1050

E GRANT LINE

TRACY, CA

±176,300 SF industrial warehouse space

- Divisible to ±45,120, 63,740 SF & ±67,440 SF
- LED lighting
- Fully refurbished
- Fenced yard available

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

Building specs

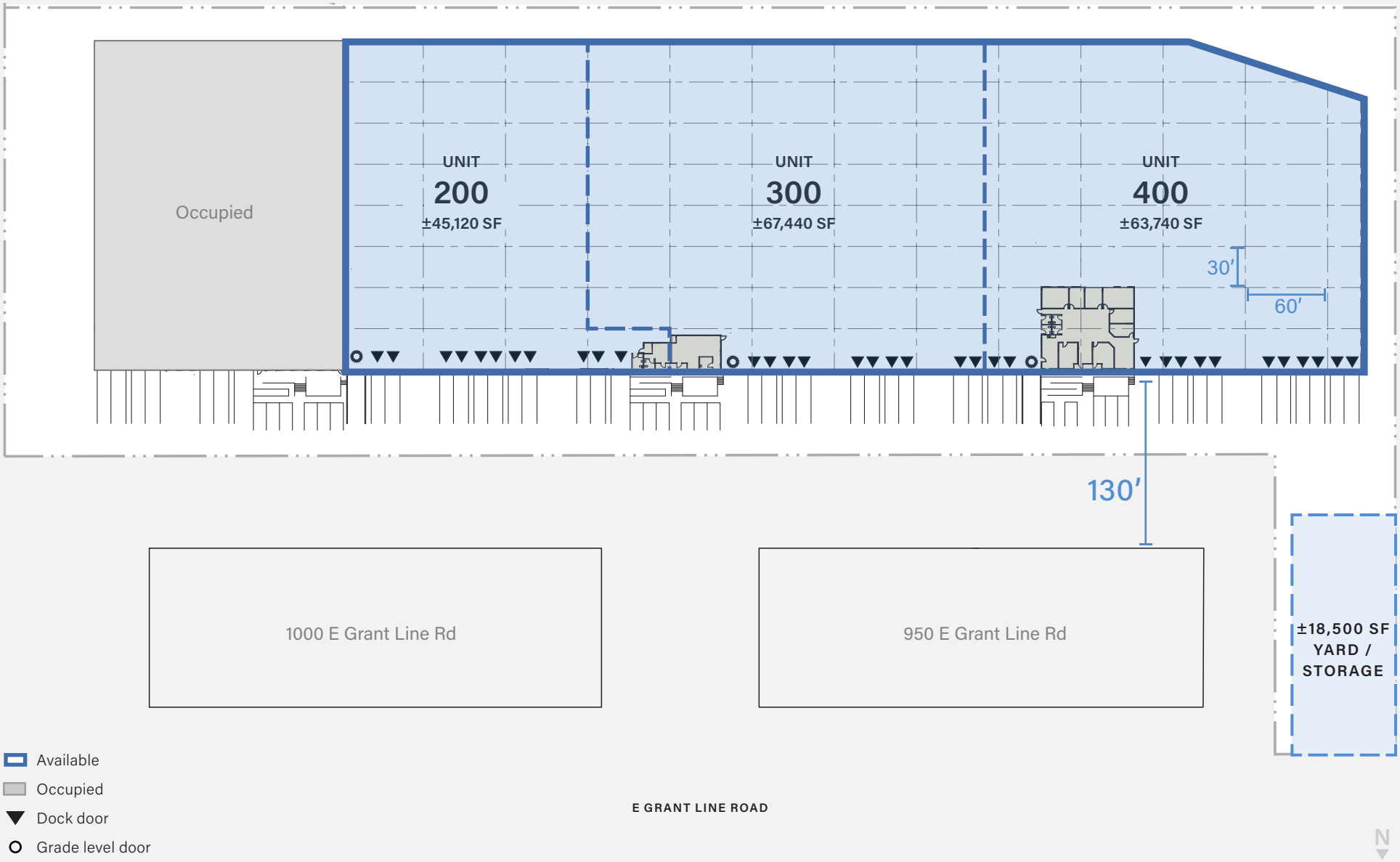
Building Size	±219,500 SF
Total Available	±176,300 SF total
Unit 200	• Available SF: ±45,120 SF • Office: ±380 SF • Grade level doors: 1 • Dock doors: 11
Unit 300	• Available SF: ±67,440 SF • Office: ±741 SF • Grade level doors: 1 • Dock doors: 10
Unit 400	• Available SF: ±63,740 SF • Office: ±4,582 SF • Grade level door: 1 • Dock doors: 13
Yard	±18,500 SF fenced yard / storage
Clear height	±25′
Power	277/480v *(as indicated)*
Fire suppression	Wet - 0.38/2,000
Dimensions	240′ x 180′
Column spacing	30′ x 60′ *(typical)*
Construction type	Concrete tilt-up
Gas & electric	PG&E
Zoning	M-1, Light Industrial (City of Tracy)
Lease rate	Contact broker

