

PATTERSON LOGISTICS CENTER

SPERRY AVENUE, PATTERSON, CA



FOR LEASE | UP TO ±1.1 MSF | ±74.39 ACRES

CONTACT US

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CBRE

BUILDING A FEATURES

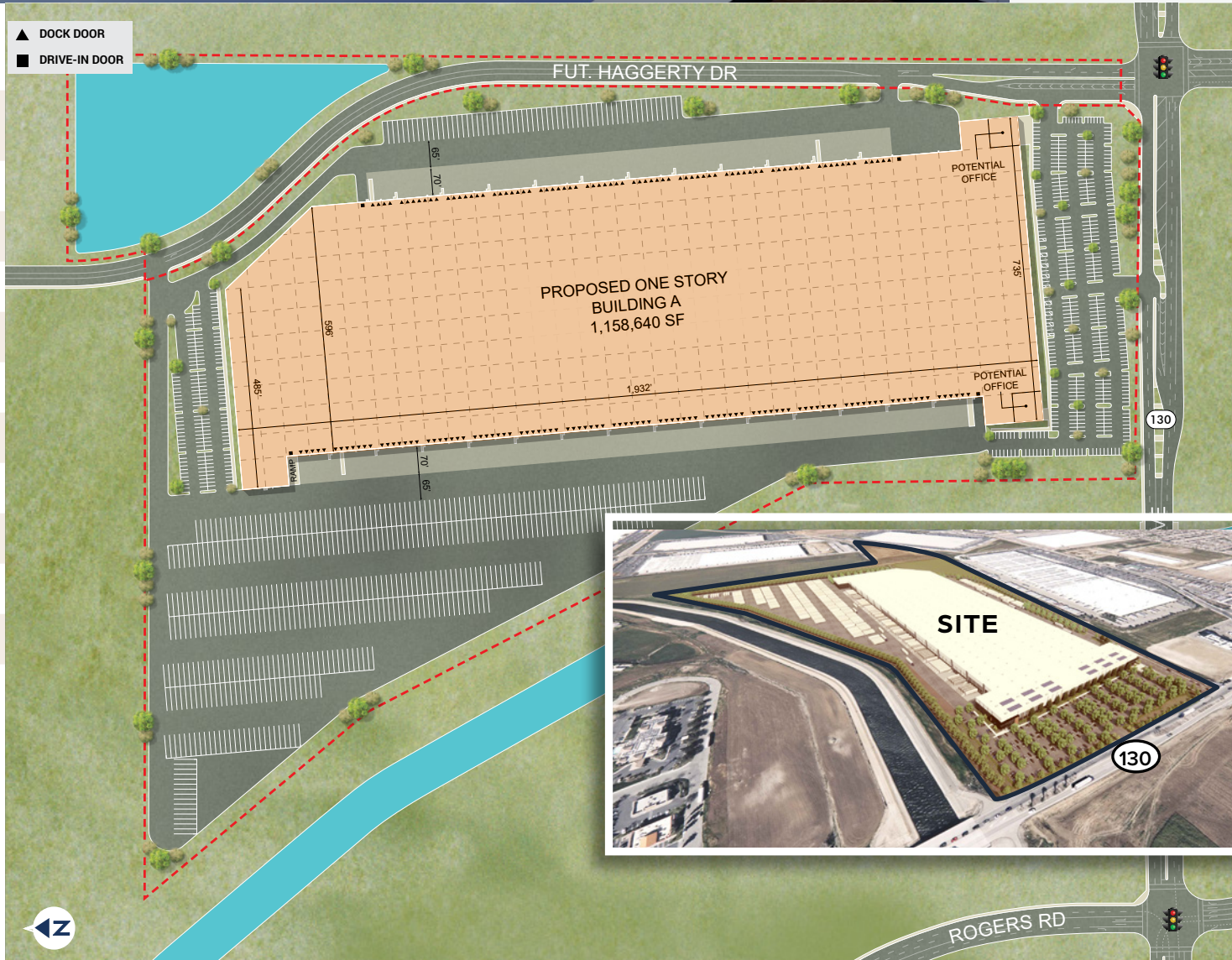
DEVELOPED BY:



