

# KEYSTONE WEST BUSINESS PARK

2701 KEYSTONE PACIFIC PARKWAY | PATTERSON, CALIFORNIA

AVAILABLE | ±163,800 SF - ±394,000 SF



# OVERVIEW HIGHLIGHTS

Keystone Business Park presents an opportunity to lease  $\pm 394,000$  SF within a Class A industrial facility, strategically positioned along the I-5 corridor for seamless connectivity to the Bay Area, Central Valley, and Sacramento. Designed for modern distribution and fulfillment, the building features move-in ready improvements that enable immediate occupancy and operational efficiency.

## PROPERTY INFORMATION

**BUILDING SIZE:**  $\pm 529,970$  SF

**AVAILABLE:**  $\pm 394,000$  SF (divisible to  $\pm 163,800$  SF)

**EXISTING OFFICE:**  $\pm 8,752$  SF

**DOCK DOORS:** 94 dock doors equipped with bumpers, lights, angle iron & electrical outlets (thirty-five (35) of which are equipped with 35k lb Rite Hite hydraulic pit levelers and dock locks)

**GRADE LEVEL DOORS:** 2

**COLUMN SPACING:** 52'x50'

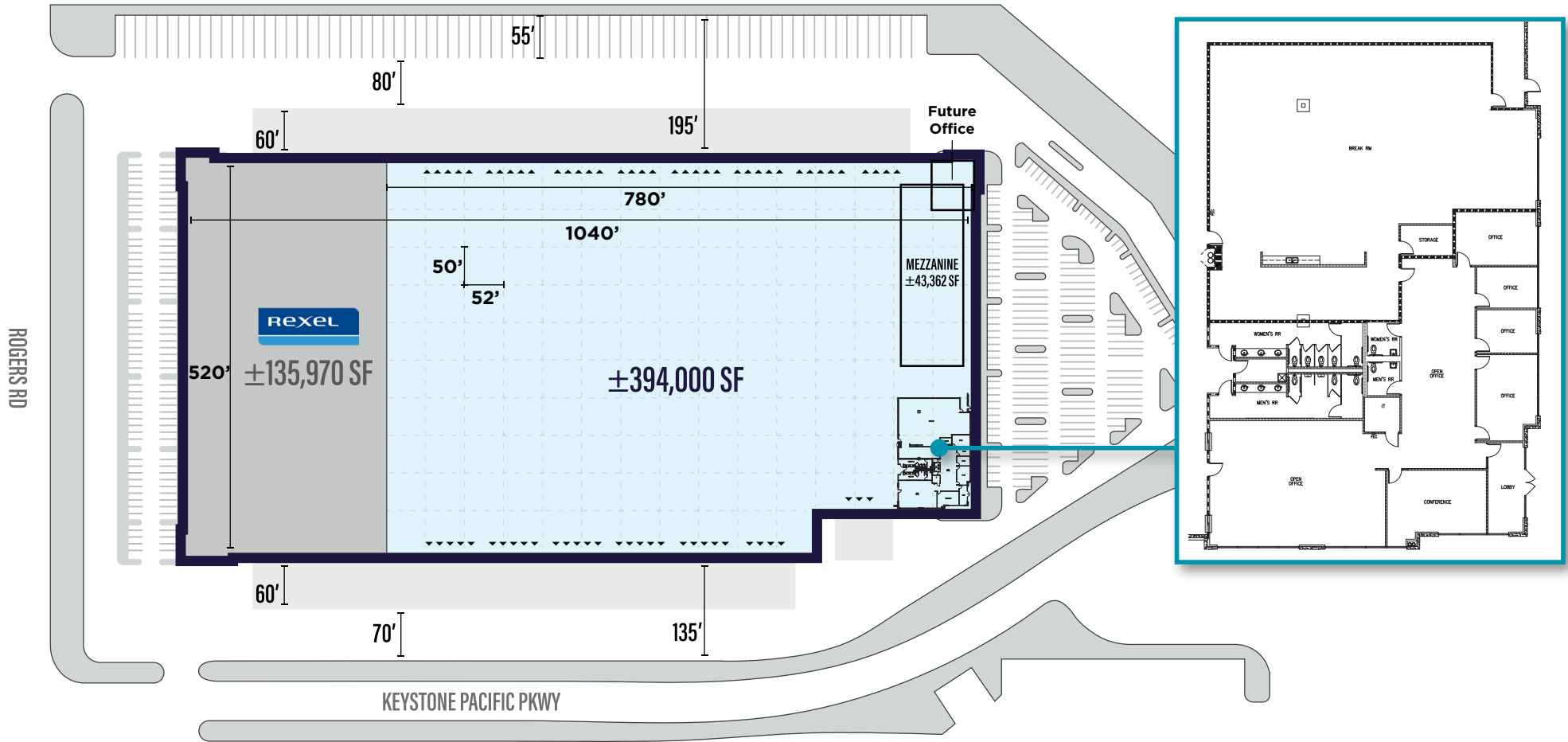