Finished renovations:

- ***New*** office paint
- ***New*** office flooring
- ***New*** restroom finishes
- ***LED*** office and warehouse lights
- ***White-***box warehouse
- ***Fresh*** slurry seal/ striping in truck court

Site plan

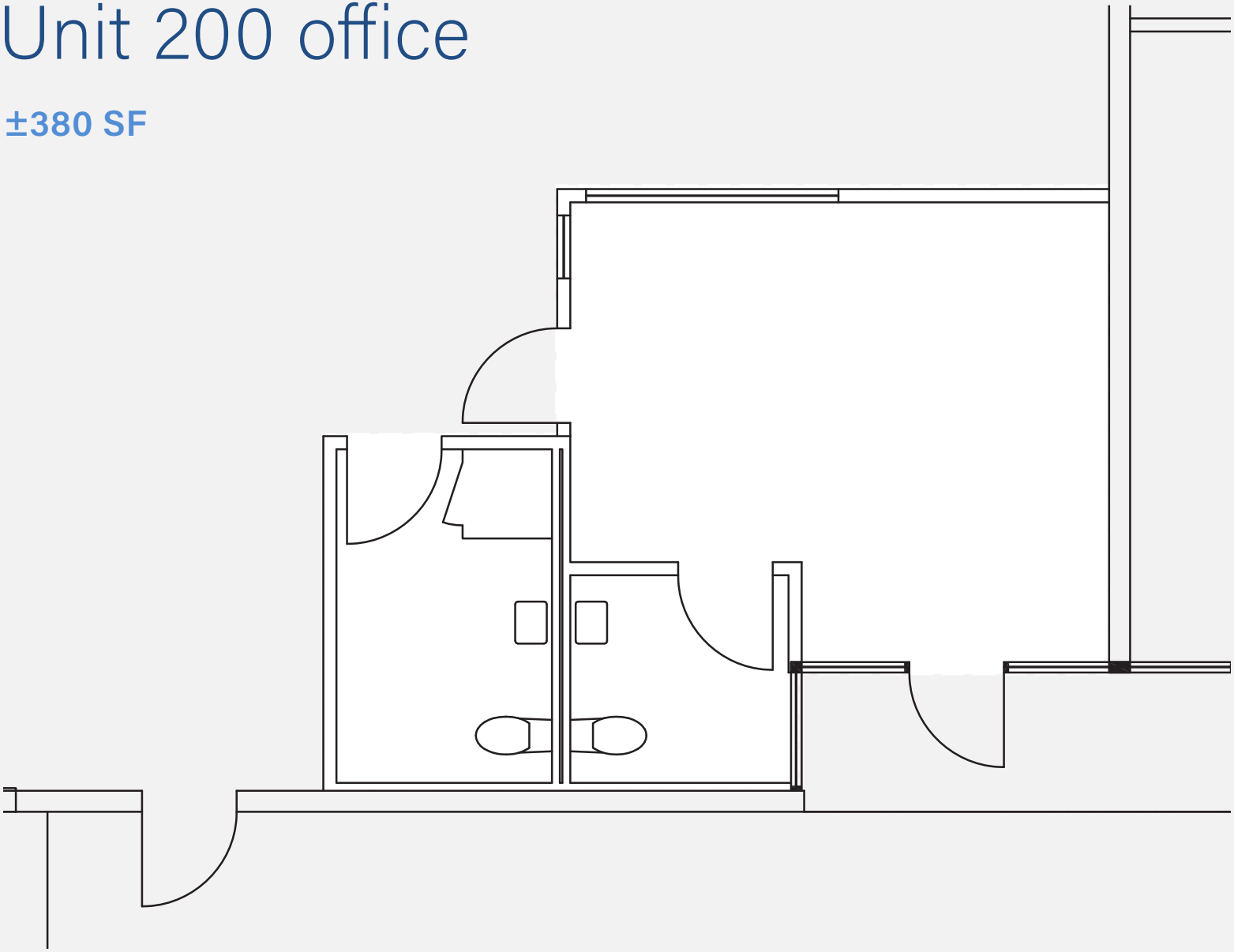
±176,300 SF total available



- Available
- Occupied
- Dock door
- Grade level door

Unit 200 office

±380 SF



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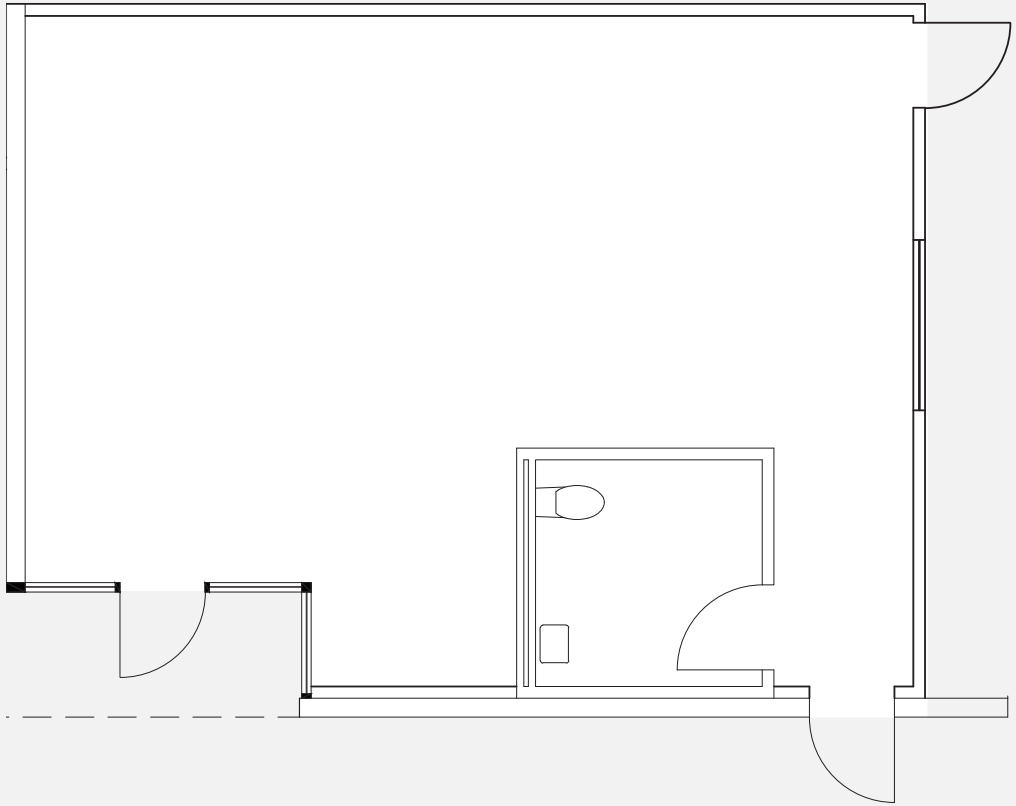
Unit 300 office

