



 PANATTONI

 JLL

16286

W SCHULTE
ROAD

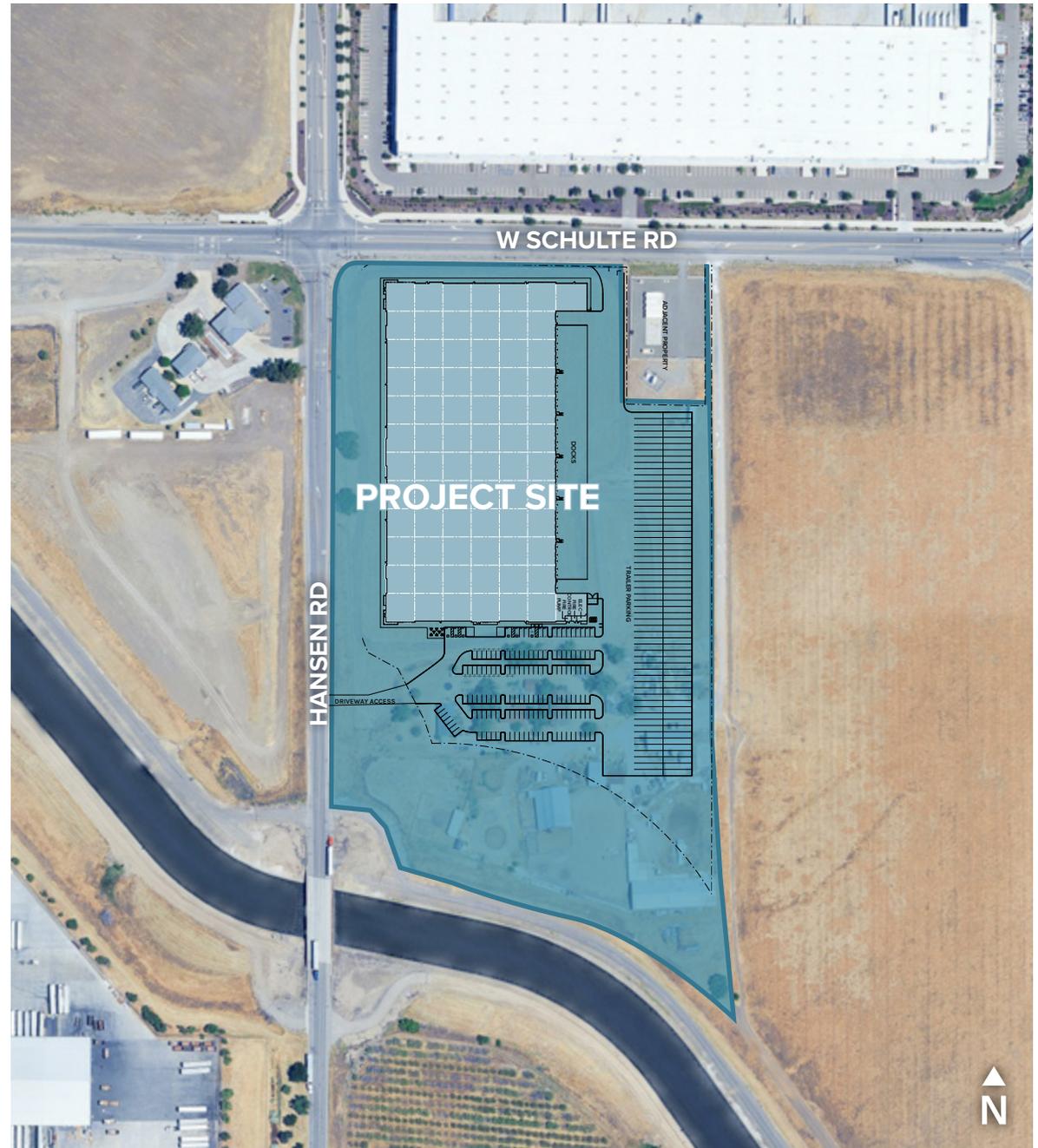
Tracy • California

FOR LEASE
±217,466 SF

NEW WAREHOUSE / MANUFACTURING FACILITY

PROPERTY FEATURES

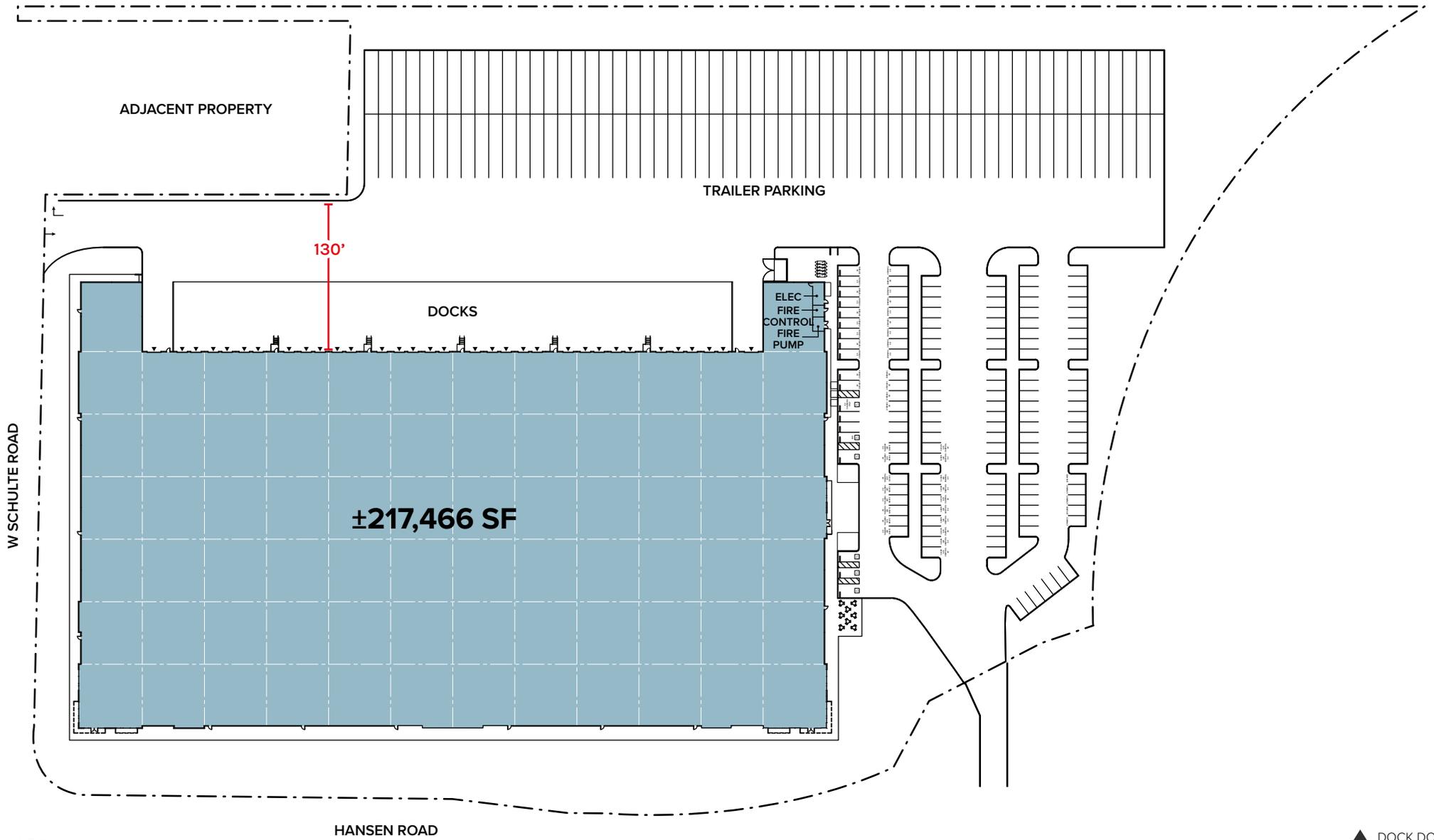
Address	16286 W Schulte Rd, Tracy, CA
APN	209-230-25
Site Size	±14.9 AC <i>usable</i>
Available SF	±217,466 SF
Office SF	TBD
Clear Height	32'
Dock Doors	31
Grade Level Doors	2
Column Spacing	54' x 54'
Fire Suppression	ESFR
Power	TBD
Trailer Parking	116 stalls
Auto Parking	148 stalls
Zoning	M-I (Light Industrial)
Lease Rate	Contact Broker



