

AVAILABLE

PATTERSON LOGISTIC CENTER

SPERRY AVENUE, PATTERSON, CA

- + ±81.52 Acres
- + Build to Suit Opportunity
- + Light Industrial Zoning
- + Low Development Fees



CONTACT US

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SINGLE BUILDING DESIGN SITE PLAN
EXPANDABLE ±800,000 SF - ±1,060,000 SF



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TWO BUILDING DESIGN SITE PLAN



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THREE BUILDING DESIGN SITE PLAN



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PROPERTY FEATURES

LOCATION, FEATURES & BENEFITS

- + Located just 70 miles east of the Oakland Port
- + Patterson, California (population ±19,000)
- + Lowest Development Fees in Area
- + Gateway to the San Francisco Bay Area & Silicon Valley
- + Institutional Class A environment
- + Seismic Stability
- + Easy access to freeways & less congestion

RECENT COMPANIES LOCATING IN PATTERSON

GRAINGER
FOR THE ONES WHO GET IT DONE
820,000 SF

AFFINIA
394,000 SF

**RESTORATION
HARDWARE**
1,500,000 SF

KOHL'S
360,000 SF

REXEL
529,970 SF

**CVS
pharmacy**
809,971 SF

UTILITIES

- + Electric: TID
- + Turlock Irrigation District
- + Gas: PG&E
- + Water: City of Patterson
- + Sewer: City of Patterson
- + Storm: On-site Drainage
- + Telco: Frontier Communications

LAND SUMMARY

- + A total of ±81.52 acres
- + Land site from ±10 to 81.5 acres
- + Zoned Light Industrial

TRANSPORTATION

- + Access to Interstates 5, 205, 580 and Highways 120 & 99
- + 70 miles to Walnut Creek
- + 70 miles to Oakland
- + 82 miles to San Jose
- + 85 miles to San Francisco
- + 90 miles to Sacramento
- + 160 miles to Reno
- + 326 miles to Port of Long Beach

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DISTANCE TO MARKET

POPULATION:

20 Mile Radius	±477,013
50 Mile Radius	±3,994,118
80 Mile Radius	±9,727,000

MILEAGE:

Oakland	±70 Miles
San Francisco	±85 Miles
Sacramento	±90 Miles
Stockton	±39 Miles
Los Angeles	±326 Miles
Seattle, WA	±838 Miles
Salt Lake City, UT	±737 Miles
Denver, CO	±1184 Miles



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