



±606,343 SF
Available Now

1269 E. Grant Line Road

Tracy, CA

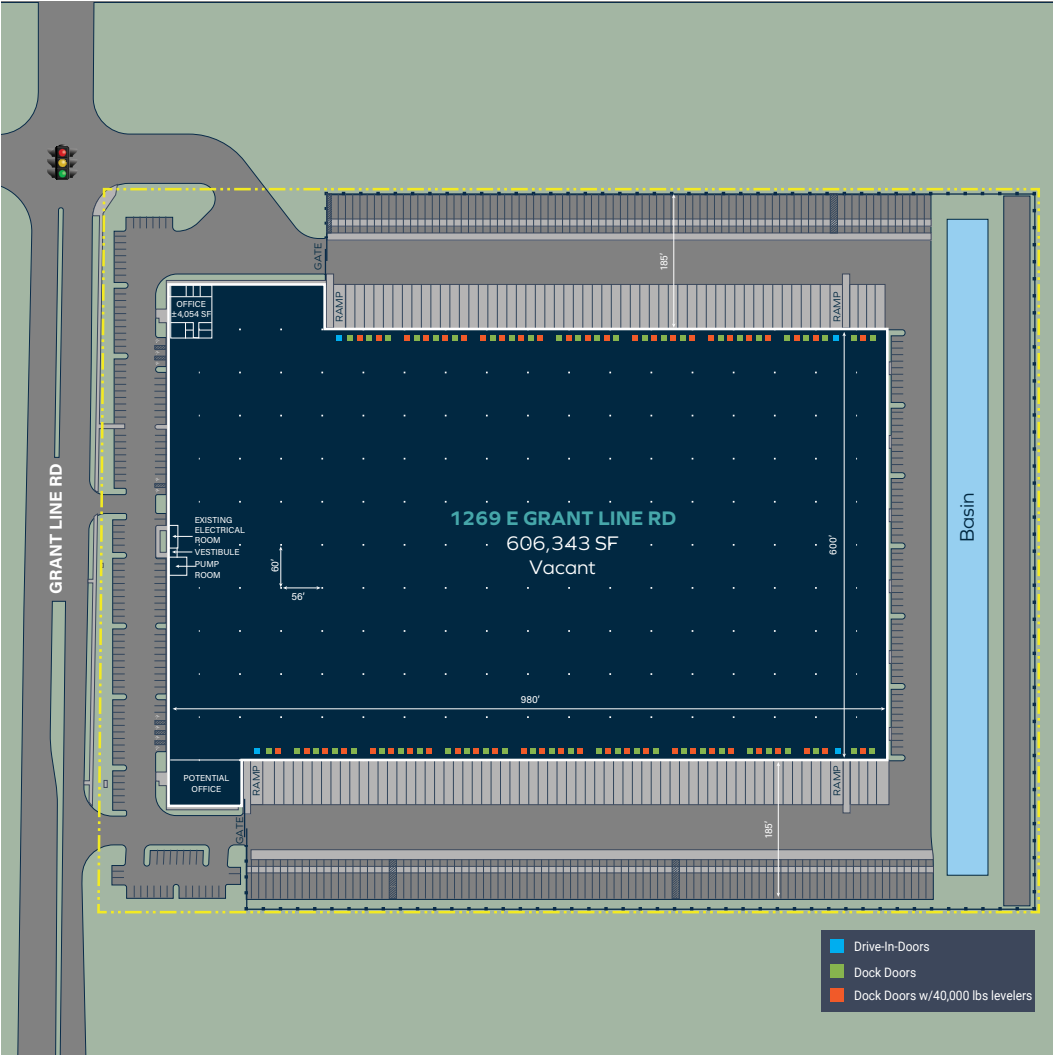
D | DERMODY



[Dermody.com](https://www.Dermody.com)