SITE PLAN

16286 W SCHULTE ROAD
Tracy • California

FOR LEASE



W SCHULTE ROAD

ADJACENT PROPERTY

TRAILER PARKING

130'

DOCKS

ELEC
FIRE CONTROL
FIRE PUMP

±217,466 SF

HANSEN ROAD



- ▲ DOCK DOORS
- GL DOORS

CORPORATE NEIGHBORS

16286 W SCHULTE ROAD
Tracy • California

FOR LEASE

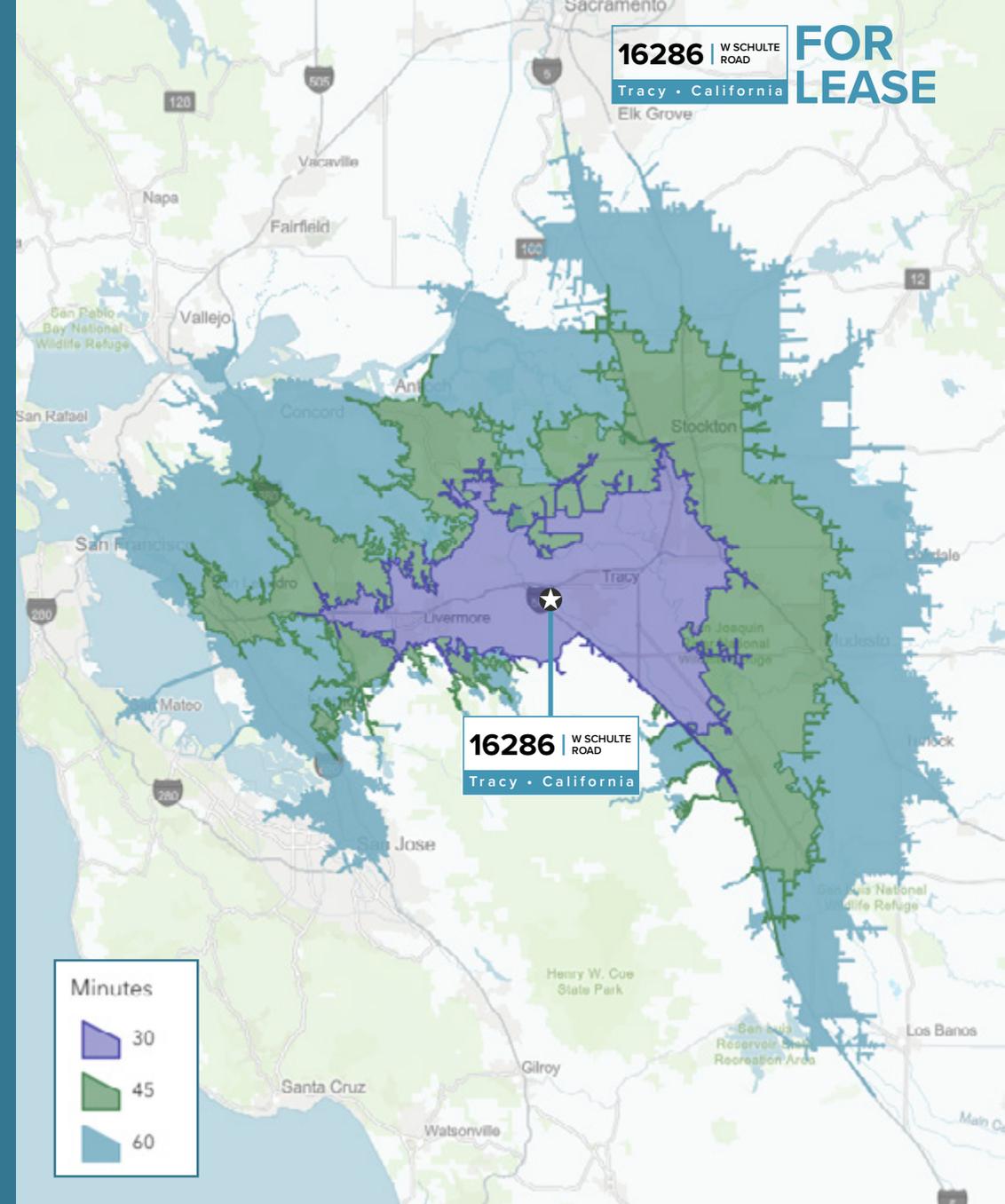


- 1 Ghirardelli
- 2 ADESA Golden Gate
- 3 Owens & Minor
- 4 Melissa & Doug
- 5 Amazon
- 6 Musco Family, Mccollister's Transportation
- 7 DHL, Synnex
- 8 Bunzl, Contract Metal Products
- 9 Costco
- 10 Safeway
- 11 AGP eGlass Plant
- 12 Best Buy
- 13 Costco
- 14 Zinus
- 15 Amazon
- 16 Medline
- 17 Williams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

DRIVE TIME MAP AND CONSUMER LABOR DEMOGRAPHICS

2025 CONSUMER & LABOR DEMOGRAPHICS

Drive Times	30 mins	45 mins	60 mins
Total Population	481,393	1,907,572	4,409,562
Annual Growth Rate	84%	37%	23%
Total Households	151,850	616,951	1,495,969
Median Household Income	\$133,609	\$113,701	\$117,005
Average Home Value	\$909,613	\$933,420	\$1,001,741
Total Labor Force	242,536	957,784	2,297,069
Transportation/Warehouse Companies	630	1,739	3,952
Transportation/Warehouse Employees	4,495	15,484	49,662
Manufacturing Companies	651	2,128	6,643
Manufacturing Employees	17,985	40,654	204,013



