

Available Land Listings - June 2021

Lee & Associates-Central Valley, Inc.

*241 Frank West Circle, #300
Stockton, CA 95206*

*Ph: 209-983-1111 / Fax 209-982-0167
www.lee-associates.com*



COMMERCIAL REAL ESTATE SERVICES

BRE # 01166901

1. Available Land Space (ID: 16191)

Primary Use: Industrial

1800 Madruga Rd Lathrop, CA 95330

Market: Central Valley / Sub-Market: Lathrop

Avail SF: 326,700	Zoning: I-L	Gas:
Min Divisible SF:	Parcel #: 241-410-410	Water:
Avail Acres: 7.50	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography: Level	Power Supply:
Sale Price/SF:		Rail Status: No Rail
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com

Comments: Available for Build to suit or Land Lease. High visibility Hwy 120 frontage. Adjacent to new Yosemite Ave interchange and new 4.5 Mil SF TriPoint Logistics Center.

2. Available Land Space (ID: 14728)

Primary Use: Light Industrial

Preston Pipelines

12833 S. Manthey Rd. Lathrop, CA 95330

Market: Central Valley / Sub-Market: San Joaquin

Avail SF: 20,000	Zoning: IL	Gas:
Min Divisible SF:	Parcel #:	Water:
Avail Acres: 0.46	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status: Unavailable
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Pad for new building. This project is ideally located in Lathrop, California just 75 miles east of San Francisco, along I-5, with prominent direct visibility along California's largest Interstate. This location enables businesses to service their clients throughout the Central Valley, Bay Area, State and beyond.

3. Available Land Space (ID: 14729) Preston Pipelines
Primary Use: Light Industrial
12833 S. Manthey Rd. Lathrop, CA 95330 Market: Central Valley / Sub-Market: San Joaquin

Avail SF: 871,200	Zoning: IL	Gas:
Min Divisible SF:	Parcel #:	Water:
Avail Acres: 20.00	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status: Unavailable
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Available for yard lease or build to suit. This project is ideally located in Lathrop, California just 75 miles east of San Francisco, along I-5, with prominent direct visibility along California's largest Interstate. This location enables businesses to service their clients throughout the Central Valley, Bay Area, State and beyond.

4. Available Land Space (ID: 14811) Residential Development Land
Primary Use: Residential Development
18401 Queirolo Rd Lathrop, CA 95330 Market: Central Valley

Avail SF: 982,278	Zoning: RM-MV	Gas:
Min Divisible SF:	Parcel #: 241-020-63	Water:
Avail Acres: 22.55	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status:
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: Residential development land.

5. Available Land Space (ID: 16732)
Primary Use:
3589 Yosemite Avenue Lathrop, CA **Market: Central Valley / Sub-Market: Stockton**

Avail SF:	Zoning: CS/IG	Gas:
Min Divisible SF:	Parcel #: 241-390-150	Water:
Avail Acres: 3.61	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price: \$2,200,000.00	Topography:	Power Supply:
Sale Price/SF:		Rail Status:
Sale Price/Acre: \$609,418		
Lease Rate: \$0.15 NNN Per Month		

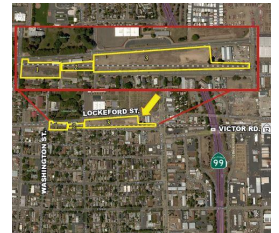


Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Currently bare land . Fully entitled for truck parking, Located off of HWY 120 / Yosemite (Guthmiller) Interchange. Immediately surrounded by some of the world's most recognizable corporate neighbors including Wayfair, Home Depot, Ashley Home Furnishings, Del Monte, Tesla, Amazon. • Across Yosemite Ave from 3 million square foot Lathrop Gateway Industrial

6. Available Land Space (ID: 12703)
Primary Use: LAND
420 E. Lockeford St. Lodi, CA **Market: San Joaquin / Sub-Market: Lodi**

