

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

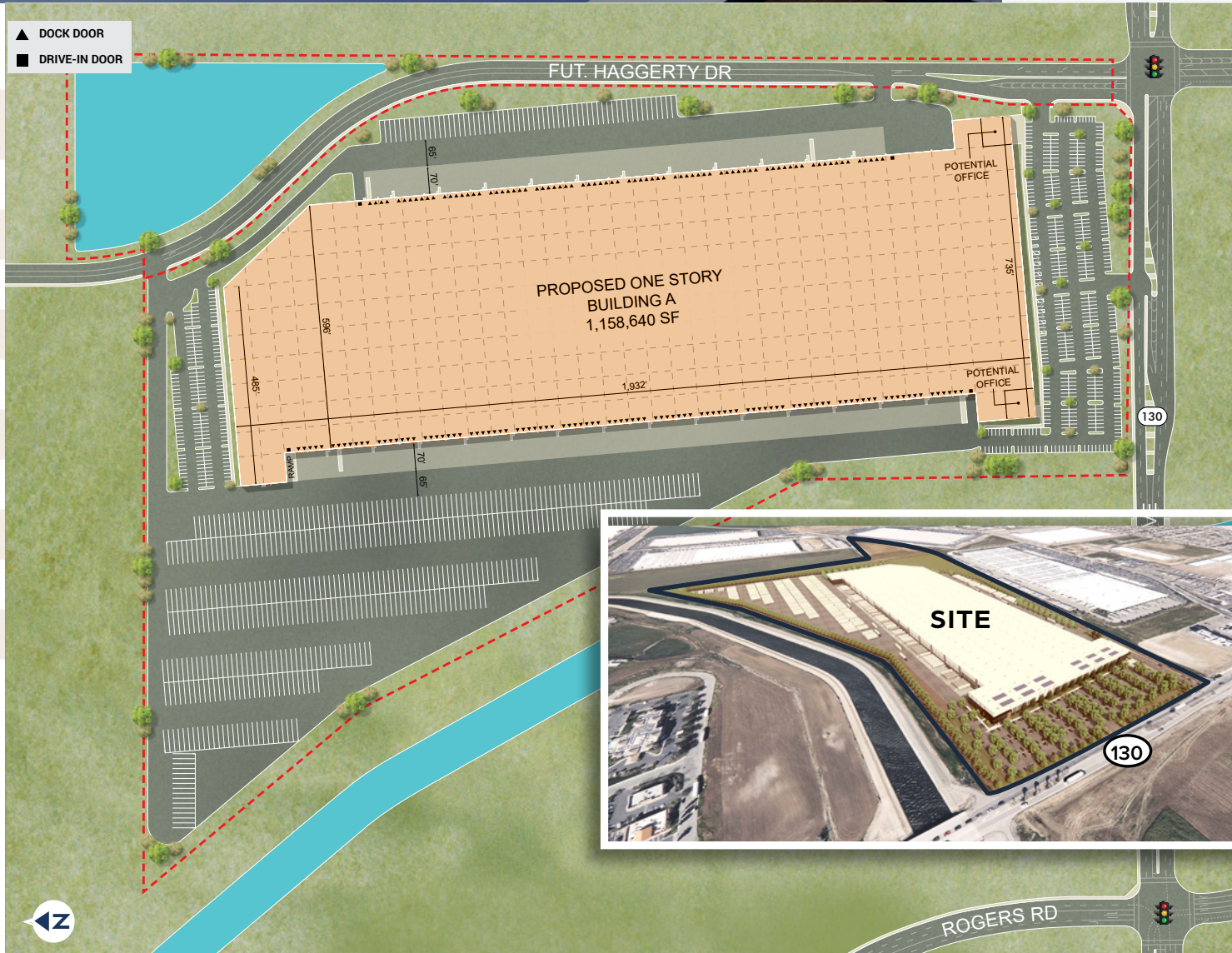
DEVELOPED BY:



