

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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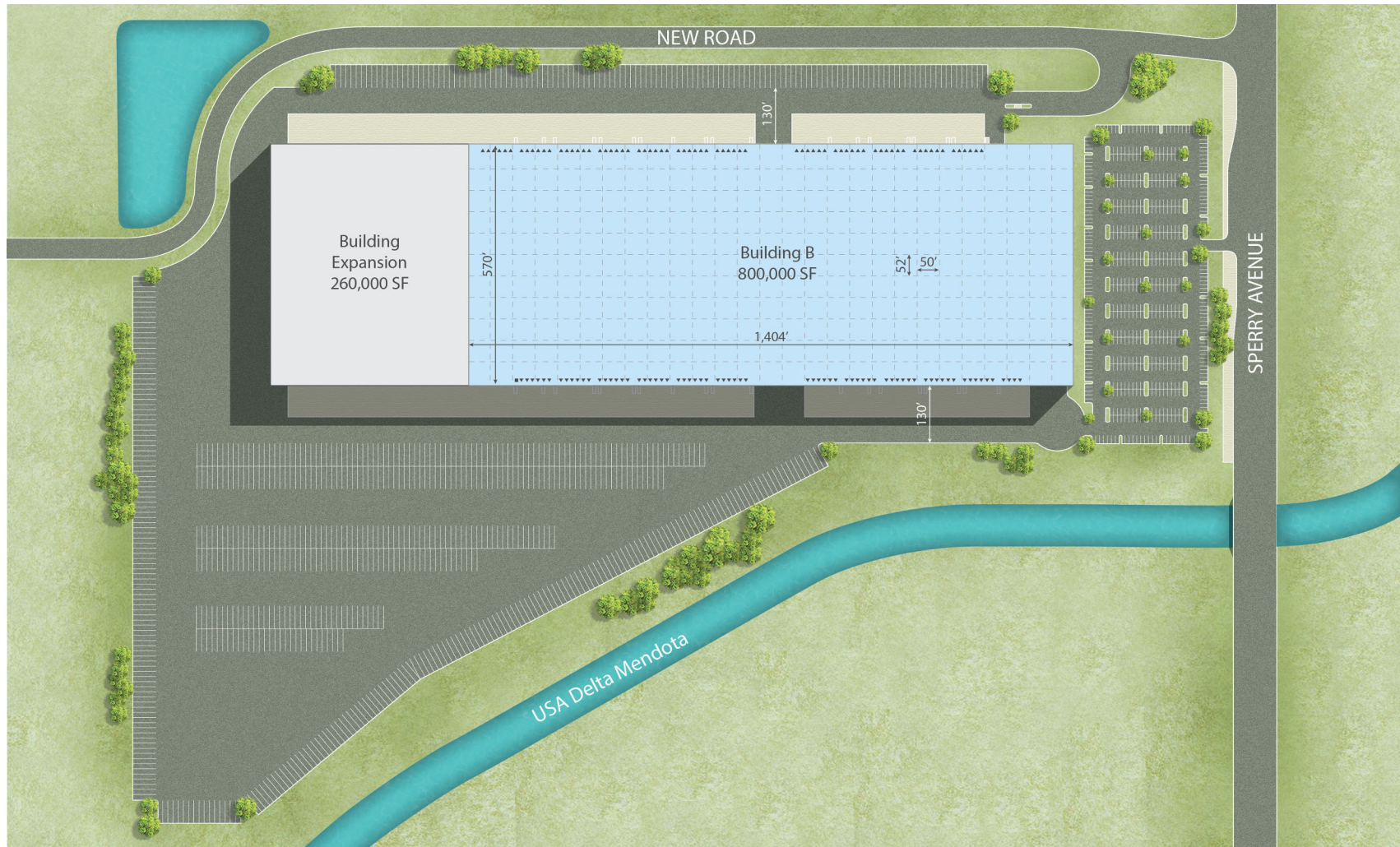
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±81.52 ACRES
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SINGLE BUILDING DESIGN SITE PLAN
EXPANDABLE ±800,000 SF - ±1,060,000 SF



