

ARAMBEL BUSINESS PARK

PATTERSON, CA



*±700 Acre Master
Planned Business Park*

*±645 Acres for Lease,
Sale or Build to Suit*



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The Offering

Arambel Business Park (“ABP”) is a ±700 acre fully-entitled, master-planned industrial and logistics park located directly adjacent to Interstate 5, in the business friendly community of Patterson, California. As one of the largest business parks on the West Coast, ABP recently added the newly constructed 1.5M SF Restoration Hardware distribution/ful-

fillment center. Additionally, ABP is situated adjacent to over 5 million square feet of existing Class A space accommodating notable companies such as Restoration Hardware, Amazon, Kohl's, W.W. Grainger, CVS Pharmacy, Brake Parts, Inc. and Rexel Electric. Strategically located within Northern Central California with direct access to a large, affordable labor supply, ABP

offers a competitive location for companies seeking a solution for logistics, distribution, e-commerce-fulfillment and light manufacturing operations serving the greater San Francisco Bay Area as well as the Western U.S.

*Newly
constructed 1.5
Million SF
RH distribution/
fulfillment
center.*



Property Features



LOCATION FEATURES & BENEFITS:

- Located 70 miles East to the Port of Oakland
- Lowest development fees in region
- Easy access to freeways
- Institutional Class A environment
- Fully Improved Sites
- Seismic Stability
- Convenient retail and restaurants nearby at Sperry Road and Interstate 5 Interchange
- ±One transit day from majority of California via UPS and FedEx Distribution



LAND SUMMARY:

- Total acreage: ±700
- Fully Entitled Land
- Business Friendly City of Patterson
- Existing Development Agreement
- Finished sites ready for development
- Zoned Light Industrial and Industrial Business Park



UTILITIES:

- Gas: PG&E
- Electric: Turlock Irrigation District
- Water: City of Patterson
- Sewer: City of Patterson
- Telco: Frontier Communications