±741 SF



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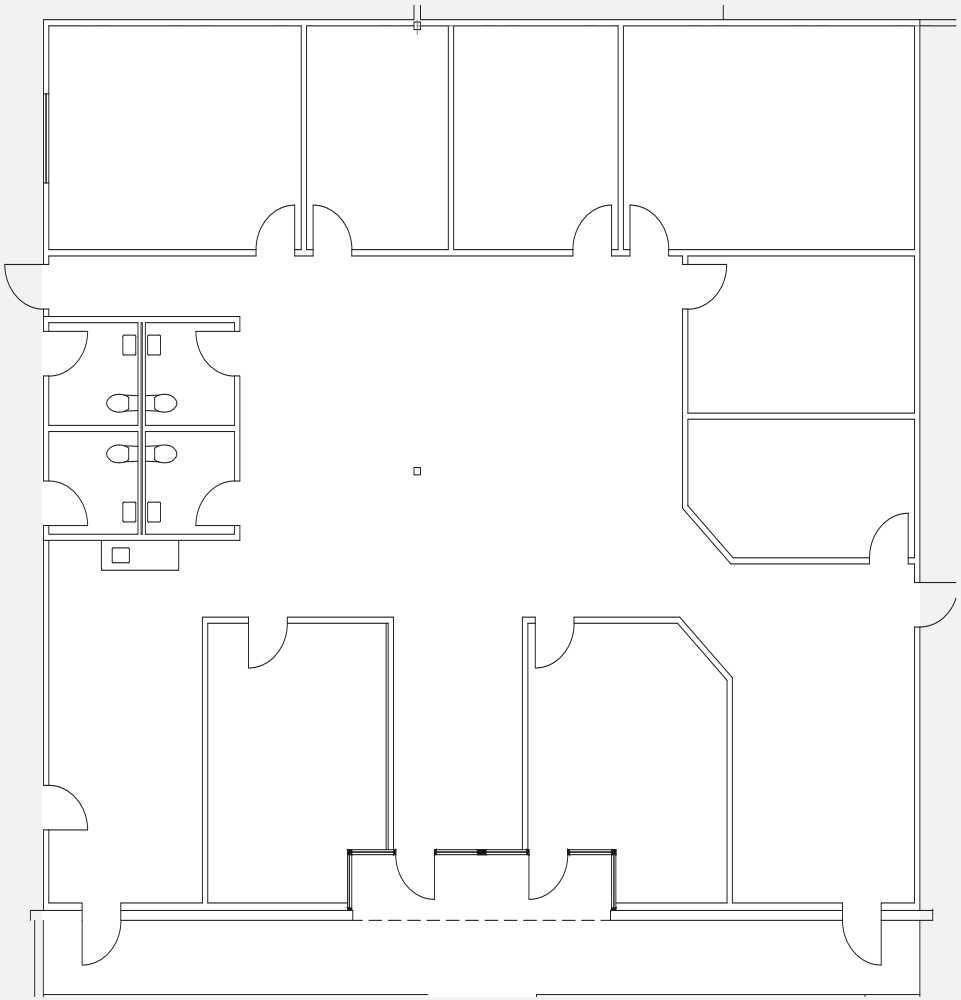
Unit 400 office

