



PANATTONI

JLL

**16286**

W SCHULTE  
ROAD

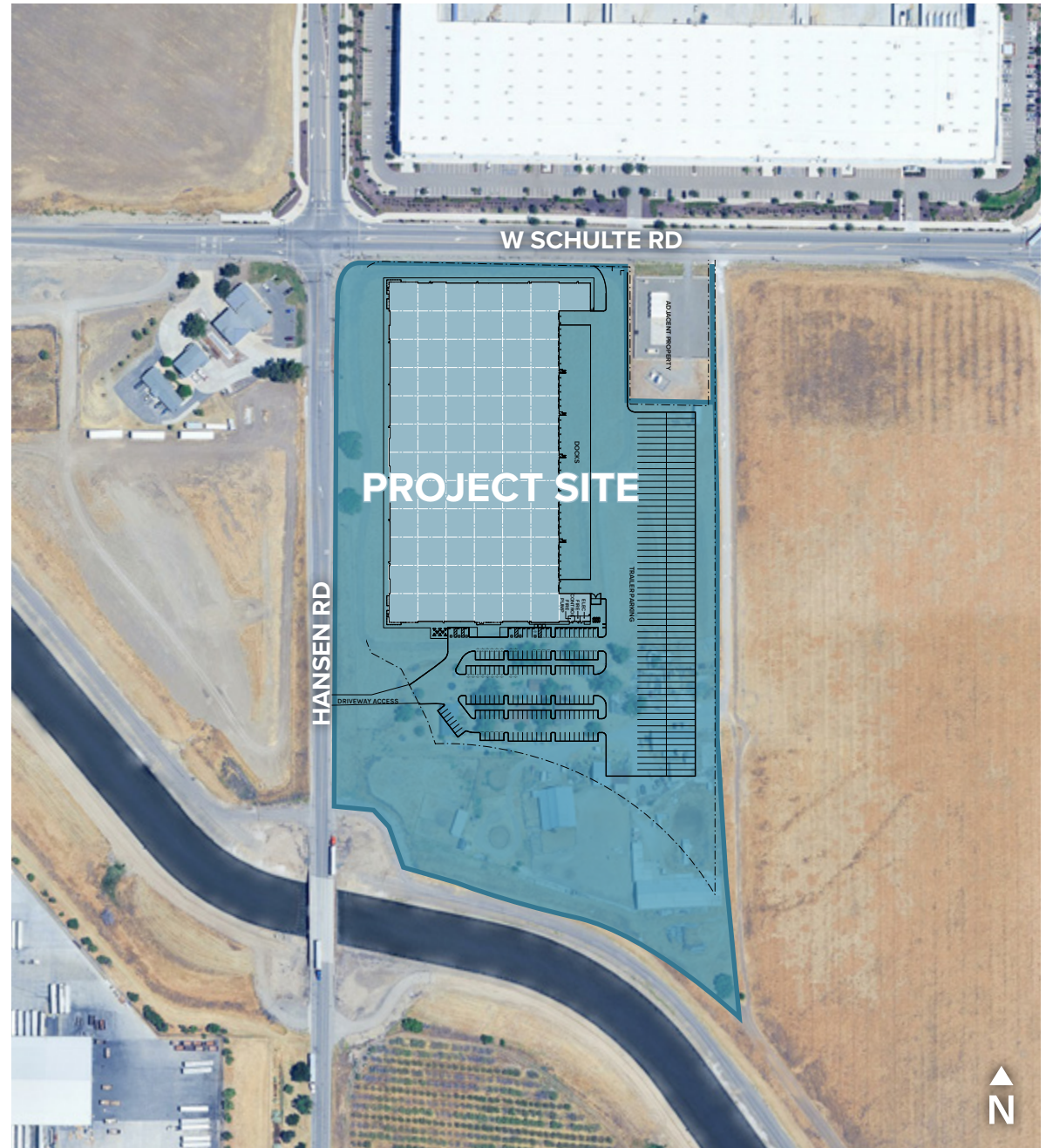
Tracy • California

**FOR LEASE**  
**±217,466 SF**

**NEW WAREHOUSE / MANUFACTURING FACILITY**

# PROPERTY FEATURES

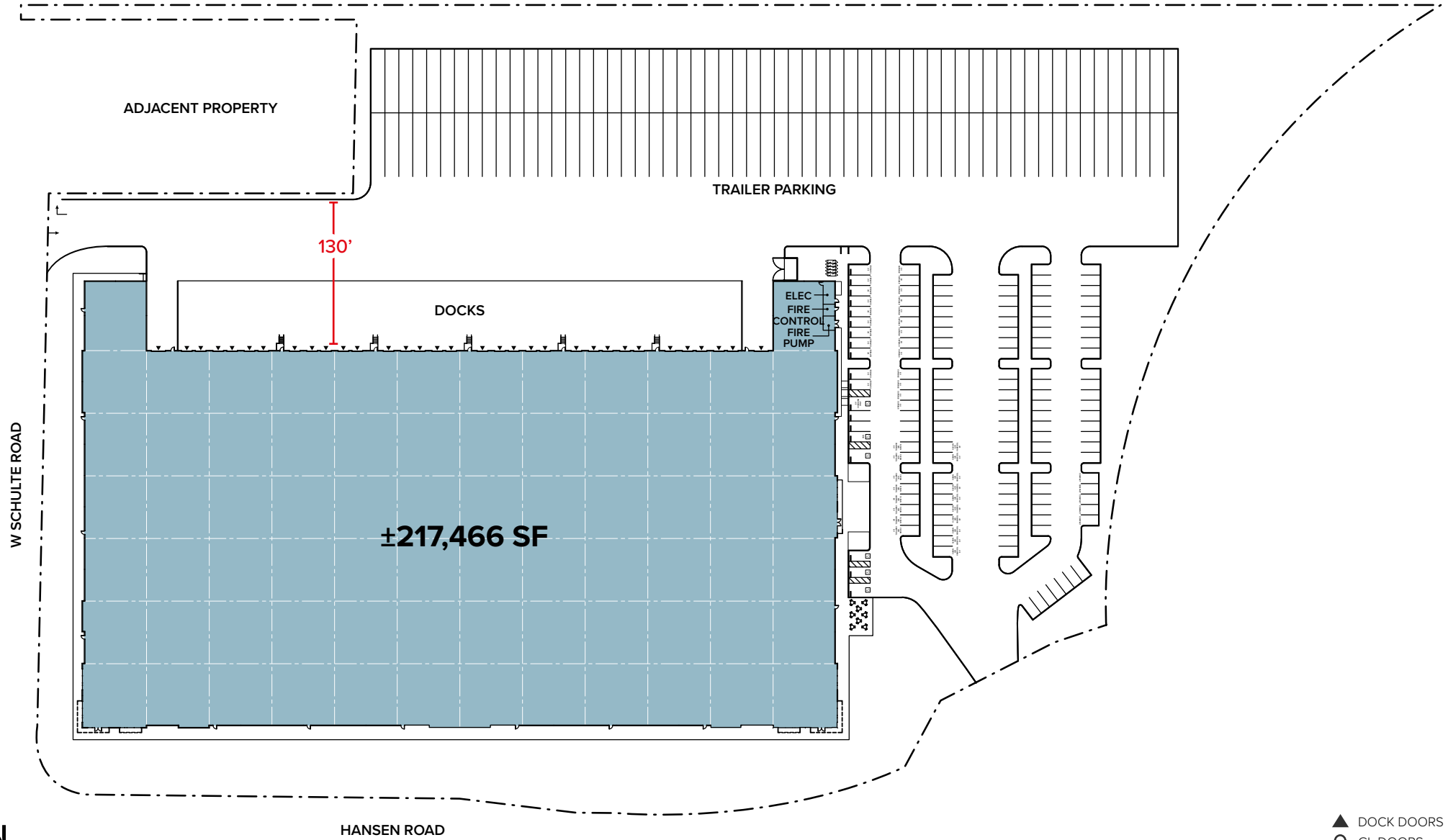
Address	16286 W Schulte Rd, Tracy, CA
APN	209-230-25
Site Size	±14.9 AC <i>usable</i>
Available SF	±217,466 SF
Office SF	TBD
Clear Height	32'
Dock Doors	31
Grade Level Doors	2
Column Spacing	54' x 54'
Fire Suppression	ESFR
Power	TBD
Trailer Parking	116 stalls
Auto Parking	148 stalls
Zoning	M-I (Light Industrial)
Lease Rate	Contact Broker



