





For Lease

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

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

Property Specs

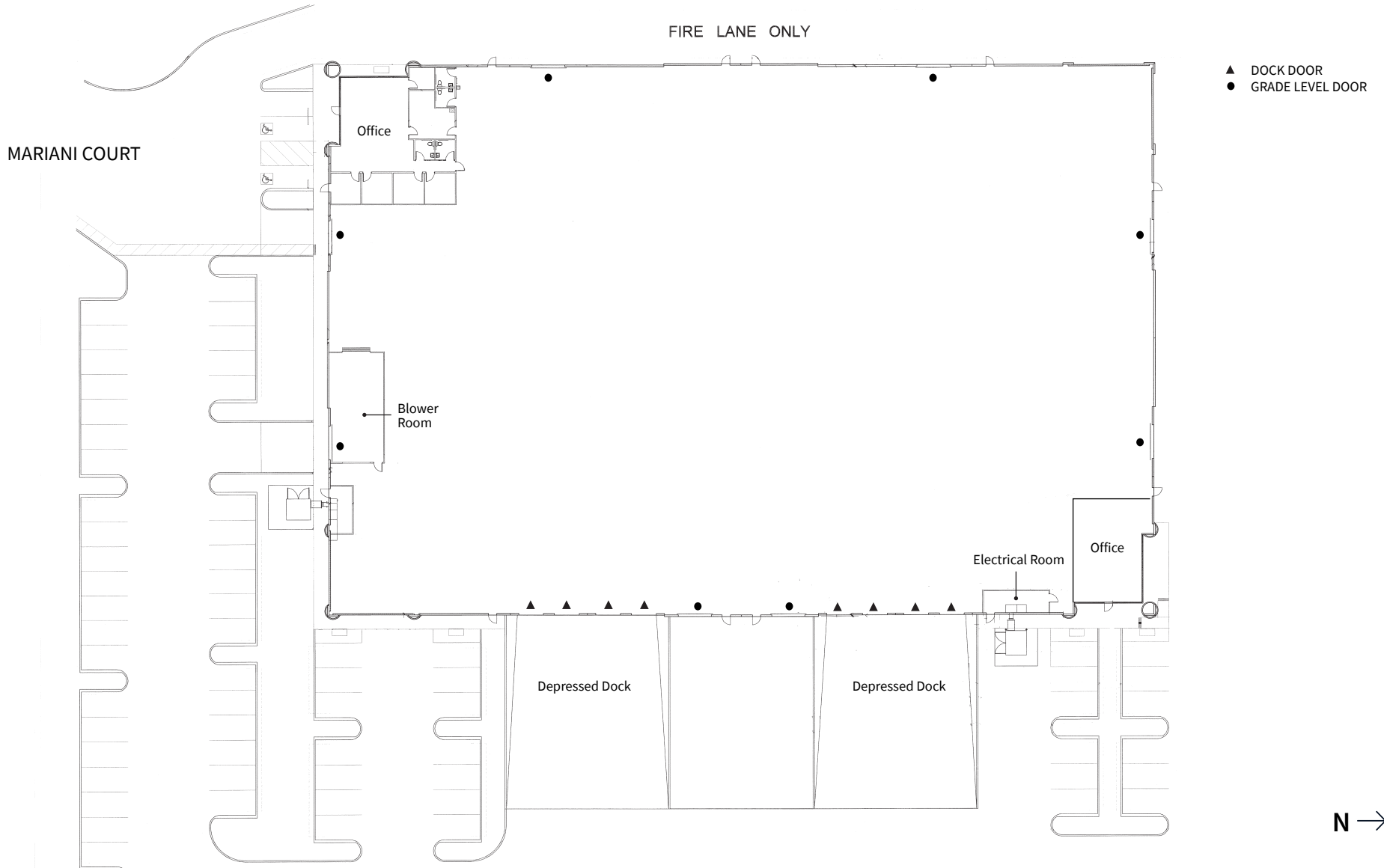
Building Size	±60,000 SF
Total Available	±60,000 SF (Divisible ±30,000 SF)
Lot Size	±2.95 AC
Office Size	±3,000 SF
Electrical Service	±7,000 amps, 277/480v <i>Two services: ±3,000 amps and ±4,000 amps (to be verified)</i>
Dock Doors	8
Drive-in Doors	8
Clear Height	±28'
Column Spacing	52' x 50'
Sprinklers	.33/3000
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

*FLOOR PLAN NOT DRAWN TO SCALE

Total Available: ±60,000 SF



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




JLL

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

Tim Mustin
Sr. 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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