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

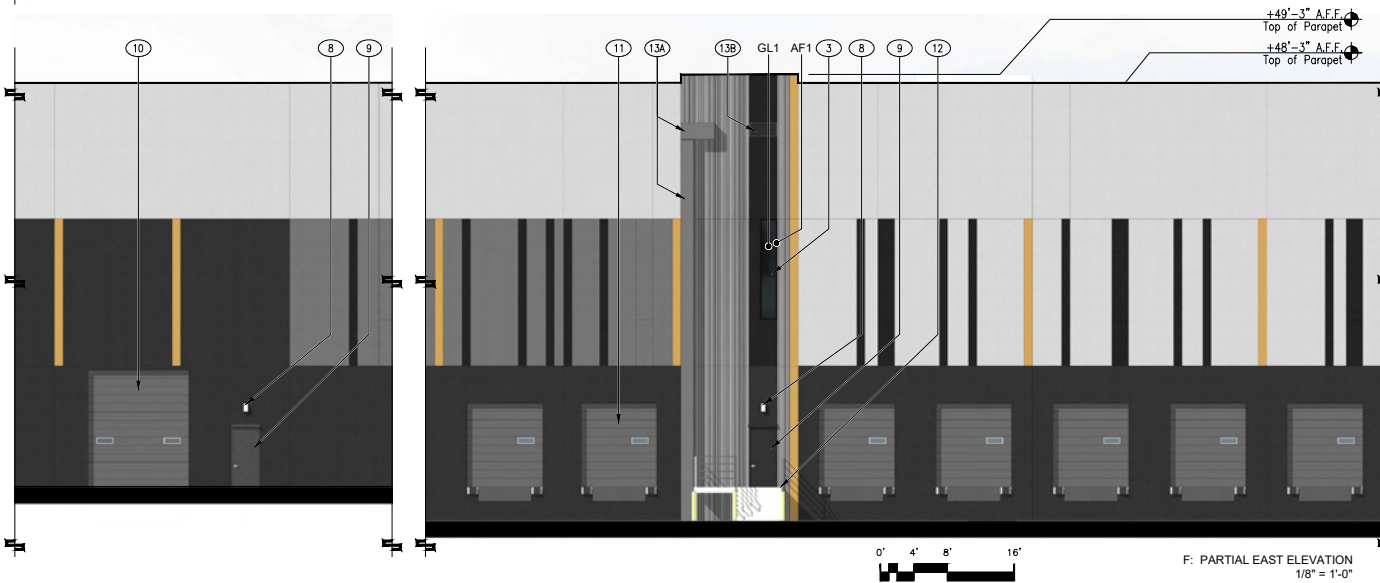
PARKING SUMMARY: 622 Stalls

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" RIBS) 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 PEPPERCORN
P1 TEXTURED COATING SYSTEM COLOR 1 SHERWIN WILLIAMS SW6525 RAVINE 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

PROPERTY AERIAL VIEW

DEVELOPED BY:



BLDG. A
 $\pm 1,158,640$ SF

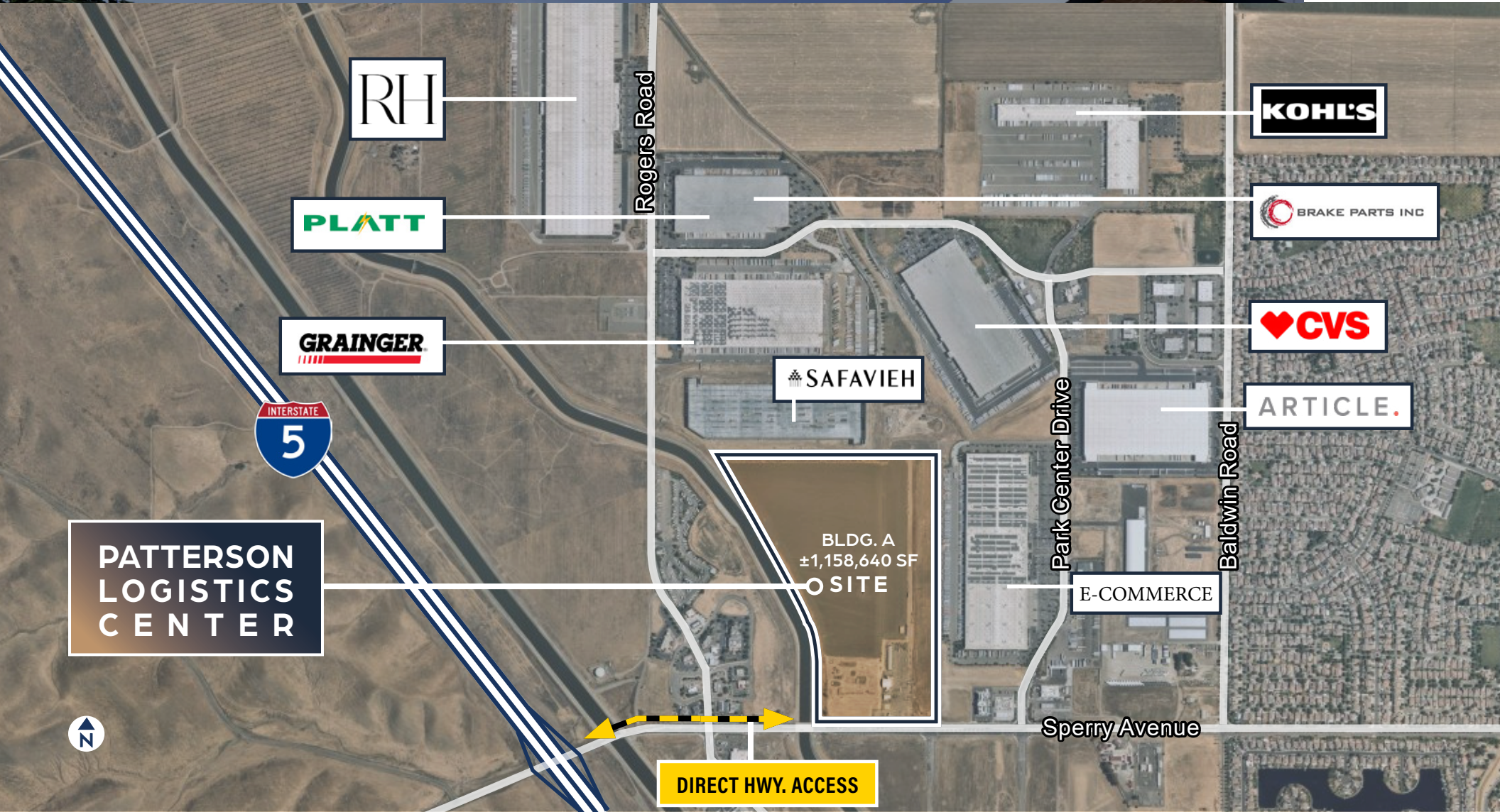
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FOR LEASE | PATTERSON LOGISTICS CENTER

