



Incentive Rate \$0.95 NNN  
Flexible term length

# For lease

Tri Temp Cold storage facility

±90,629 SF Industrial space for lease

5675 Sunol Blvd, Pleasanton, CA



- Divisible ±34,405 - 90,629 SF
- Tri Temp DC
- Secure site situated on ±11.43 AC
- Abundant employee & fleet parking onsite
- Can demise for office or warehouse only use
- All Short-term lease deals will be considered

# 5675 Sunol Blvd | Pleasanton, CA



# 5675 Sunol Blvd | Building A

## ±90,629 S.F.

### Building highlights

<b>Total available space</b>	±90,629 S.F.	<b>Refrigerated dock</b>	±7,545 S.F.	<b>Cold storage dock doors</b>	12 with levelers and seals
<b>Dry warehouse storage</b>	±34,405 S.F.	<b>Corporate office</b>	±19,372 S.F.	<b>Drive-in door</b>	1
<b>Coolers</b>	(Two) - ±9,967 S.F.	<b>Clear height</b>	21' 5" - 25	<b>Refrigeration type</b>	Carrier freon system
<b>Freezer</b>	±18,392 S.F.	<b>Dry warehouse dock doors</b>	6 with levelers	<b>Power</b>	1,600 AMP + 250 AMP (2 panels)



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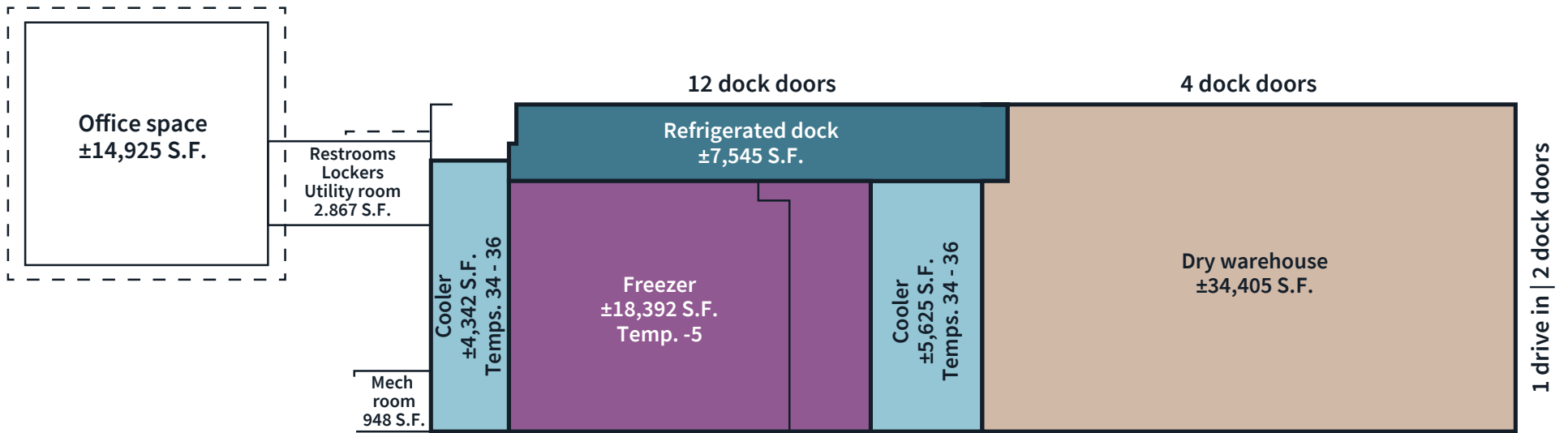
Interior Office | Warehouse







# 5675 Sunol Blvd | Building A

±90,629 S.F.