**CLEAR HEIGHT:**  $\pm 32'$

**FIRE PROTECTION:** ESFR

**INDICATED POWER:** 3,000 AMP, 277/480V, 3-PHASE



# SITE PLAN



## BUILDING SPECIFICATIONS

Speed Bays:	60'
Dock Apron:	60' Concrete Apron
Truck Court:	195' (North); 140' (South)
Flooring:	7" Reinforced Concrete
Lighting / Skylights:	High Bay T-5 / Skylights @ 1%

## BUILDING SPECIFICATIONS

Trailer Parking:	40+ Stalls w/Concrete Dolly Pad
Auto Parking:	229 Stalls
Fork Lift Charging Station	Existing
Year Built:	2008
Zoning:	Light Industrial, City of Patterson

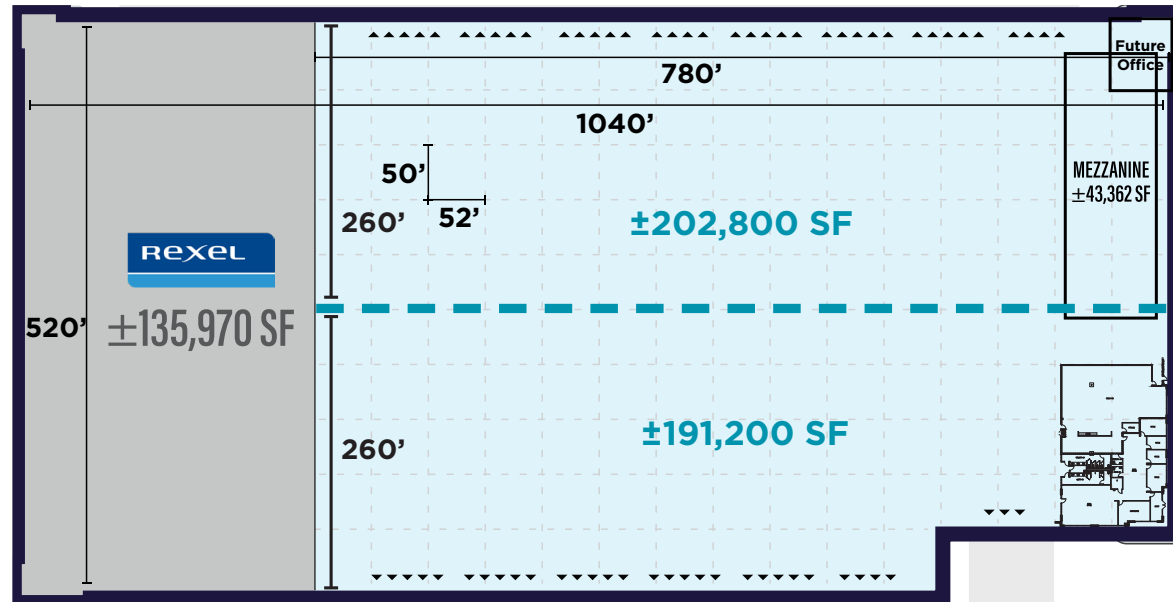
## UTILITY SERVICES

Electricity:	Turlock Irrigation District (TID)
Gas:	Pacific Gas & Electric (PG&E)
Water:	City of Patterson, Utility Services Dept.
Sewer:	City of Patterson, Utility Services Dept.
Garbage:	City of Patterson, Utility Services Dept.