BUILDING SIZE:	±1,158,640 SF
ACRES:	±74.39
OFFICE:	Build-to-suit
CLEAR HEIGHT:	40'
DOCK DOORS:	180
GRADE LEVEL DOORS:	4
SLAB THICKNESS:	8"
SPRINKLERS:	ESFR
LIGHTING:	LED
AUTO PARKING:	616 Stalls
TRAILER PARKING:	519 Stalls

PARKING SUMMARY: 622 Stalls

- Standard: 382 spaces
- Compact: 10 spaces
- Clean Air: 217 spaces
- ADA Accessible: 13 spaces













PROPERTY ELEVATIONS

DEVELOPED BY:



FINISH LEGEND:

	GL1 TYPICAL 1" DUAL PANE GLAZING SYSTEM OUTSIDE PANE: VITRO GRAYLITE II 1/4" THICK GRAY TINTED GLASS INSIDE PANE: VITRO CLEAR FLOAT 1/4" GLASS NOTE: GLAZING SHOWN BLUE ON THIS SHEET FOR CONTRAST PURPOSES ONLY.		P3 TEXTURED COATING SYSTEM COLOR 3 SHERWIN WILLIAMS SW7072 ONLINE VERTICAL FORMLINER FITZGERALD #16938 RANDOM PLANK" (3/4" DEEP WITH 1.5" RIBBS) ALIGN FORMLINER FLUTES ACROSS ALL PANELS
	AF1 TYPICAL ALUMINUM FRAME MULLION SYSTEM 2" x 4" NOMINAL BLACK ANODIZED		P4 TEXTURED COATING SYSTEM COLOR 4 SHERWIN WILLIAMS SW7669 SUMMIT GRAY
	CP1 TYPICAL COMPOSITE ALUMINUM PANELS MANUFACTURER, COLOR & TYPE		P5 TEXTURED COATING SYSTEM COLOR 5 SHERWIN WILLIAMS SW7674 PEPPER CORN
	P1 TEXTURED COATING SYSTEM COLOR 1 SHERWIN WILLIAMS SW6525 RAFFIÉD AIR		P6 TEXTURED COATING SYSTEM COLOR 6 SHERWIN WILLIAMS SW6258 TRICORN BLACK
	P2 TEXTURED COATING SYSTEM COLOR 2 SHERWIN WILLIAMS SW7071 GRAY SCREEN		P7 TEXTURED COATING SYSTEM COLOR 7 SHERWIN WILLIAMS SW6676 BUTTERFIELD

F: PARTIAL EAST ELEVATION
1/8" = 1'-0"

PROPERTY AERIAL VIEW

DEVELOPED BY:

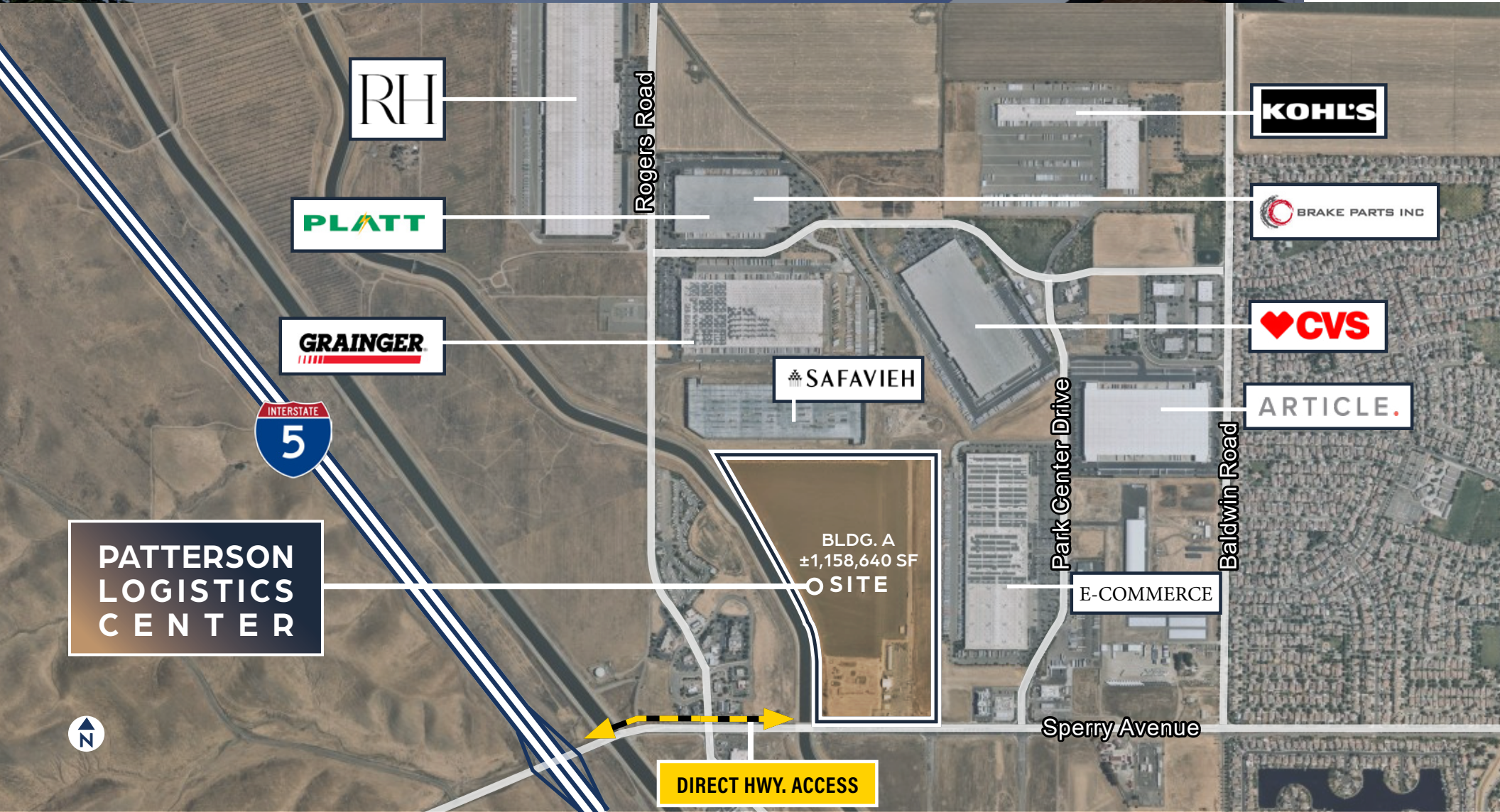


BLDG. A
±1,158,640 SF

130

CORPORATE NEIGHBORS

DEVELOPED BY:



MARKET ACCESS

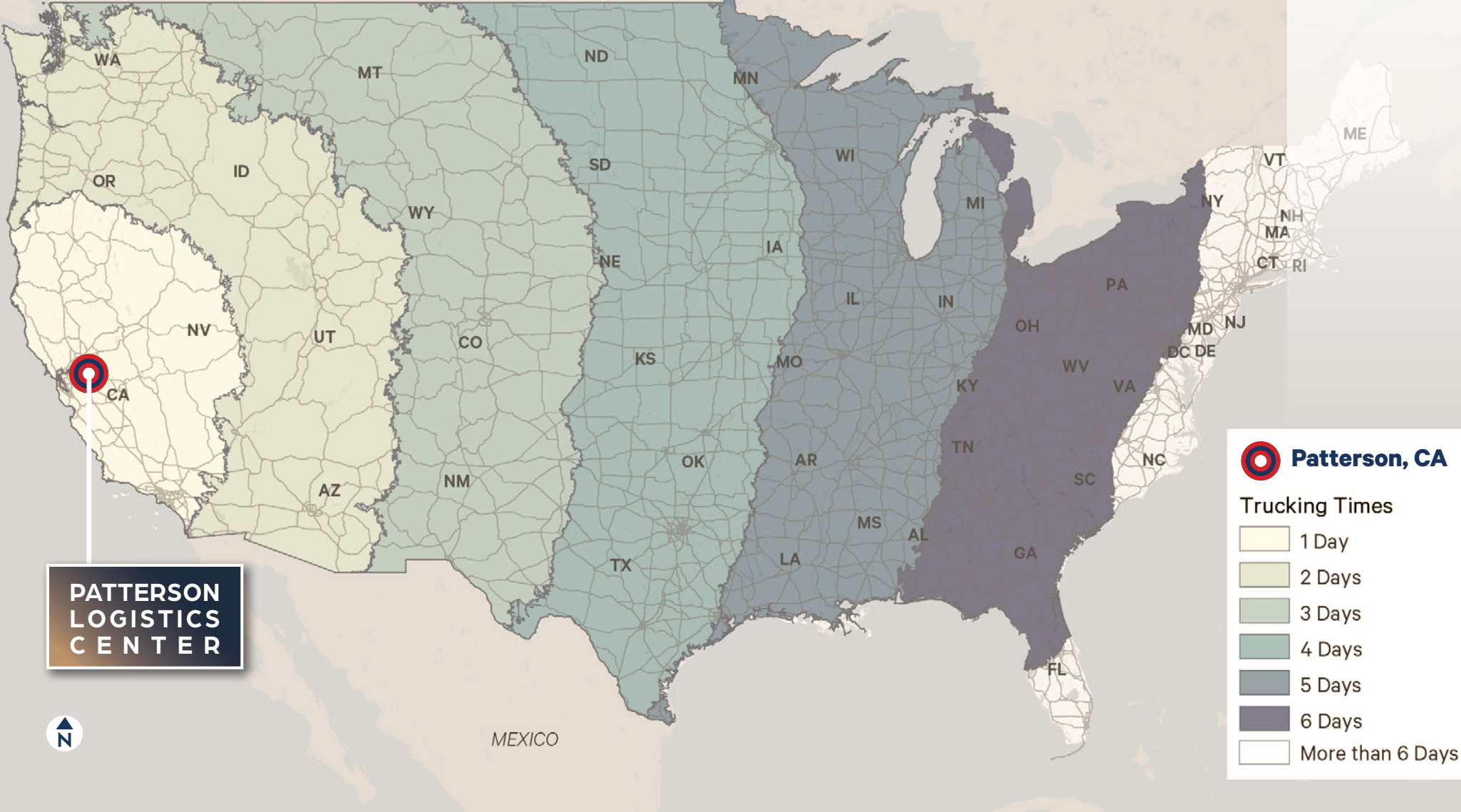
DEVELOPED BY:



	DESTINATION	MILES
BY CAR	Modesto	24
	Lathrop	32
	Stockton	40
	Fremont	68
	Oakland	74
	San Jose	83
BY BOAT	Sacramento	87
	San Francisco	85
	Port of Stockton	41
BY BOAT	Port of Oakland	74
	Port of Long Beach	339
	BY RAIL	Union Pacific
BNSF		42
BY PLANE	Stockton Int'l Airport	38
	San Jose Int'l Airport	74
	San Francisco Int'l Airport	86
	Sacramento Int'l Airport	97
	Oakland Int'l Airport	68
	Fresno	100
	Bakersfield Meadows Field Airport	200
	LAX Int'l. Airport	320

TRANSIT DAYS

DEVELOPED BY:



 **Patterson, CA**

Trucking Times

-  1 Day
-  2 Days
-  3 Days
-  4 Days
-  5 Days
-  6 Days
-  More than 6 Days

**PATTERSON
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MEXICO

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