## Site plan

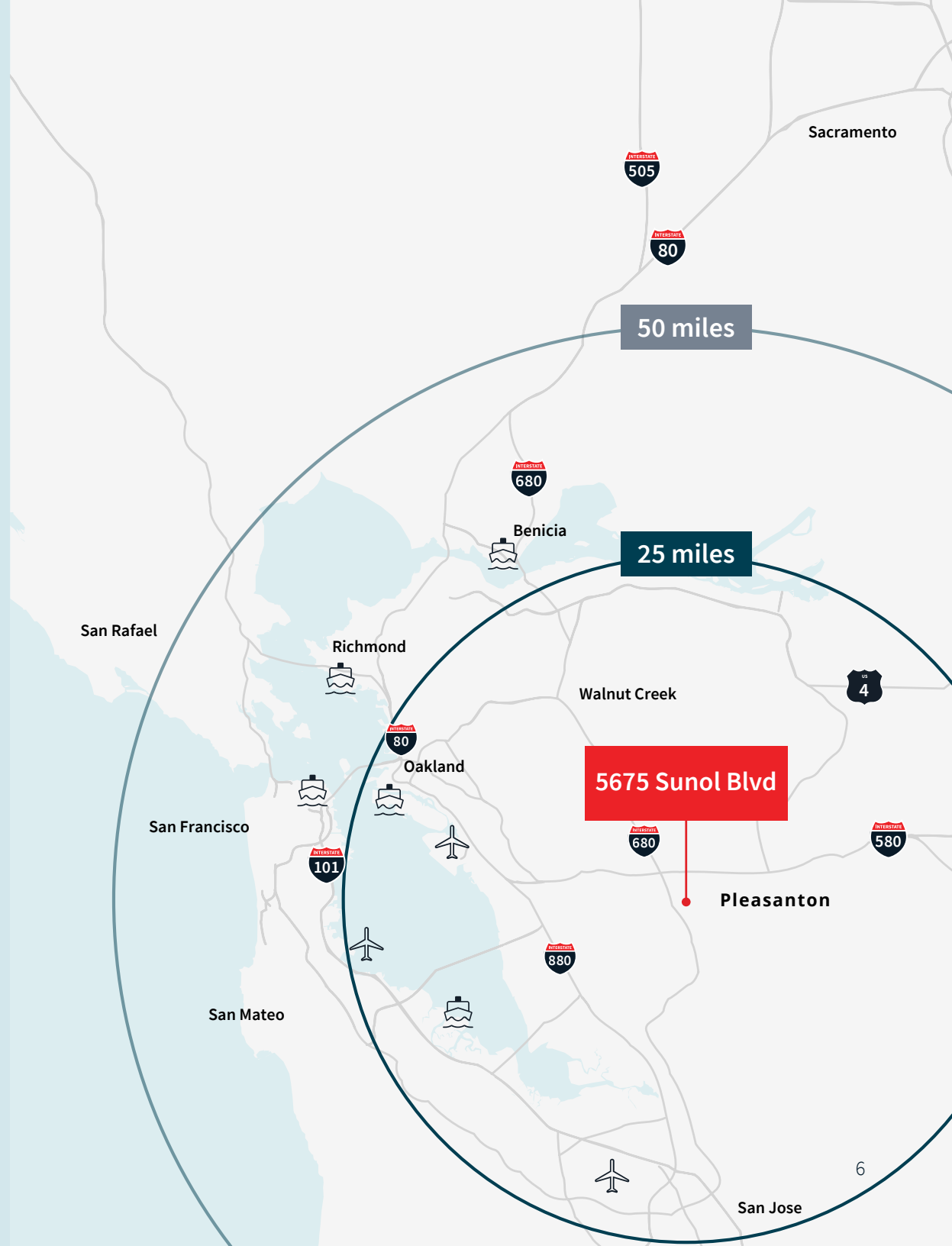


	Dry warehouse	34,405 S.F.
	Coolers (2)	9,967 S.F.
	Refrigerated dock	7,545 S.F.
	Freezer	18,392 S.F.

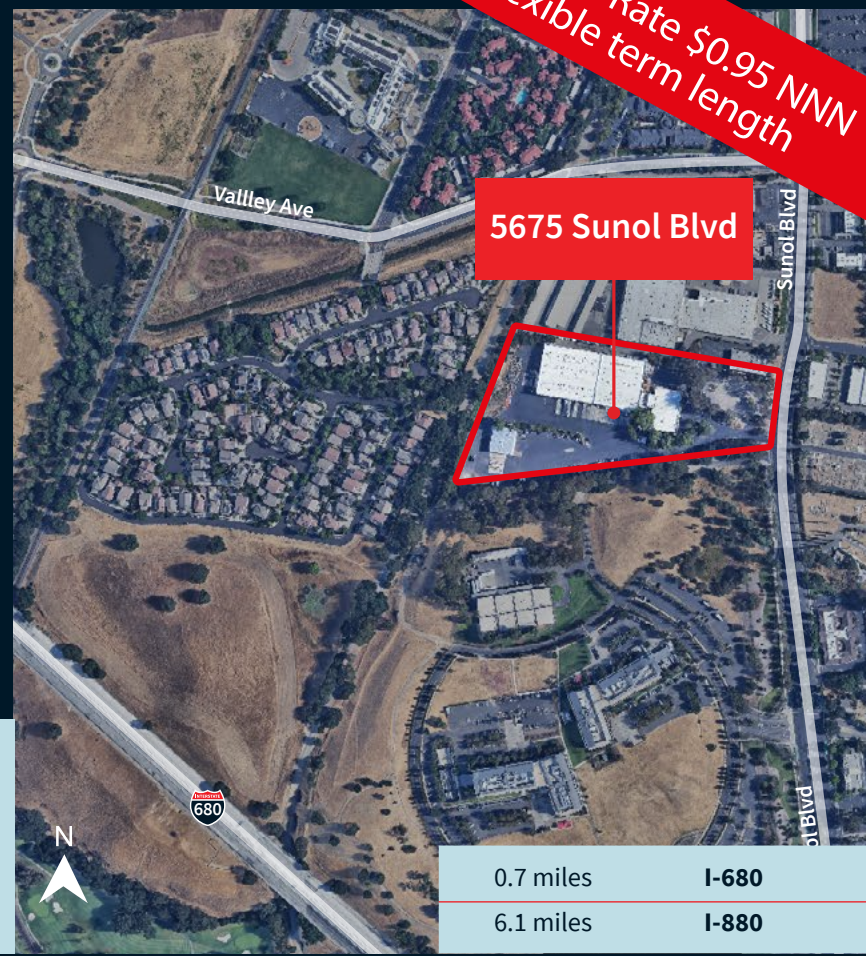
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## Proximity to greater northern CA market

Port of Oakland	29 miles
Port of Redwood City	32 miles
Port of Benicia	36 miles
Port of San Francisco	39 miles
Port of Richmond	44 miles
Oakland Airport	24 miles
San Jose Airport	32 miles
San Francisco Airport	44 miles



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Tracy	30 miles	Los Angeles	355 miles	Phoenix	726 miles
Oakland	41 miles	Las Vegas	541 miles	Salt Lake City	707 miles
San Francisco	50 miles	Boise	610 miles	Seattle	803 miles
San Jose	66 miles	Portland	629 miles	Denver	1,179 miles
Reno	189 miles				

0.7 miles I-680  
 6.1 miles I-880

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