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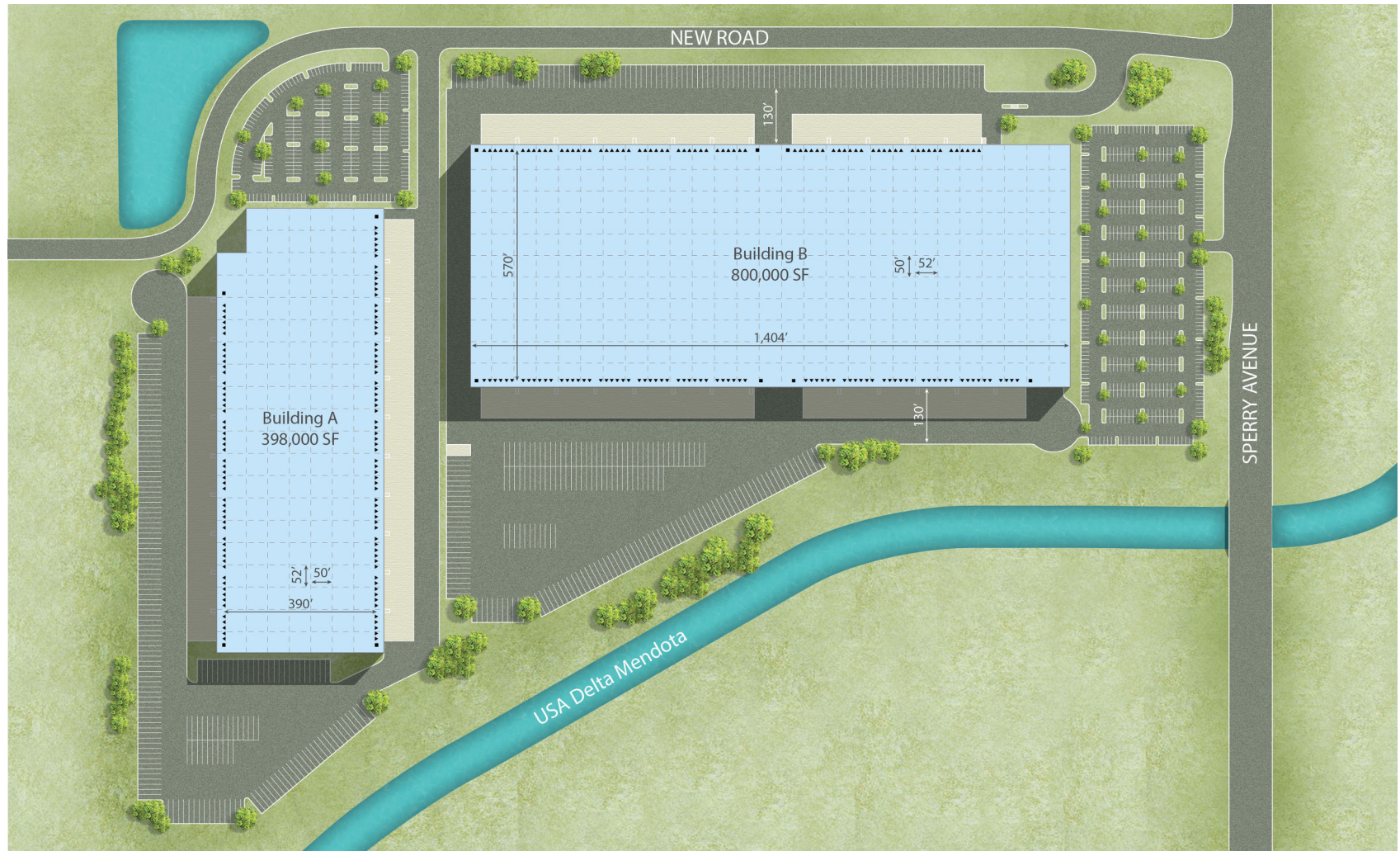
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TWO BUILDING DESIGN SITE PLAN



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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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