Building Specifications

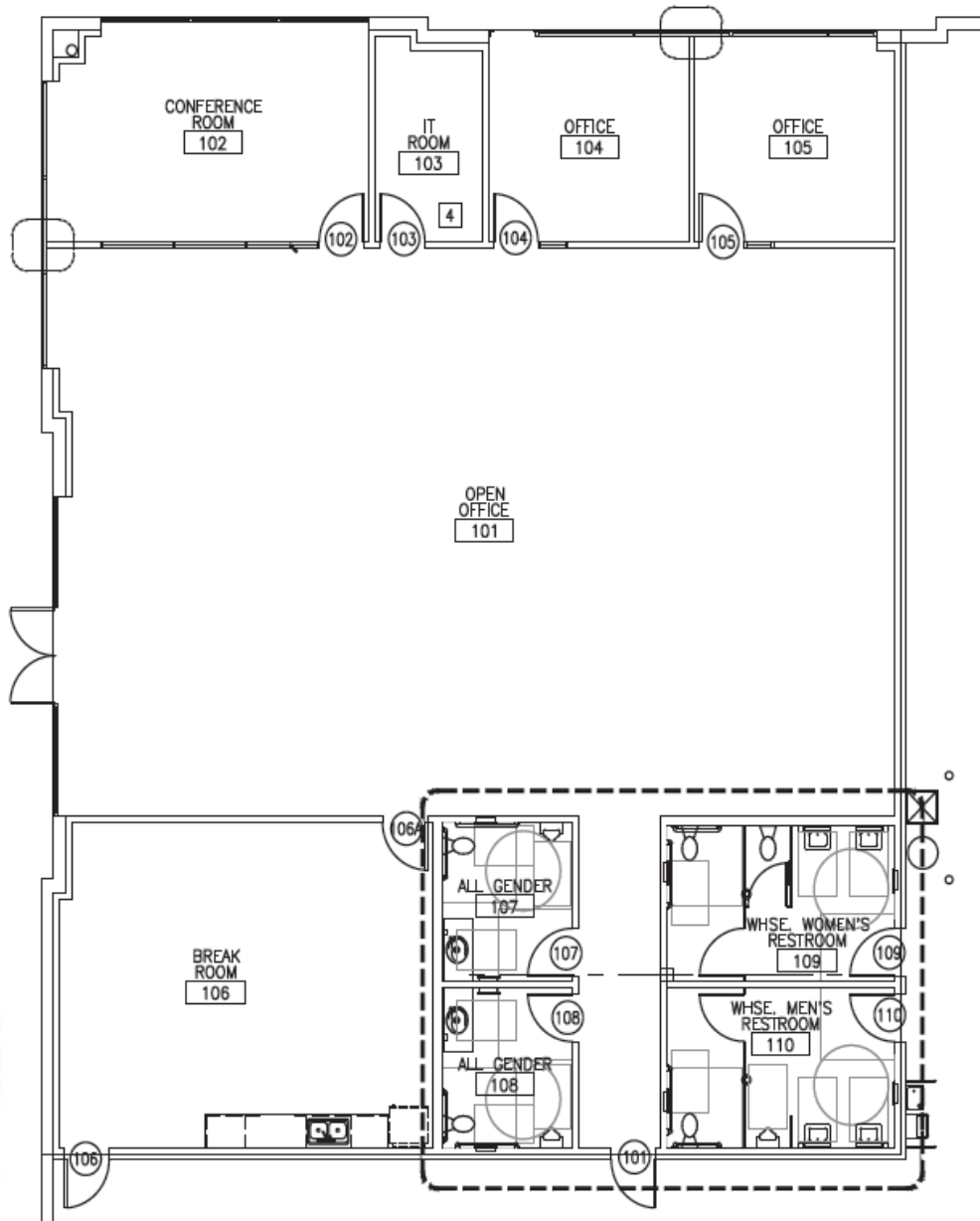
1269 E. Grant Line Road | Tracy, CA



Building Size: ±606,343 SF	Speed Bay: 60'
Dimensions: 600' D x 980' W	Truck Court: 185'
Divisible to: ±300,000 SF	Trailer Parking: 176 stalls
Office Size: ±4,054 SF	Auto Parking: 220 stalls
Dock High Doors: 103	Warehouse Slab: 8" fully reinforced
Dock Equipment: 51 - 40,000 lb mechanical pit levelers	Skylights: 2%
Grade Level Doors: 4	Power: 4,000 amps, 277/480v, 3-phase
Clear Height: 40'	Fire Suppression: ESFR - K25.2 heads
Column Spacing: 60' x 56'	Yard: Fully fenced & secured

Office Floor Plan

±4,054 SF



DERMODY



Location

Mission critical location with dedicated access from a lighted intersection and proximity to I-205, I-5 and I-580 including 7M residents and 3M employees within 50 miles.

West Coast Markets	Miles
Stockton	20
Oakland / 880	54
San Francisco	65
Sacramento	66
Fresno	124
Reno	201
Los Angeles / IE	326
Las Vegas	513
Portland	646
Phoenix	693
Salt Lake City	719
Seattle	818
Denver	1,251

