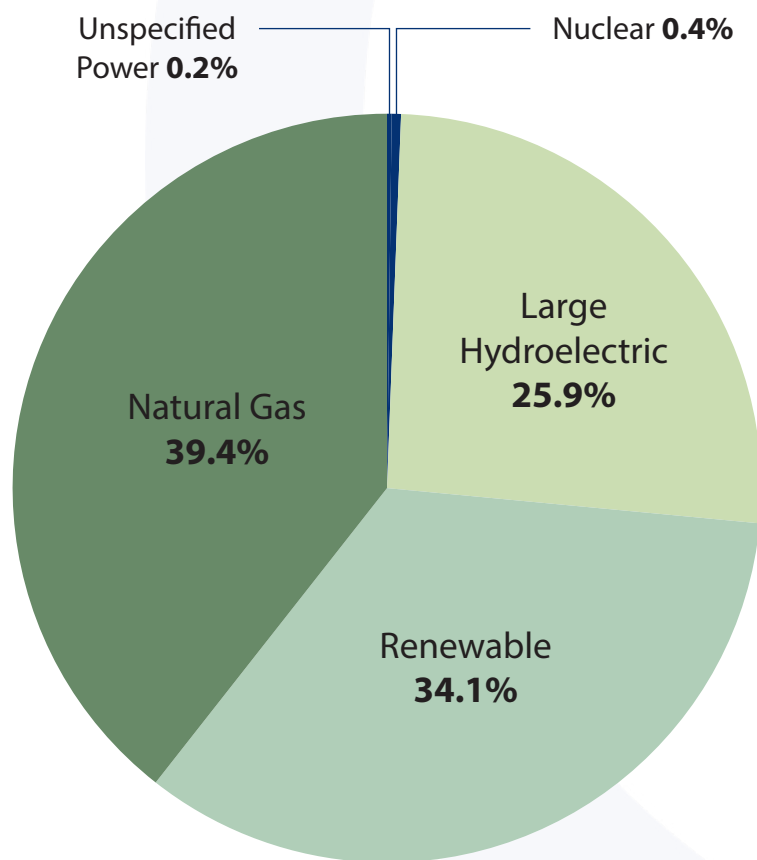
Stockton Metropolitan Airport	38 miles
Oakland International Airport	86 miles
San Jose International Airport	92 miles
Sacramento International Airport	99 miles
San Francisco International Airport	104 miles

Notable Cities

Manteca	31 miles
Lathrop	36 miles
Tracy	43 miles
Stockton	45 miles
Merced	28 miles
Sacramento	88 miles
Oakland	92 miles
Fresno	83 miles
San Francisco	105 miles
Visalia	124 miles
Bakersfield	190 miles
Reno	217 miles



TID 2023 61% Carbon-Free Power Mix

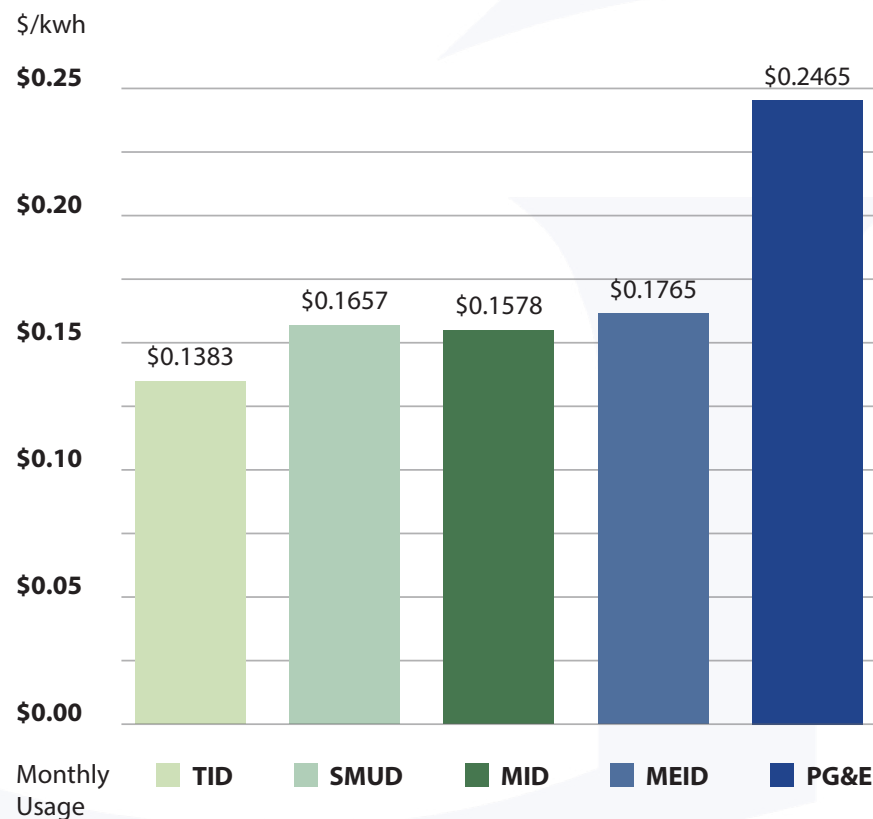


TID relies on a diverse mix of power sources to maintain reliable, affordable energy to its customers. TID's power mix includes solar, wind natural gas, hydropower, and a variety of other resources.

Turlock Electric Rate Advantage

TID (Power Provider in Turlock, CA)
VS. Other Norcal Utilities

Larger Industrial (HT)/average Rate Demand Metered,
Time of Use (500 to 2,999 kw)



For further detailed information, please contact Nancy Folly, Customer Service, Turlock Irrigation District (TID). (209) 883 - 8506 njfolly@tid.org

Strong Workforce attracts Top-Tier Occupiers



Within 30-min drive time

639,307

Estimated population
(2025)

\$78,970

Median household income
(2025)

\$32,278

Per capita income
(2025)

18,221

Total businesses
(2025)

214,681

Total employees
(2025)

Average hourly earnings for industrial labor

\$21.81

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

\$26.31

Packaging occupations including machine operators and tenders

\$27.43

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

\$27.23

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

The industrial workforce

22,899

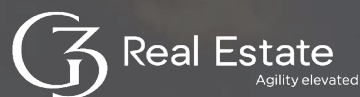
Total number of Industrial jobs

31,560

Total number of resident workers across industrial classifications

-8,695

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



Local Ownership & Community Connection

For more than 20 years, G3 has built a strong reputation as a Northern California-based owner with deep market expertise and enduring tenant relationships. That foundation informs a disciplined real estate strategy aligned with local demand and long-term community growth.

Proven Execution Track Record

G3 has a demonstrated track record of delivering development projects on schedule with disciplined cost management. Long-standing relationships with trusted local contractors, suppliers, professional service providers, and municipal agencies enable G3 to efficiently navigate complex entitlement processes and secure necessary approvals.

Long-Term Investment Philosophy

G3 invests with a long-term ownership perspective, focused on sustainable growth and enduring value creation for tenants and the communities it serves.

Management Approach

G3's dedicated in-house real estate team manages day-to-day operations directly ensuring responsive service, proactive solutions, and strong tenant relationships built on clear communication.

Operational Flexibility & Integrated Support

G3 offers flexibility beyond traditional property ownership. To help meet operational needs, G3 can provide value-added services such as third-party logistics and transportation solutions to support tenant operations. This integrated approach allows G3 to respond creatively to tenant needs and align real estate solutions with operational requirements.



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