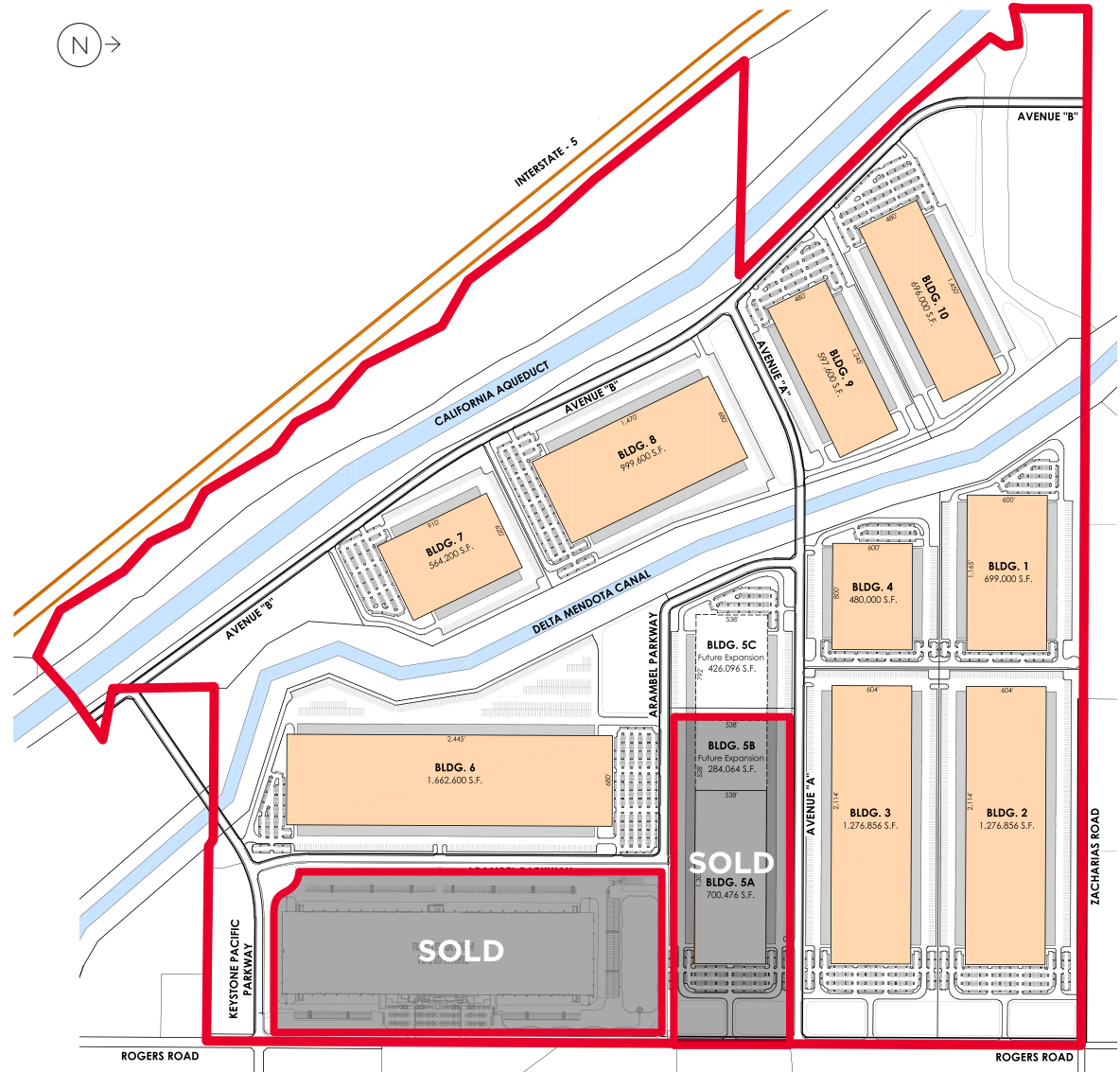


ESTIMATED DEVELOPMENT FEES/BLDG SF:

- Patterson: \$1.75
- Stockton: \$5.65
- Tracy – International Park of Commerce: \$7.50
- Manteca – Spreckels Park: \$8.00
- Manteca – Austin Road: \$8.85
- Tracy – Northeast Industrial: \$12.00
- Livermore: \$14.13

Site Plan

Building	Site Area (Gross)	Building Dimensions	Building Area (S.F.)
1	38.3	600' x 1,165'	699,000
2	70.3	604' x 2,114'	1,276,856
3	68.8	604' x 2,114'	1,276,856
4	27.6	600' x 800'	480,000
5A	56.5	538' x 1,302'	700,476
5B	~	538' x 528'	284,064
5C	~	538' x 792'	426,096
5 Total	81.0	538' x 2,622'	1,410,636
6	106.0	680' x 2,445'	1,662,600
7	37.4	620' x 910'	564,200
8	67.9	680' x 1,470'	999,600
9	38.5	480' x 1,245'	597,600
10	63.2	480' x 1,450'	696,000
TOTAL			9,663,348



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Access to Markets



BRITISH COLUMBIA

ALBERTA

MANITOBA

SASKATCHEWAN

CALGARY

ONTARIO

WASHINGTON

NORTH DAKOTA

MINNESOTA

MONTANA

SOUTH DAKOTA

WISCONSIN

MICHIGAN

OREGON

IDAHO

WYOMING

NEBRASKA

IOWA

ILLINOIS

INDIANA

KENTUCKY

TENNESSEE

ARKANSAS

MISSISSIPPI

ALABAMA

LOUISIANA

SONORA

CHIHUAHUA

COAHUILA

DURANGO

MONTERREY

GULF OF MEXICO

MEXICO CITY

SAN FRANCISCO
OAKLAND

PATTERSON
SAN JOSE

LOS ANGELES

SAN DIEGO

DRIVE TIMES

POPULATION

● 0 - 30 Minutes	809,617
● 30 - 60 Minutes	2,219,548
● Same Day	45,320,275
● Next Day	75,517, 853
● Two Day	129,557,174