# SITE PLAN

16286 W SCHULTE ROAD  
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# FOR LEASE



- ▲ DOCK DOORS
- GL DOORS

# CORPORATE NEIGHBORS

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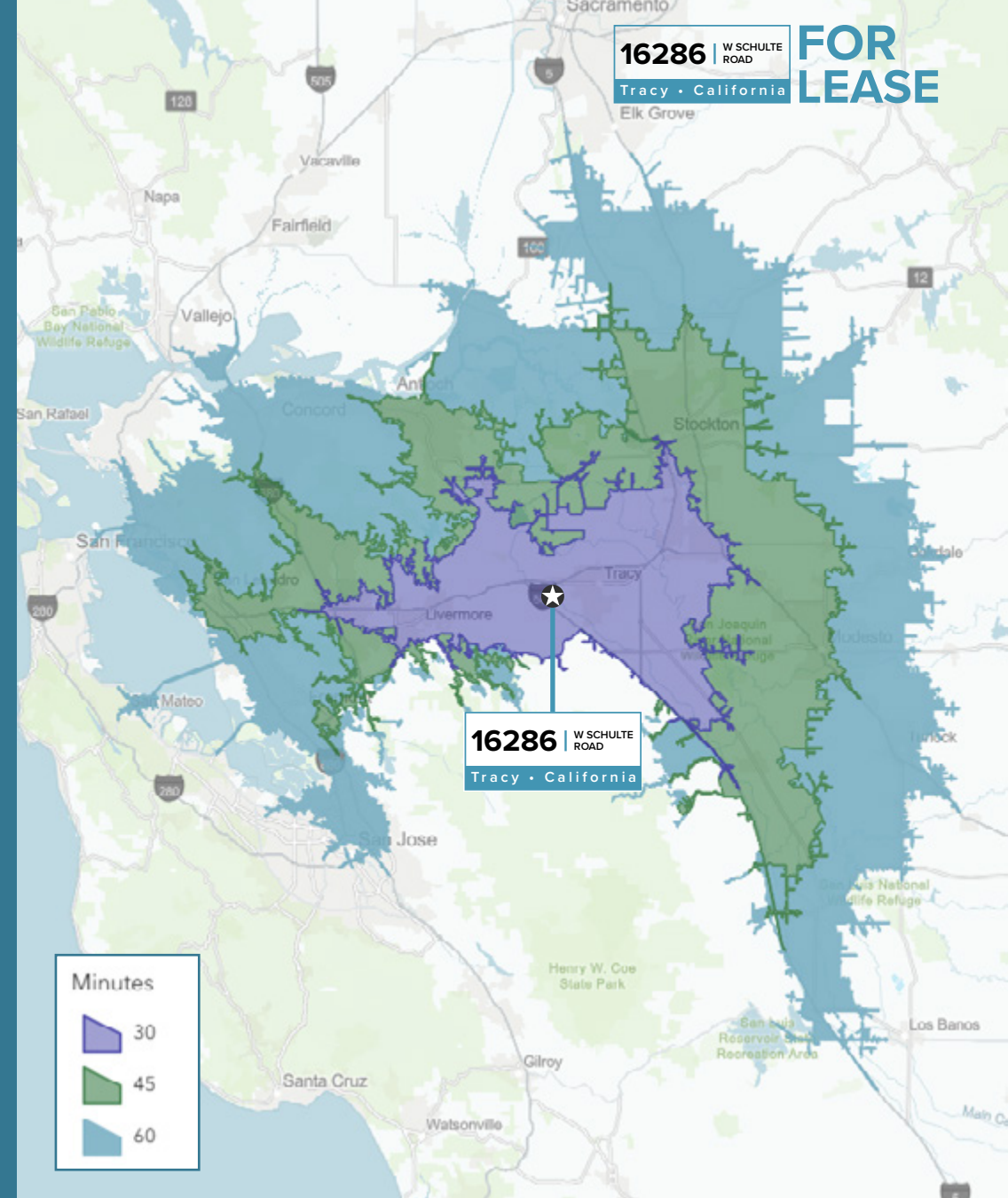


- 1 Ghirardelli
- 2 ADESA Golden Gate
- 3 Owens & Minor
- 4 Melissa & Doug
- 5 Amazon
- 6 Musco Family, Mccollister's Transportation
- 7 DHL, Synnex
- 8 Bunzl, Contract Metal Products
- 9 Costco
- 10 Safeway
- 11 AGP eGlass Plant
- 12 Best Buy
- 13 Costco
- 14 Zinus
- 15 Amazon
- 16 Medline
- 17 Williams Sonoma
- 18 FedEx
- 19 The Home Depot
- 20 Thermo Fisher
- 21 UPS
- 22 Costco
- 23 O-I Glass

# DRIVE TIME MAP AND CONSUMER LABOR DEMOGRAPHICS

## 2025 CONSUMER & LABOR DEMOGRAPHICS

Drive Times	30 mins	45 mins	60 mins
Total Population	481,393	1,907,572	4,409,562
Annual Growth Rate	84%	37%	23%
Total Households	151,850	616,951	1,495,969
Median Household Income	\$133,609	\$113,701	\$117,005
Average Home Value	\$909,613	\$933,420	\$1,001,741
Total Labor Force	242,536	957,784	2,297,069
Transportation/Warehouse Companies	630	1,739	3,952
Transportation/Warehouse Employees	4,495	15,484	49,662
Manufacturing Companies	651	2,128	6,643
Manufacturing Employees	17,985	40,654	204,013



# ACCESS TO WEST COAST

## Ports

Port of Stockton	28 miles
Port of Oakland	47 miles

## Intermodals

Union Pacific Intermodal (Lathrop)	26 miles
BNSF Intermodal (Stockton)	40 miles

## Airports

Stockton Metropolitan Airport	30 miles
Oakland International Airport	42 miles
San Jose International Airport	52 miles
San Francisco International Airport	62 miles
Sacramento International Airport	85 miles

## Notable Cities

Lathrop	26 miles
Manteca	24 miles
Patterson	30 miles
Stockton	32 miles
Modesto	34 miles
Oakland	50 miles
San Jose	52 miles
San Francisco	58 miles
Merced	73 miles
Sacramento	75 miles



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Tracy • California **FOR LEASE**

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ROAD

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