±4,582 SF



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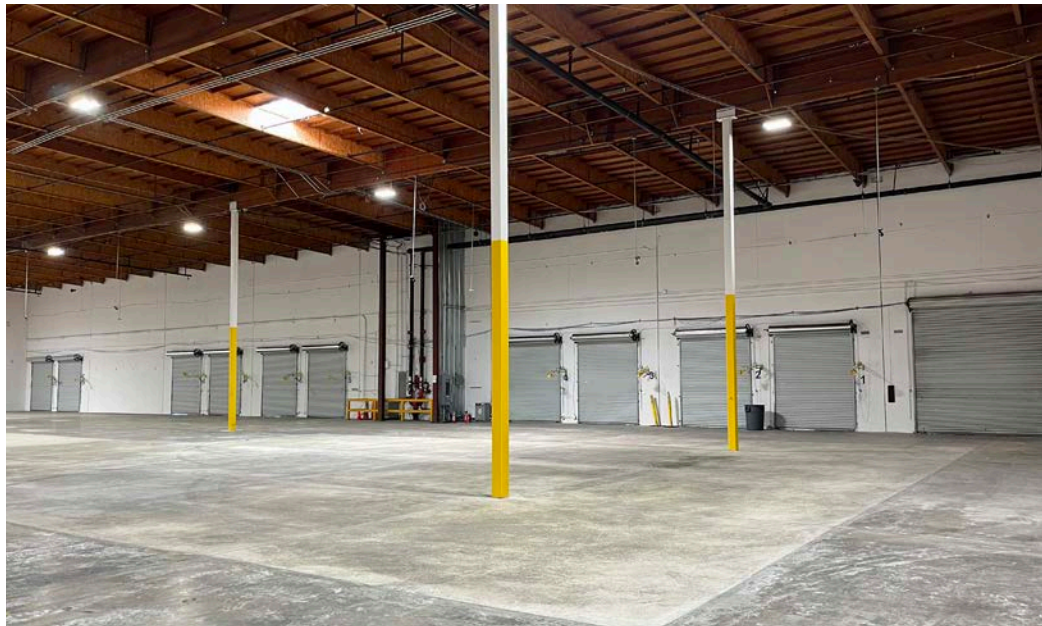
Warehouse photos



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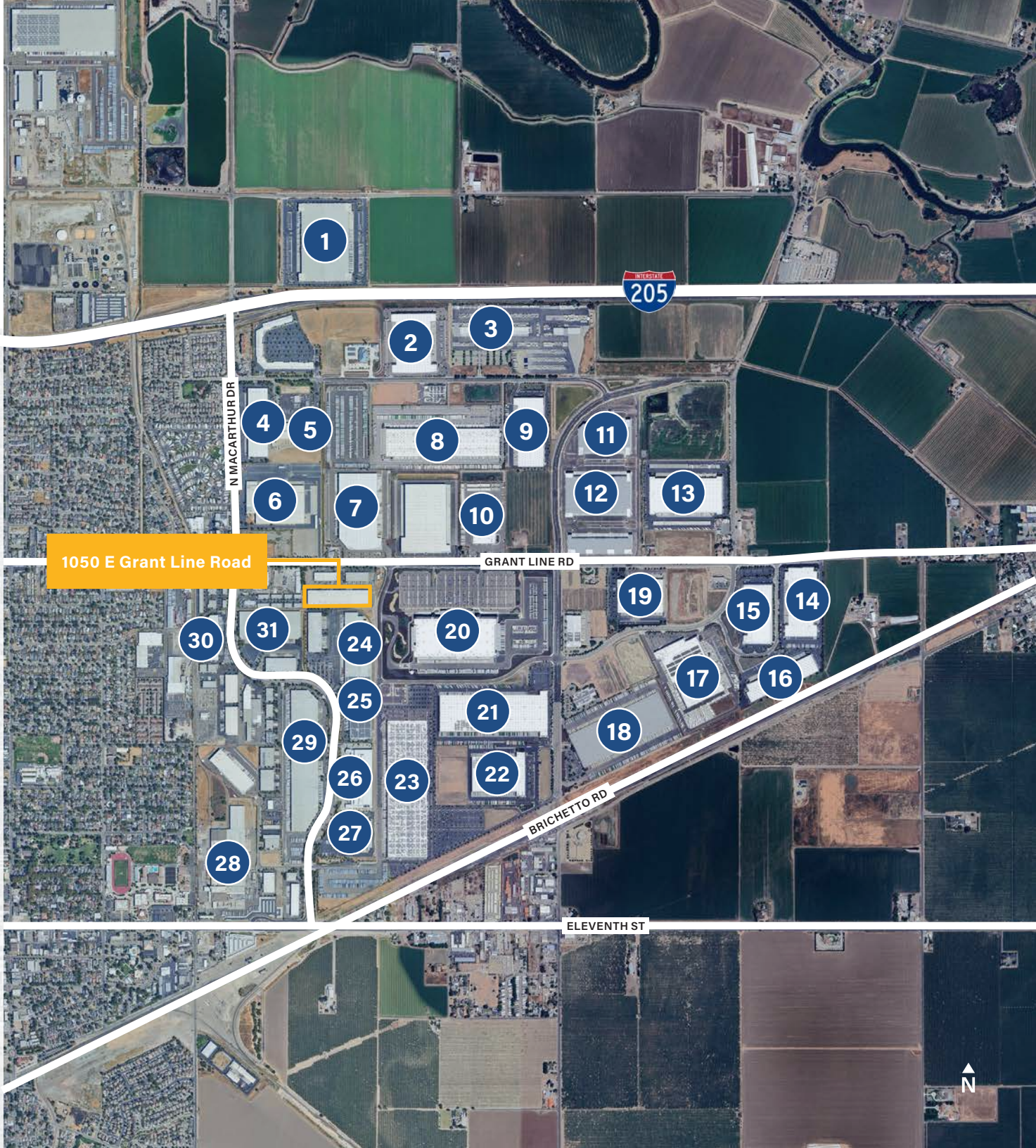
Corporate neighbors