Avail SF: 209,959	Zoning: IND (Industrial- City of Lodi)	Gas:
Min Divisible SF:	Parcel #:	Water:
Avail Acres: 4.82	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price: \$1,679,674.00	Topography:	Power Supply:
Sale Price/SF: \$8.00		Rail Status:
Sale Price/Acre: \$348,480		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: All utilities to the site - "shovel ready". Highway 99 access @Highway 12 /Victor Rd (1/4 mile). Ideal location for owner/user in need of outdoor storage, staging, or parking

7. Available Land Space (ID: 16266)
Primary Use: LAND
951 959 975 Moffat Blvd. Manteca, CA **Market: Central Valley / Sub-Market: San Joaquin**

Avail SF: 64,904	Zoning: C-G	Gas: PG&E
Min Divisible SF:	Parcel #: 221-150-100,040,050	Water: City
Avail Acres: 1.49	Lot Dimensions:	Sewer: City
Min Divisible Acres:	Land Condition:	Power:
Sale Price: \$900,000.00	Topography:	Power Supply:
Sale Price/SF: \$13.87		Rail Status: No Rail
Sale Price/Acre: \$604,027		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Completely paved and fenced. Excellent Highway 120 and Highway 99 access. Flexible zoning allows for a variety of uses No bonds/ mello roos, No restrictive CC & Rs/HOA. All utilities/city services to site. Frontage/access on both Moffat Blvd. and Cowell Avenue. Three (3) separate legal parcels.

8. Available Land Space (ID: 14597)
Primary Use:
1460 S. Airport Way & 1602 Atherton Dr. Manteca, CA **Market: Central Valley / Sub-Market: Manteca**

Avail SF: 1,113,829	Zoning: CG (General Commercial)	Gas:
Min Divisible SF:	Parcel #: 226-160-21 & 19	Water:
Avail Acres: 25.57	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price: \$13,365,948.00	Topography:	Power Supply:
Sale Price/SF: \$12.00		Rail Status:
Sale Price/Acre: \$522,720		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: The subject property is located in the heart of the new retail and residential development in South Manteca. Ideal location for new retail shopping center or office project in high growth trade area. Exceptional visibility and exposure to high traffic Highway 120 (84,000 Cars ADT) which acts as a connector between Interstate 5 and Highway 99.

9. Available Land Space (ID: 14943) Market: Central Valley
Primary Use: Commercial
1601 S Main St Manteca, CA 95337

Avail SF: 801,504	Zoning: CG	Gas:
Min Divisible SF:	Parcel #: 224-021-470	Water:
Avail Acres: 18.40	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status: No Rail
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com

Comments: Prime commercial land for sale. Ideal for neighborhood shopping center.

10. Available Land Space (ID: 12033) Anchor/Pads Available
Primary Use:
Sperry Ave. Patterson, CA 95363
Market: Central Valley

Avail SF: 1,481,040	Zoning:	Gas:
Min Divisible SF:	Parcel #:	Water:
Avail Acres: 34.00	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status:
Sale Price/Acre:		
Lease Rate:		



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Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com

11. Available Land Space (ID: 16845)
 Primary Use: Industrial

700 S Parallel Avenue Ripon, CA
Market: Central Valley

 Avail SF: 141,134
 Min Divisible SF:
 Avail Acres: 3.24
 Min Divisible Acres:
 Sale Price: \$850,000.00
 Sale Price/SF: \$6.02
 Sale Price/Acre: \$262,346
 Lease Rate:

 Zoning: MI
 Parcel #: 261-160-100,261-160-110
 Lot Dimensions:
 Land Condition:
 Topography:

 Gas: City
 Water: City
 Sewer: City
 Power:
 Power Supply:
 Rail Status:


Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Darren McFadden	209.983.6821	dmcfadden@lee-associates.com

Comments: Industrial/Flex Development Opportunity, 590± feet of direct Hwy 99 frontage, City services/utilities in S. Parallel Avenue Located off Main Street Exit and Highway 99 in Ripon

12. Available Land Space (ID: 16566)
 Primary Use:

3156 Bozzano Road Stockton, CA 95215
Market: Central Valley / Sub-Market: Stockton

 Avail SF:
 Min Divisible SF:
 Avail Acres: 6.00
 Min Divisible Acres:
 Sale Price:
 Sale Price/SF:
 Sale Price/Acre:
 Lease Rate:

 Zoning: Zoned I-L (Limited Industrial)
 Parcel #: 101-290-11
 Lot Dimensions:
 Land Condition:
 Topography:

 Gas:
 Water:
 Sewer:
 Power:
 Power Supply:
 Rail Status: No Rail


Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com

Comments: 3.85 acres paved

13. Available Land Space (ID: 16216)
Primary Use: LAND
147 E. French Camp Road Stockton, CA
Market: Central Valley

Avail SF: 1,247,994	Zoning: I-L	Gas:
Min Divisible SF:	Parcel #: 193-070-030	Water: Well
Avail Acres: 28.65	Lot Dimensions:	Sewer: Septic tank
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status: Possible
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com

Comments: Two legal parcels totaling 28.65 acres. Immediate access to Interstate 5 via new French Camp Road interchange. IL - (Industrial Limited) zoning allows for a wide variety of commercial uses. Typically including hard to find Truck Trailer Parking. Located in unincorporated San Joaquin County community named "French Camp" Possible Union Pacific Rail Service with 1,900± Lineal feet adjacent to existing UP Rail line. Located in "Opportunity Zone"

14. Available Land Space (ID: 16331)
Primary Use:
1705 S. Mariposa Road Stockton, CA
Market: Central Valley / Sub-Market: Stanislaus

Avail SF: 372,874	Zoning: RL	Gas:
Min Divisible SF:	Parcel #:	Water:
Avail Acres: 8.56	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price: \$650,000.00	Topography:	Power Supply:
Sale Price/SF: \$1.74		Rail Status:
Sale Price/Acre: \$75,935		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com

Comments: Prime Residential Development location in South Stockton with potential for commercial development along frontage. Existing successful national retailers in the trade area include Walgreens and Family Dollar. Easy access to Highway 99 (1 mile) and Central Stockton. Close proximity to new industrial development including new Amazon Fulfillment Center. Close proximity to Stockton Fairgrounds.

15. Available Land Space (ID: 17026)

Primary Use: Industrial

2600 E. Miner Avenue Stockton, CA

Market: Central Valley / Sub-Market: Stockton

Avail SF: 32,670	Zoning:	Gas:
Min Divisible SF:	Parcel #:	Water:
Avail Acres: 0.75	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status:
Sale Price/Acre:		
Lease Rate: \$1,800.00 GROSS Per Month		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com

Comments: Excellent freeway access via Filbert Street/Crosstown freeway interchange. Yard suitable for parking, equipment storage or materials lay-down yard. Centrally located in close proximity to downtown Stockton. Easy access to both I-5 and Hwy 99.

16. Available Land Space (ID: 16988)

Primary Use: Industrial

717 Ralph Avenue Stockton, CA

Market: Central Valley / Sub-Market: Stockton

Avail SF: 261,360	Zoning: I-G	Gas:
Min Divisible SF:	Parcel #: 177-020-760	Water:
Avail Acres: 6.00	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status: Available
Sale Price/Acre:		
Lease Rate: \$0.15 NNN Per Month		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: 6 acres of yard available immediately, 4?1 additional acres can be July 2021. Located 1.75 miles north of the Stockton Metropolitan Airport with commercial airline service (Allegiant, United) and freight service (Fed Ex, Amazon Prime). Ideally located between I-5 and Hwy 99 with excellent access to each via STAA Truck Route approved Arch/Sperry connector and French Camp/I-5 or Arch Road/Hwy 99 interchanges. Surrounded by / and adjacent to some of the world's most recognizable companies, including Amazon (615,440± SF), Whirlpool (452,000± SF), Trader Joe's (770,000± SF), UNFI (545,000± SF), BMW (437,000± SF), Home Depot (195,000± SF), Bed, Bath and Beyond (1,004,000± SF), O'Reilly Auto Parts (586,000± SF) and Quaker Oats (275,000± SF).