# DEMISING OPTIONS

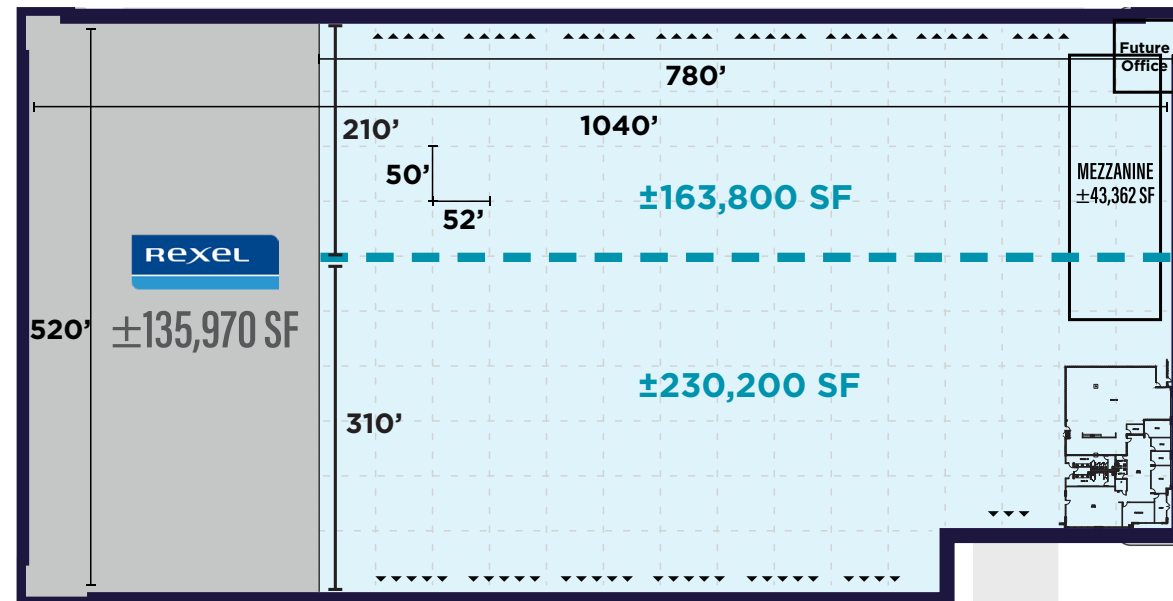
## OPTION 1:

- ±191,200 SF
- ±202,800 SF



## OPTION 2:

- ±163,800 SF
- ±230,200 SF



# IN GOOD COMPANY

Positioned among leading distribution and warehouse users, Keystone Business Park offers immediate proximity to an established network of major logistics and fulfillment operators.