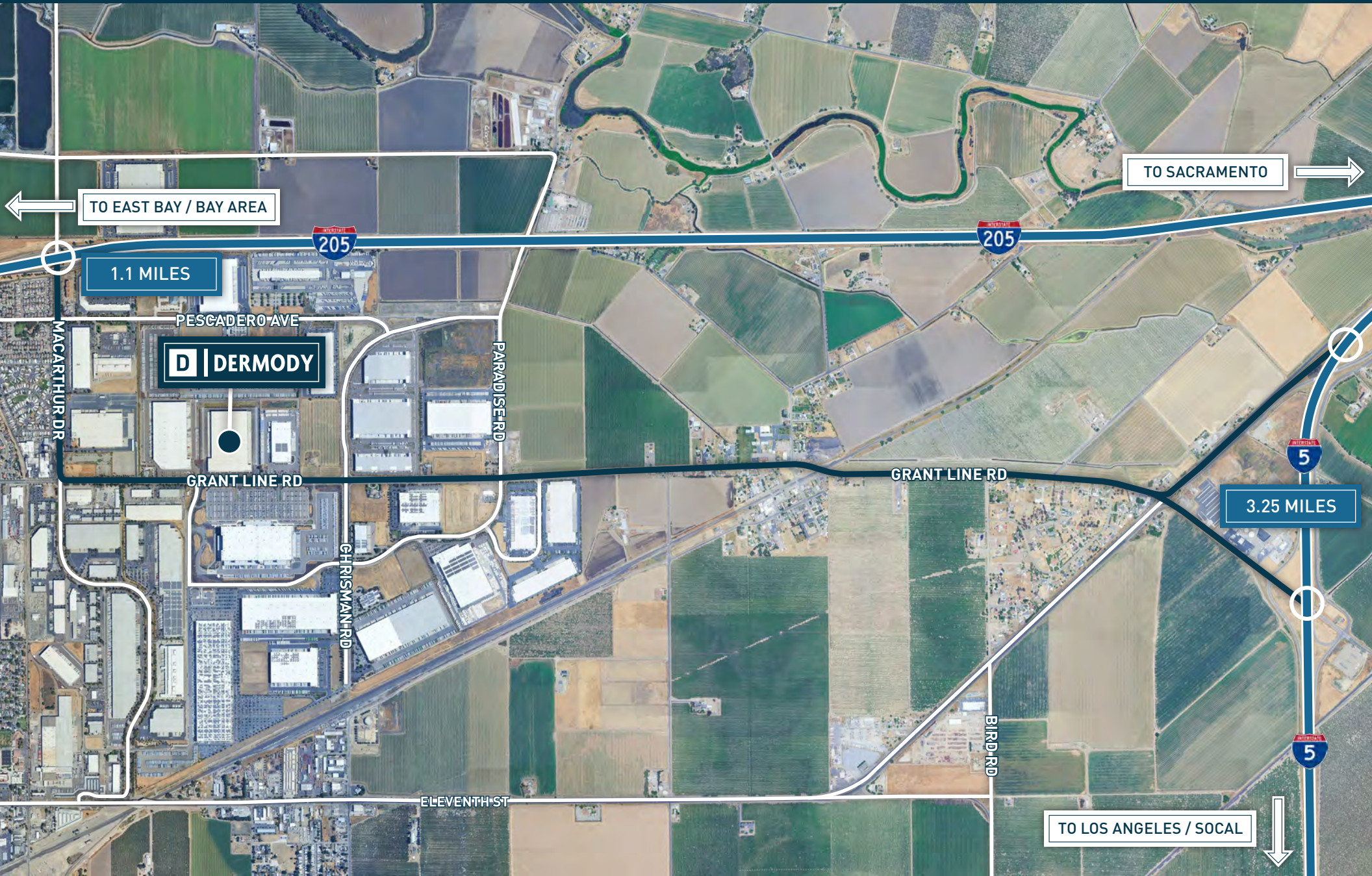
Ports & Intermodal	Miles
Port of Stockton	22
Port of Oakland	56
Port of San Francisco	66
Port of West Sacramento	68
Port of LA / Long Beach	350
Port of Seattle	819
Union Pacific Intermodal	13
BNSF Intermodal	20



Location - Neighboring Tenants



Location - Highway Access





1269 E. Grant Line Road

Tracy, California

About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has developed more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Boston, Chicago, Dallas, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit www.Dermody.com.

About Colliers

Colliers is a leading global professional services and investment management company with operations in more than 70 countries and a team of over 28,000 professionals worldwide. We provide expert real estate advisory services to occupiers, owners, investors, and developers, delivering innovative solutions across brokerage, property management, project management, valuation, engineering, and investment management. Guided by our enterprising culture and commitment to accelerating success, Colliers leverages deep local market knowledge, global resources, and industry-leading expertise to help clients maximize the value of their real estate assets and achieve their business objectives.

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2026. All rights reserved.



Mike Goldstein, SIOR

Colliers

Vice Chair - Executive Managing Director
(209) 475-5106

michael.goldstein@colliers.com

Ryan McShane, SIOR

Colliers

Vice Chair
(209) 483-9851

ryan.mcshane@colliers.com

Alex Hoeck, SIOR

Colliers

Executive Vice President
(209) 851-1191

alex.hoeck@colliers.com



Dermody.com