Proximity & Accessibility

Proximity from Arambel Business Park

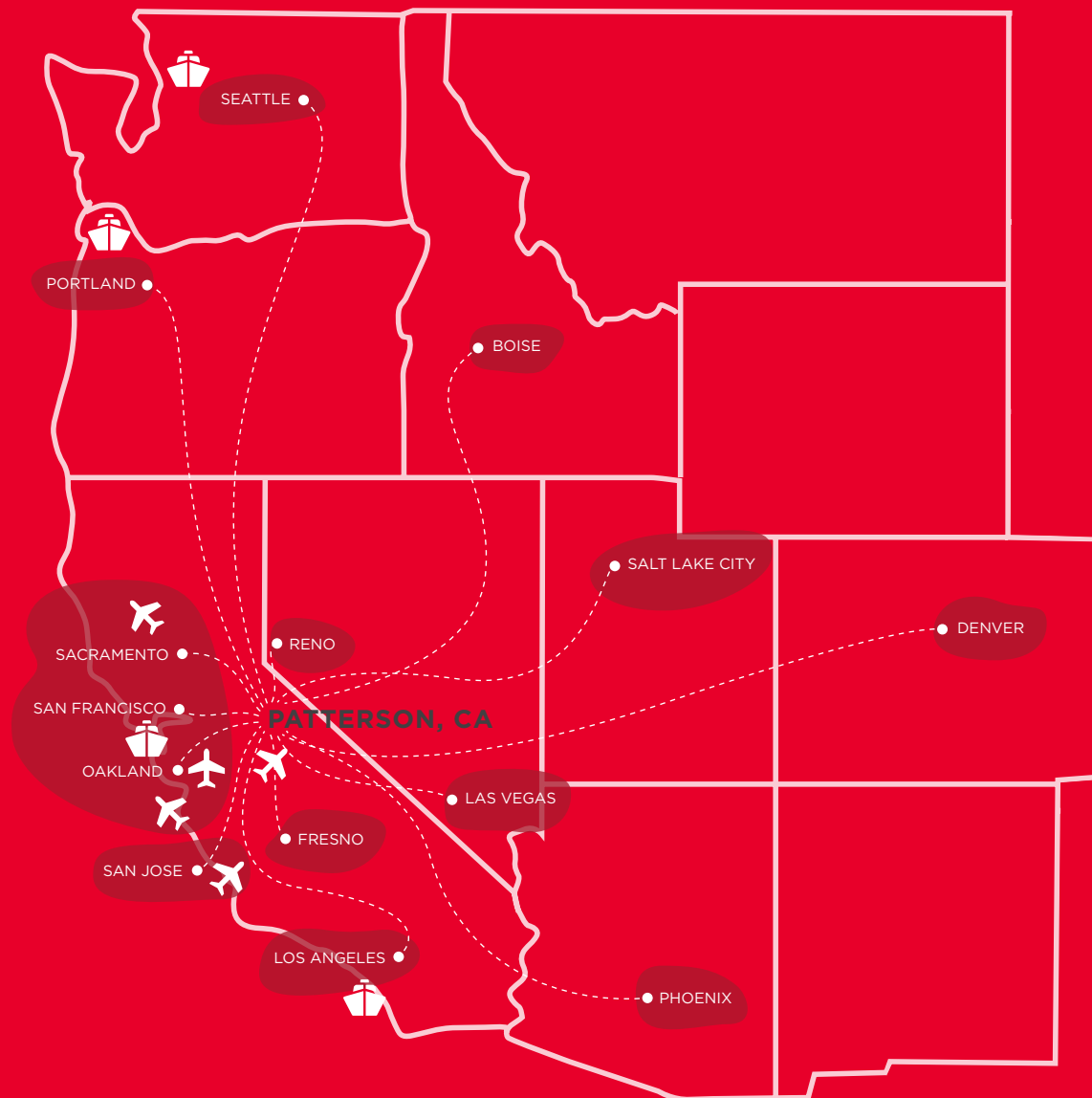
City	Miles
Oakland	74
San Jose	80
San Francisco	83
Sacramento	87
Fresno	103
Los Angeles	300
Las Vegas	487
Portland	667
Phoenix	671
Salt Lake City	738
Seattle	838
Denver	1,233
Reno	217
Boise	603