# ACCESSIBILITY

## ACCESS TO MARKETS

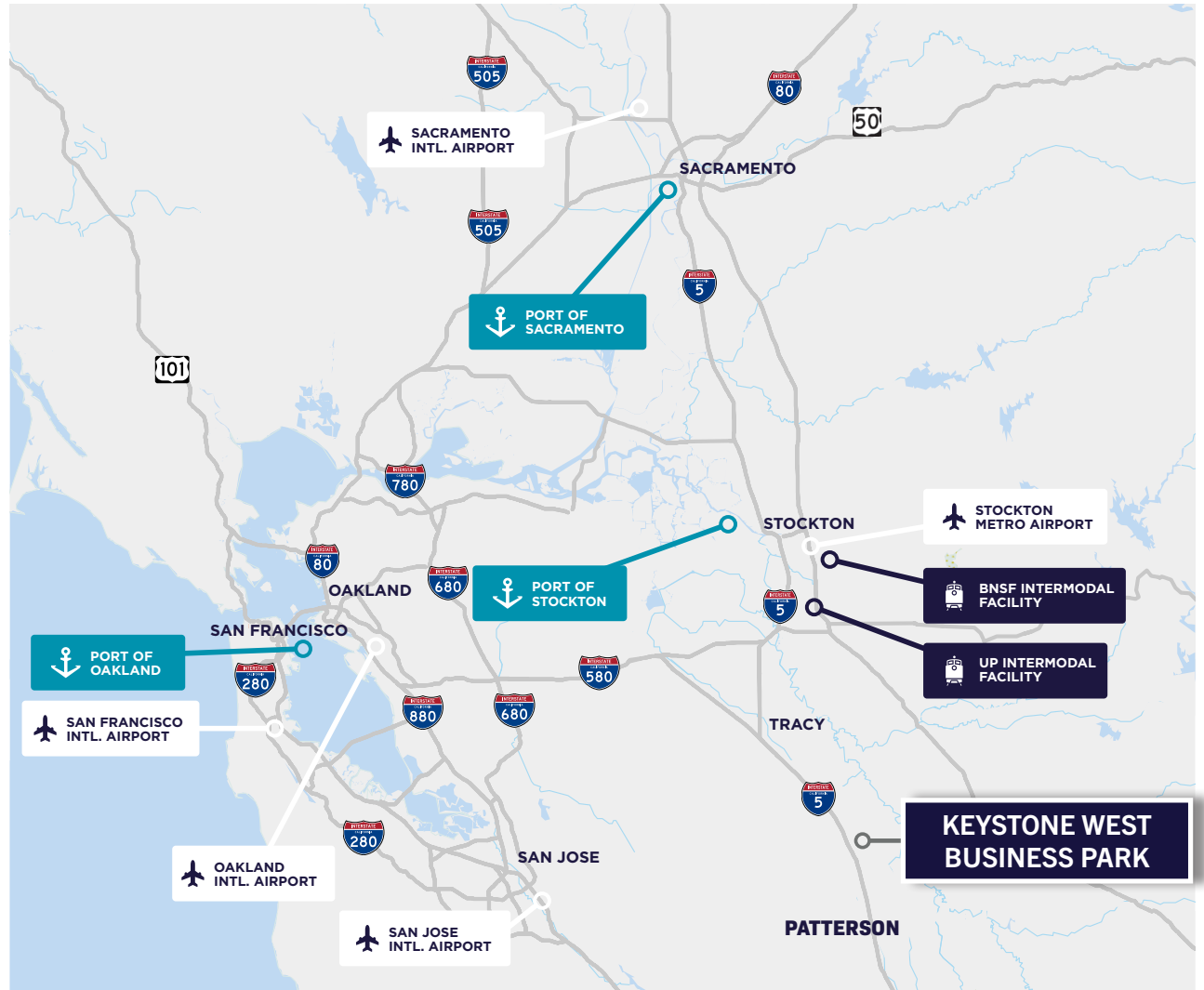
CITY	MILES
OAKLAND	74
SAN JOSE	82
SAN FRANCISCO	85
SACRAMENTO	87

AIRPORTS	MILES
STOCKTON	37
OAKLAND	67
SAN JOSE	80
SAN FRANCISCO	85
SACRAMENTO	96

PORTS	MILES
STOCKTON	38
OAKLAND	71
SACRAMENTO	89

## MARKET DELIVERY

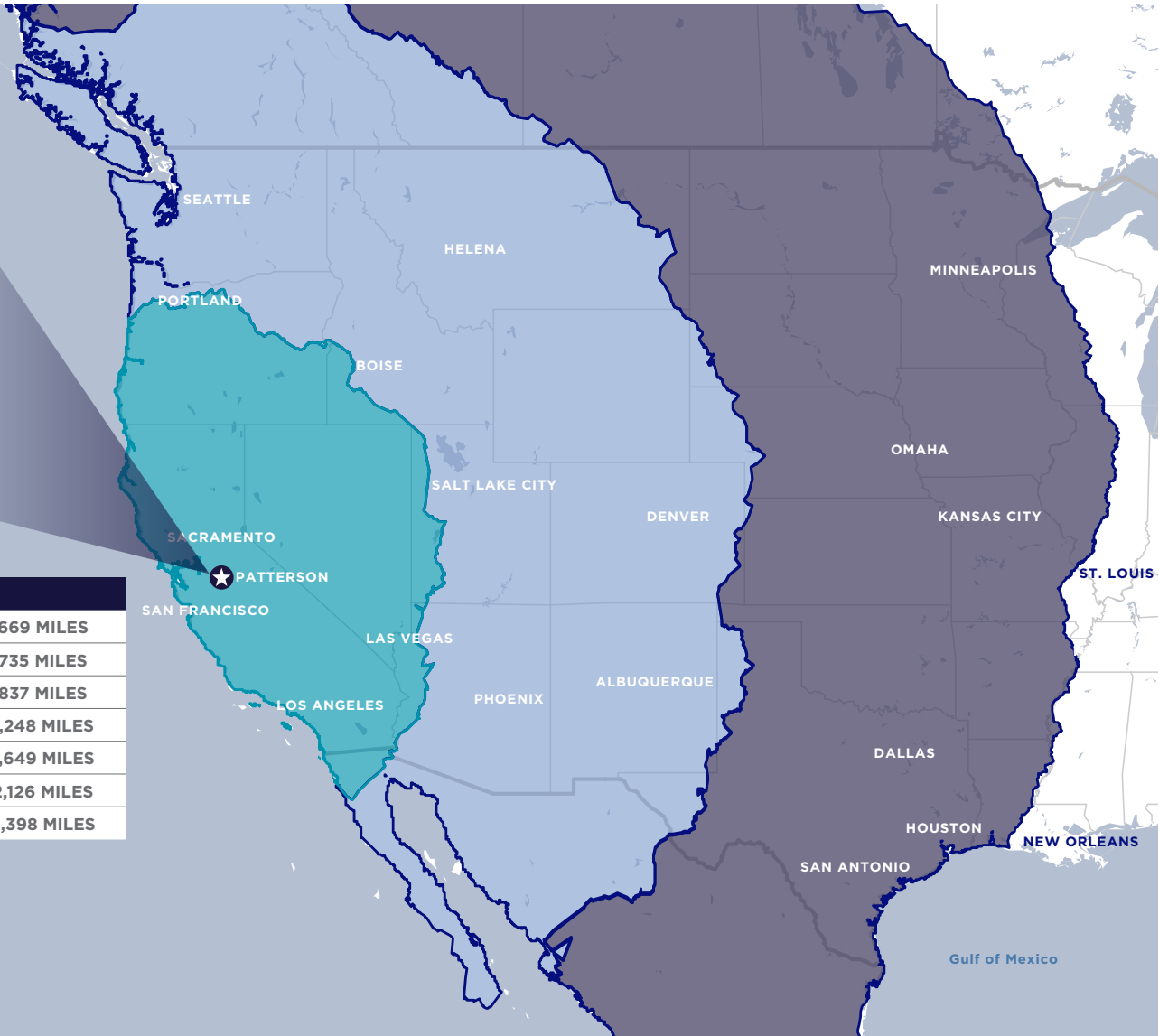
LOCAL MARKET (POP.)	
3 MILES	12,591
10 MILES	28,613
15 MILES	131,429



# ACCESS TO MARKETS

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LOCATION			
SAN FRANCISCO	84 MILES	PHOENIX	669 MILES
OAKLAND	76 MILES	SALT LAKE CITY	735 MILES
SACRAMENTO	88 MILES	SEATTLE	837 MILES
LOS ANGELES	299 MILES	DENVER	1,248 MILES
SAN DIEGO	419 MILES	DALLAS	1,649 MILES
LAS VEGAS	486 MILES	CHICAGO	2,126 MILES
PORTLAND	662 MILES	ATLANTA	2,398 MILES

DRIVE TIMES	POPULATION
● SAME DAY	52,254,011
● NEXT DAY	84,881,212
● TWO-DAY	145,912,987



# KEYSTONE WEST BUSINESS PARK

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