1. Iron Mountain, Hollingsworth
2. Clutter
3. YRC Freight
4. Restoration Hardware
5. McLane
6. Lowe's
7. Young's Market Company
8. The Home Depot
9. DHL
10. Fema Distribution Center
11. Victory Packaging
12. Veritiv
13. Smart & Final
14. Hawthorne Gardening
15. Chep, Us Foods
16. Lucid
17. Volumetric
18. Kellogg's
19. Barbosa Cabinets, Inc.
20. Amazon
21. Crate & Barrel
22. Crate & Barrel
23. Amazon
24. NFI
25. Taylor Farms
26. United States Cold Storage
27. Phillips Delivery
28. Pacific Drayage Services (PDS)
29. Pepsi
30. Leggett & Platt
31. Crate & Barrel



Strong workforce attracts top-tier occupiers

Within 30-min drive time

535,234
Estimated population (2023)

$87,796
Median household income (2023)

$36,260
Per capita income (2023)

16,105
Total businesses (2023)

202,983
Total employees (2023)

Average hourly earnings for industrial labor

$20.22
Shipping, receiving & inventory clerks, laborers and freight, stock & material movers (hand), and stockers and order fillers

$21.55
Packaging occupations including machine operators and tenders

$30.70
First-line supervisors of transportation and material moving (except aircraft cargo handling)

$24.44
Truck drivers: heavy and tractor-trailer, light truck, and tractor operations

The industrial workforce

74,498
Total number of Industrial jobs

68,839
Total number of resident workers across industrial classifications

5,659
Total number of net commuters (inflow - outflow) across industrial classifications