17. Available Land Space (ID: 17030)

Primary Use: Industrial

18 W Scotts Avenue Stockton, CA

Market: Central Valley / Sub-Market: Stockton

Avail SF: 60,113	Zoning: I-G	Gas: City
Min Divisible SF:	Parcel #: 147-130-040	Water: City
Avail Acres: 1.38	Lot Dimensions:	Sewer: City
Min Divisible Acres:	Land Condition:	Power:
Sale Price: \$575,000.00	Topography:	Power Supply:
Sale Price/SF: \$9.57		Rail Status:
Sale Price/Acre: \$416,667		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Plans included for a 4,988± SF metal 3 bay truck shop Entitlements underway to allow for truck shop/yard Corner location (SEC Scotts / Commerce) City services/utilities to site Excellent access to/from I-5 and Crosstown freeway (Hwy 4) Located within the Opportunity Zone

18. Available Land Space (ID: 16458)

Primary Use:

1456 Sperry Road Stockton, CA

Market: Central Valley / Sub-Market: Stanislaus

Avail SF: 84,158	Zoning: M-2 (City of Stockton)	Gas:
Min Divisible SF:	Parcel #: 17746012	Water: Public
Avail Acres: 1.93	Lot Dimensions:	Sewer: City
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status:
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com

Comments: At the Northwest corner of Airport Way and Sperry Road - 22,000 daily car count - Excellent freeway access, just minutes from both Interstate 5 and Hwy 99, at the corner of Sperry Road and Airport Way. The BNSF Intermodal facility is less than 2 miles away and the UP Intermodal is approximately 3 miles south of the Project.

19. Available Land Space (ID: 16731) Three Parcels 204.64± Acres
Primary Use:
7444 S. State Route 99 E. Frontage Road Stockton, CA 95215 Market: Central Valley

Avail SF: 8,915,425	Zoning: Ag-40	Gas:
Min Divisible SF:	Parcel #: 181-140-02, 03, 04	Water:
Avail Acres: 204.67	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price: \$7,200,000.00	Topography:	Power Supply:
Sale Price/SF: \$0.81		Rail Status: No Rail
Sale Price/Acre: \$35,179		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Mark Reckers, SIOR	209.983.6838	mreckers@lee-associates.com

Comments: Three parcels totaling 204.67 acres. Properties have access to Newcastle Road via a 40'± driveway. Current zoning is Ag-40. property is in Stockton General Plan-Industrial. 1,600± lineal feet of frontage on Highway 99.

20. Available Land Space (ID: 12905) Market: San Joaquin / Sub-Market: Stockton
Primary Use: LAND
9360 N. State Route Hwy. 99 Frontage Rd. Stockton, CA

Avail SF: 135,907	Zoning:	Gas:
Min Divisible SF:	Parcel #:	Water:
Avail Acres: 3.12	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price: \$505,000.00	Topography:	Power Supply:
Sale Price/SF: \$3.72		Rail Status:
Sale Price/Acre: \$161,859		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com

Comments: 3.12± Acres, Re-zone potential to Hwy Commercial. Great freeway access, exposure, and visibility. Interchange location.

21. Available Land Space (ID: 17097) Primary Use: Commercial
9811 N. State Route Hwy 99 Frontage Road, Stockton, CA Market: Central Valley / Sub-Market: Stockton

Avail SF: 244,372	Zoning: AU-20	Gas:
Min Divisible SF:	Parcel #: 124-290-030	Water:
Avail Acres: 5.61	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price: \$1,405,000.00	Topography:	Power Supply:
Sale Price/SF: \$5.75		Rail Status:
Sale Price/Acre: \$250,446		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com

Comments: Re-zone potential to Commercial Great freeway access, exposure and visibility Interchange location @ Morada / Hwy 99 375' ± of direct Hwy 99 frontage

22. Available Land Space (ID: 12954) Off Holman Rd. LAND - 5.13± Acres
Telstar Ct. Stockton, CA Market: Central Valley / Sub-Market: Stockton

Avail SF: 223,463	Zoning:	Gas:
Min Divisible SF:	Parcel #:	Water:
Avail Acres: 5.13	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status:
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: All off-site improvements complete. All utilities to site. Bulk sale price on 10.97± or 16.10 acres will also be considered. Contact broker for pricing.