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CORPORATE NEIGHBORS

DEVELOPED BY:



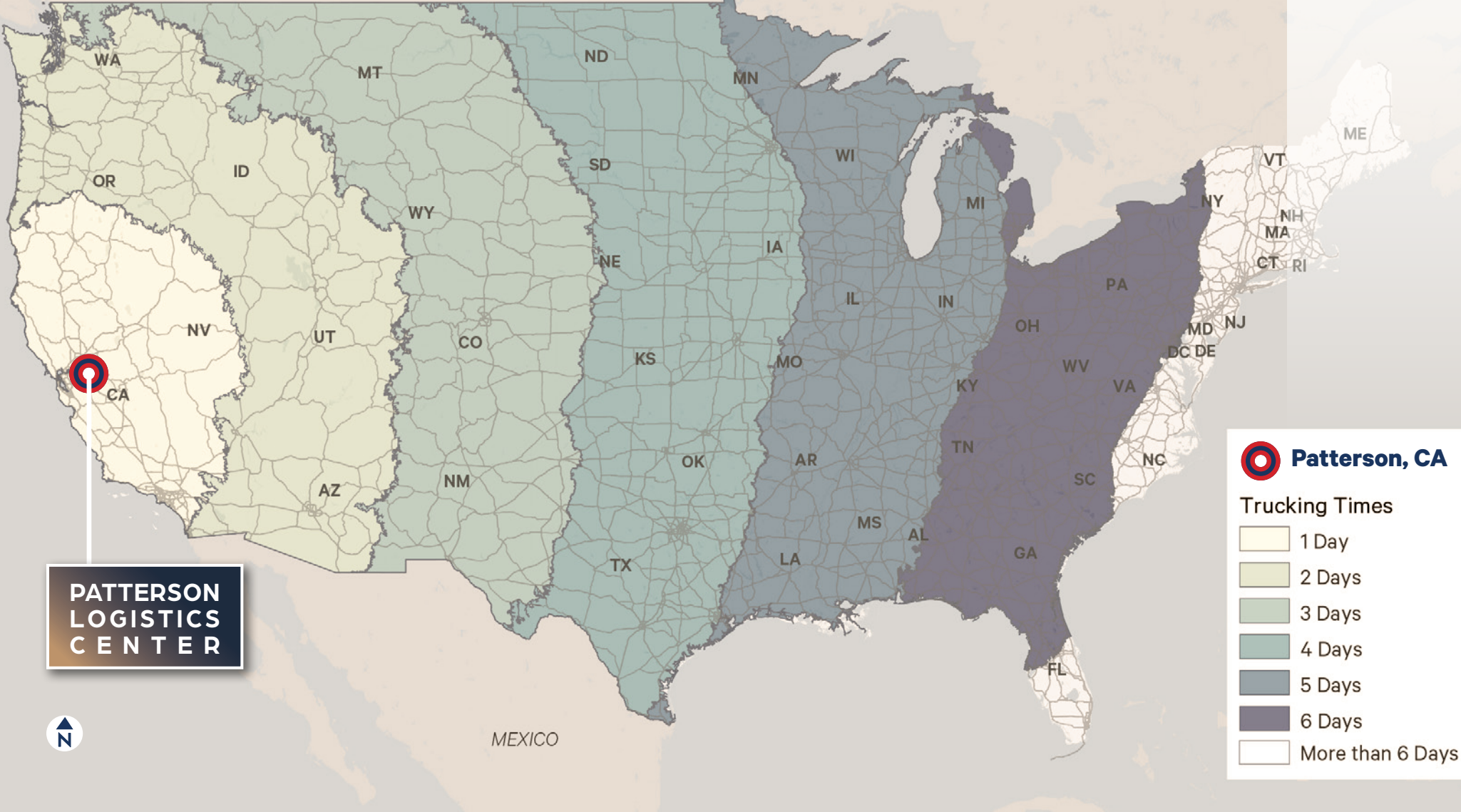
MARKET ACCESS



	DESTINATION	MILES
 BY CAR	Modesto	24
	Lathrop	32
	Stockton	40
	Fremont	68
	Oakland	74
	San Jose	83
	Sacramento	87
	San Francisco	85
 BY BOAT	Port of Stockton	41
	Port of Oakland	74
	Port of Long Beach	339
 BY RAIL	Union Pacific	34
	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

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