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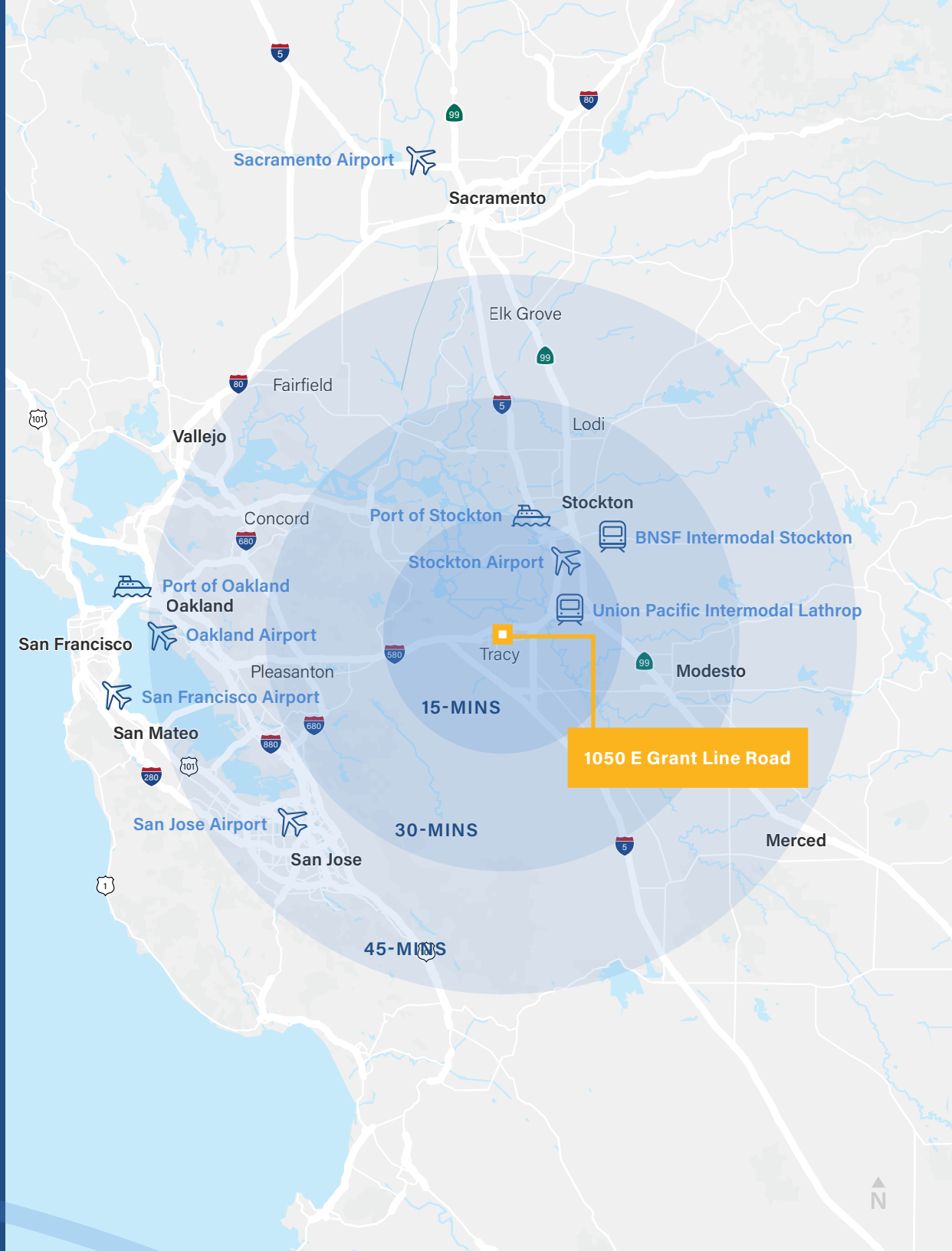
Proximity to the entire Bay Area

Interstate 205 1.0 mi	**Interstate 580** 9.5 mi	**Interstate 5** 3.8 mi
Union Pacific Intermodal (Lathrop) 13.1 mi	**BNSF Intermodal (Stockton)** 27.0 mi	
Port of Stockton 20.0 mi	**Port of Oakland** 53.5 mi	
Stockton Metropolitan Airport 17.1 mi	**Sacramento International Airport** 75.5 mi	**Oakland International Airport** 47.5 mi
San Jose International Airport 54.8 mi	**San Francisco International Airport** 65.7 mi	



