



For Sublease

±84,145 SF Warehouse

9584 Sugar Rd, Tracy, CA | Building B

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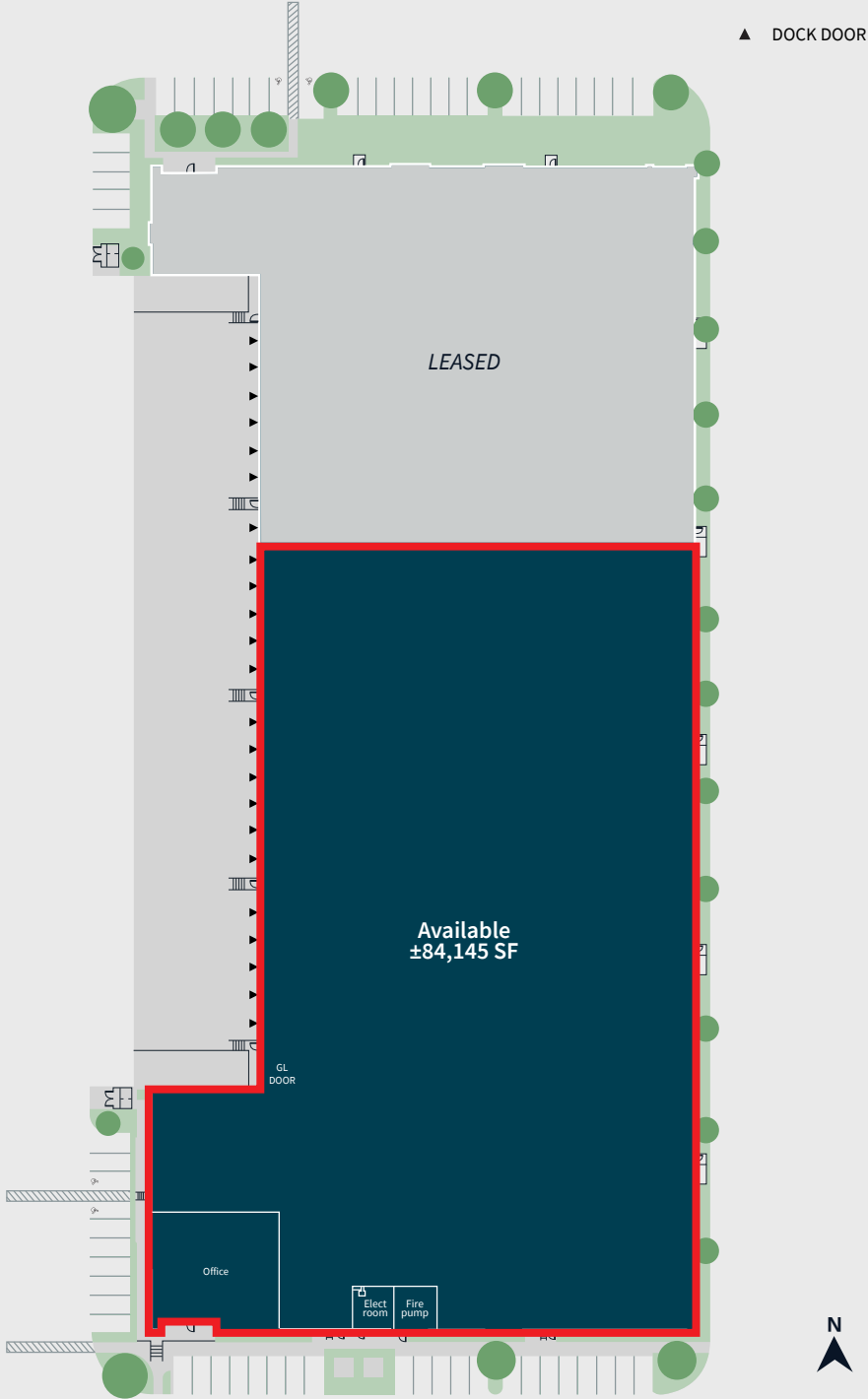
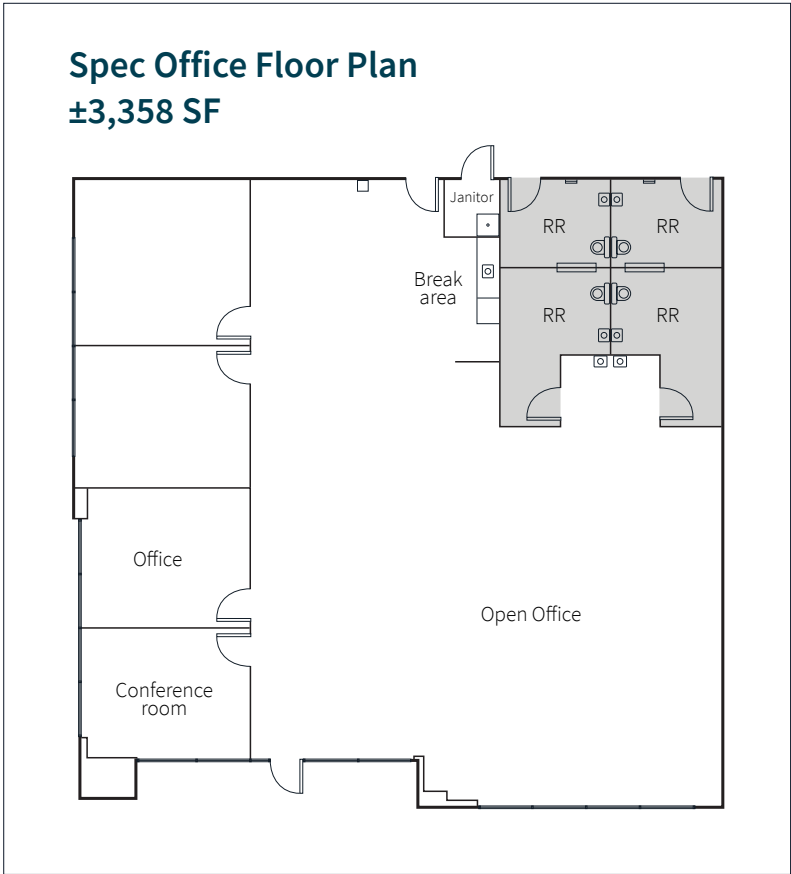
Property Specs

Building Size	±126,204 SF
Available	±84,145 SF
Office	±3,358 SF
Dock Doors	16 (9' x 10')
Grade Level	1 (12'x14')
Trailer Parking	Possible
Auto Parking	59 stalls
Clear Height	±32'
Fire Suppression	ESFR
Column Spacing	50' x 52'
Power	2,000 amps, 277/480v, 3p
Truck Court	±130' with 60' concrete apron
Features	• Z-guard track guards at docks and grade level doors • Additional trailer yard / parking available
Master Lease Exp.	12/31/2027
Sublease Rate	Contact Broker



Floor Plan

Total Available: ±84,145 SF



Corporate Neighbors

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



Location Highlights

- Easy access to I-205.
- Located only 60 miles east of the Port of Oakland.
- Nearby the Union Pacific Intermodal facility.

Distance from Subject

Destination	Miles
Union Pacific Intermodal (Lathrop)	14
BNSF Intermodal (Stockton)	25
Port of Stockton	21
Port of Oakland	60
Stockton	22
Modesto	30
San Jose	57
San Francisco	65
Merced	68
Sacramento	68



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