23. Available Land Space (ID: 11598) Off Holman Rd. LAND - 8.32± Acres
Primary Use: LAND

Telstar Ct. Stockton, CA 95212 Market: Central Valley / Sub-Market: San Joaquin

Avail SF: 362,419	Zoning: RM	Gas:
Min Divisible SF:	Parcel #: 128-030-03	Water:
Avail Acres: 8.32	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition: Improved	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status:
Sale Price/Acre:		
Lease Rate:		



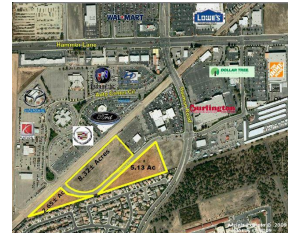
Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: All off-site improvements complete. All utilities to site. Bulk sale price on 10.97± or 16.10 acres will also be considered. Contact broker for pricing.

24. Available Land Space (ID: 11625) Off Holman Rd. LAND - 2.65± Acres
Primary Use: LAND

Telstar Stockton, CA 95212 Market: Central Valley / Sub-Market: San Joaquin

Avail SF: 115,434	Zoning:	Gas:
Min Divisible SF:	Parcel #: 128-030-01	Water:
Avail Acres: 2.65	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition: Improved	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status:
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: All off-site improvements complete. All utilities to site. Bulk sale price on 10.97± or 16.10 acres will also be considered. Contact broker for pricing.

25. Available Land Space (ID: 16800)
Promontory Station

Primary Use:

SWC I205 and Mountain House Parkway Tracy, CA **Market: Central Valley**

Avail SF: 331,056	Zoning:	Gas:
Min Divisible SF:	Parcel #:	Water:
Avail Acres: 7.60	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status:
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com

Comments: Prime Highway Commercial Development proposed at Interstate 205 & Mountain House Parkway, Located at the Gateway of Mountain House and a primary entrance into Prologis International Park of Commerce which will house 24 million square feet of industrial space at completion. Mountain House trade area consists of over 15,000 residents (and growing) with no local retail services! Prologis IPC is a 1,800± Acre fully entitled masterplanned industrial/business park home to major employees including Amazon, Smuckers, Medline, Fed Ex and many others Freeway pylon signage available!

26. Available Land Space (ID: 16881)

Primary Use:

3140 Grant Line Road Tracy, CA **Market: Central Valley / Sub-Market: Tracy**

Avail SF: 130,680	Zoning:	Gas:
Min Divisible SF:	Parcel #: 238-600-070	Water:
Avail Acres: 3.00	Lot Dimensions:	Sewer:
Min Divisible Acres:	Land Condition:	Power:
Sale Price:	Topography:	Power Supply:
Sale Price/SF:		Rail Status:
Sale Price/Acre:		
Lease Rate:		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Prime commercial land surrounded by major retailers including: Costco, Super Wal-Mart, Home Goods, Les Schwab Tires and BevMo. Flexible zoning allowing for a variety of uses Ideal for general retail, fast food, automotive or future investment development project. Great freeway access at I-205 and Grant Line Road. Property directly offers exposure to commuter thoroughfare connecting the Central Valley to the Bay Area. Over 1,190 new apartments within 1/2 mile of the site.

27. Available Land Space (ID: 12503) Edgewood North
Primary Use: Commercial
4100 S. Tracy Blvd. Tracy, CA 95377
Market: Central Valley / Sub-Market: Tracy
Avail SF: 513,137
Min Divisible SF:
Avail Acres: 11.78
Min Divisible Acres:
Sale Price: \$6,157,642.00
Sale Price/SF: \$12.00
Sale Price/Acre: \$522,720
Lease Rate:
Zoning:
Parcel #: 248-030-10
Lot Dimensions:
Land Condition:
Topography:
Gas:
Water:
Sewer:
Power:
Power Supply:
Rail Status:


Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com

Comments: Approximate 11.78-acre parcel with over 1,000 feet of frontage along South Tracy Boulevard. Zoned for commercial development. Owner/developer will handle all land use matters with City of Tracy. All types of senior care facilities are supported by City staff.