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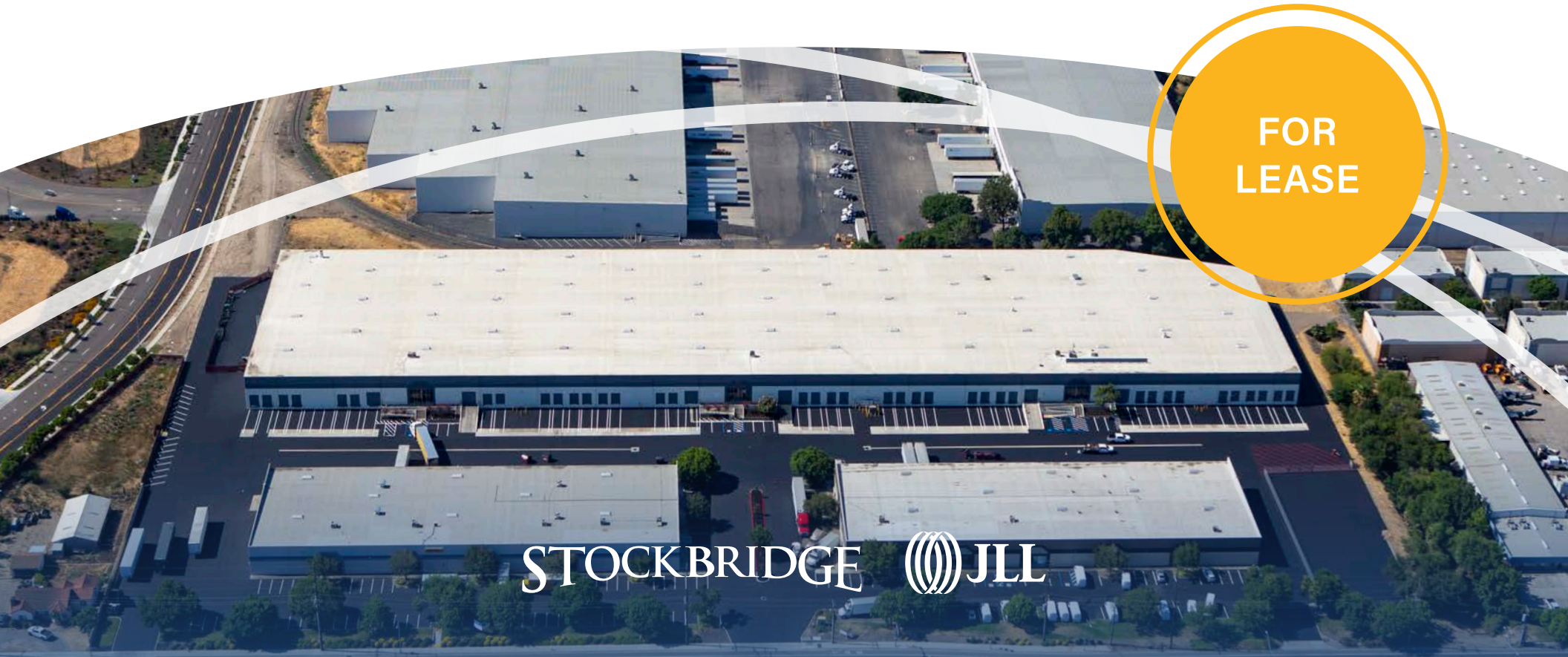
Exclusively listed by

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

Tim Mustin
Senior Managing Director
+1 209 390 1687
tim.mustin@jll.com
RE Lic # 01857876

Mike Matter
Vice President
+1 209 390 1702
michael.matter@jll.com
RE Lic # 01435801



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