ACCESS TO WEST COAST

Ports

Port of Stockton	28 miles
Port of Oakland	47 miles

Intermodals

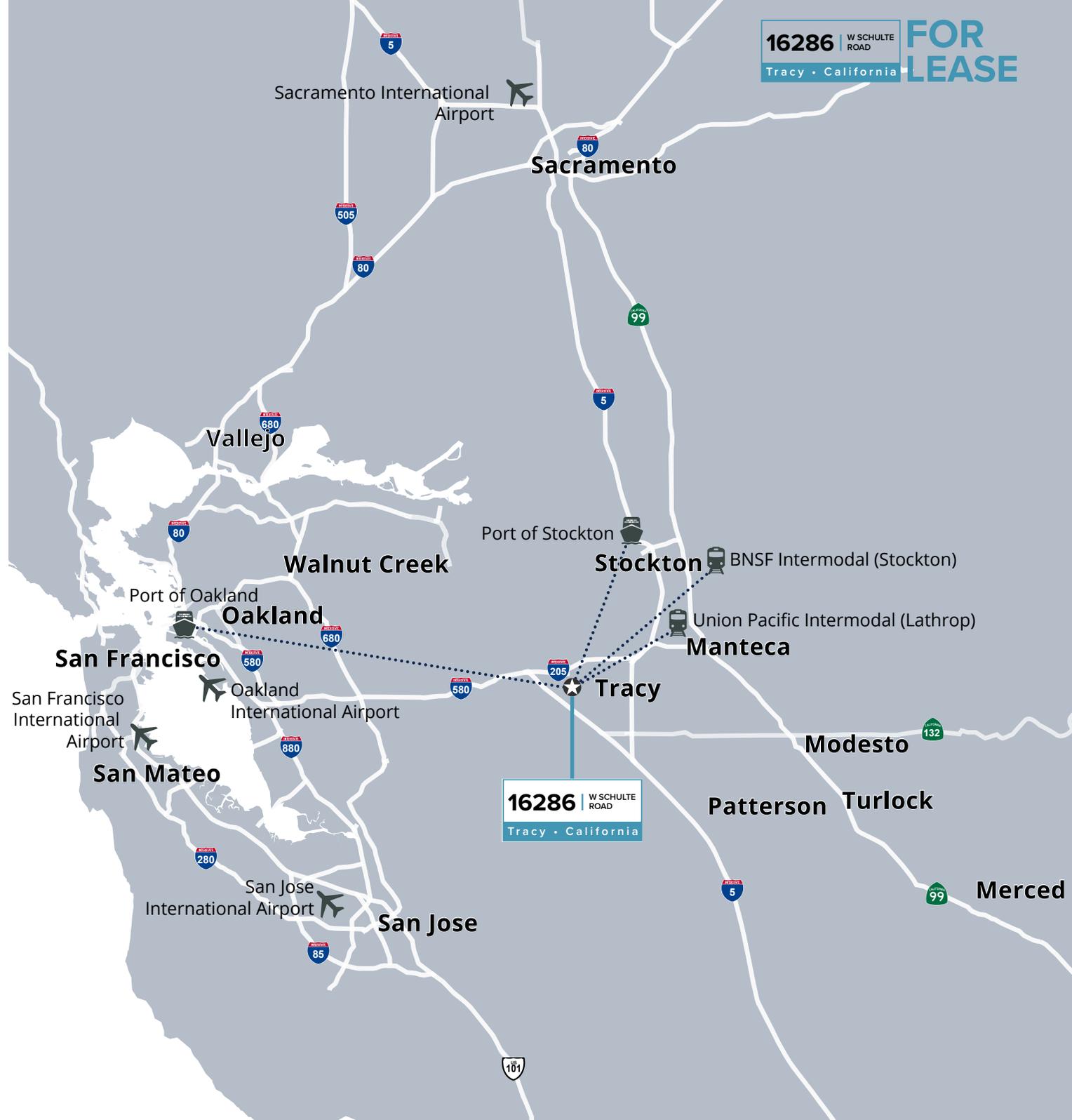
Union Pacific Intermodal (Lathrop)	26 miles
BNSF Intermodal (Stockton)	40 miles

Airports

Stockton Metropolitan Airport	30 miles
Oakland International Airport	42 miles
San Jose International Airport	52 miles
San Francisco International Airport	62 miles
Sacramento International Airport	85 miles

Notable Cities

Lathrop	26 miles
Manteca	24 miles
Patterson	30 miles
Stockton	32 miles
Modesto	34 miles
Oakland	50 miles
San Jose	52 miles
San Francisco	58 miles
Merced	73 miles
Sacramento	75 miles





EXCLUSIVE BROKERS

JOHN FONDALE, SIOR

Sr. Managing Director

License #01017415

+1 209 390 1694

john.fondale@jll.com

TIM MUSTIN

Sr. Managing Director

License #01857876

+1 209 390 1687

tim.mustin@jll.com

JASON OVADIA

Exec. Managing Director

License #01742912

+1 510 285 5360

jason.ovadia@jll.com

MICHAEL MATTER

Vice President

License #01435801

+1 209 390 1702

michael.matter@jll.com

JACK FONDALE

Associate

License #02250595

+1 916 390 3006

jack.fondale@jll.com

16286 | W SCHULTE
ROAD

Tracy • California

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

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2026. Jones Lang LaSalle IP, Inc. All rights reserved.