Accessibility to Airports

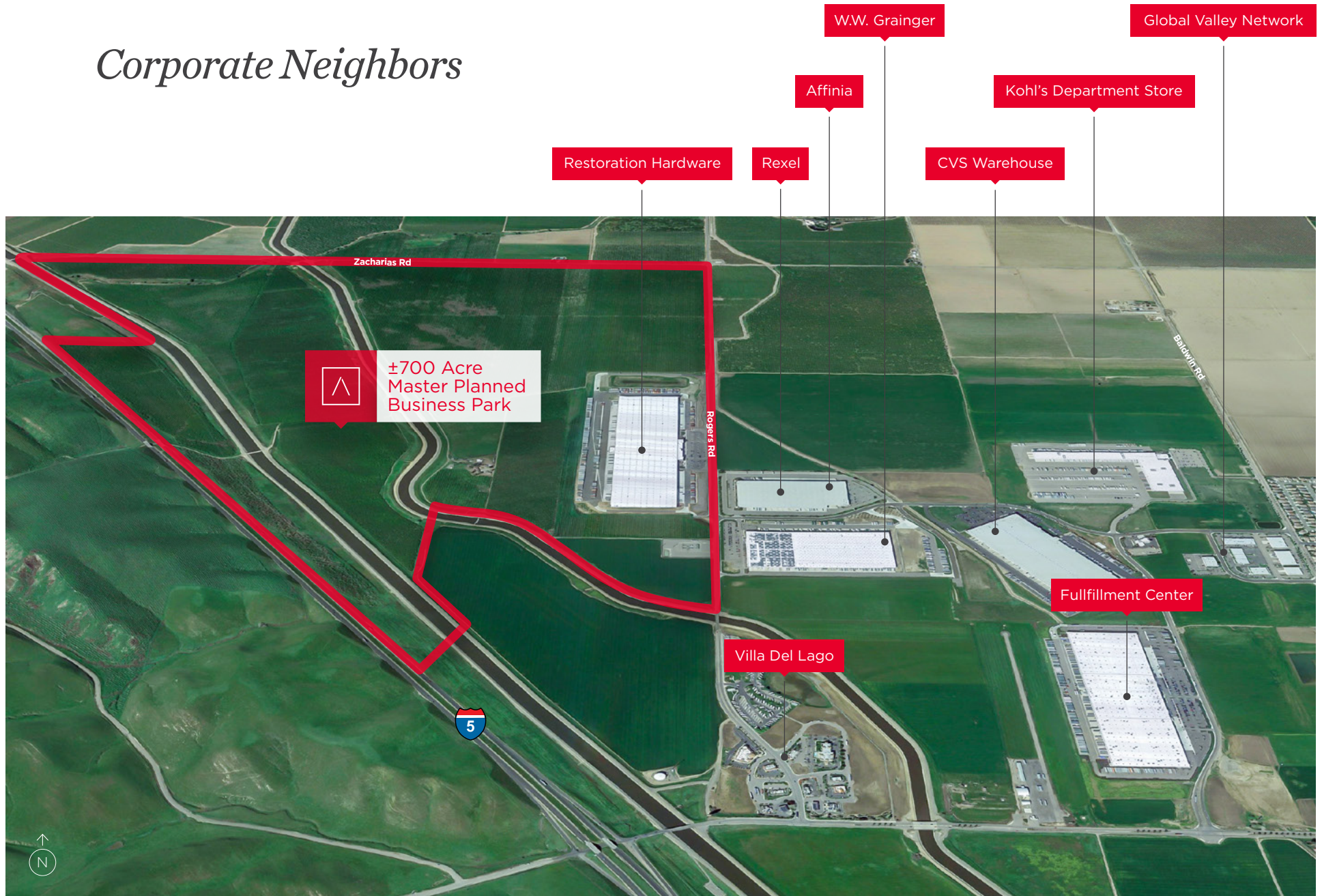
Airports	Miles
Oakland	67
San Francisco	85
Sacramento	96
Stockton	37
San Jose	80

Accessibility to Ports

Ports	Miles
Oakland	71
LA/Long Beach	365
Portland	676
Seattle	840



Corporate Neighbors



Area Amenities

FOOD

1. Denny's
2. Jack in the Box
3. Golden Lion Chinese Restaurant
4. Subway
5. Shooters Wings & Things
6. Taco Bell
7. McDonald's

8. Mountain Mike's Pizza
9. TOGO'S Sandwiches

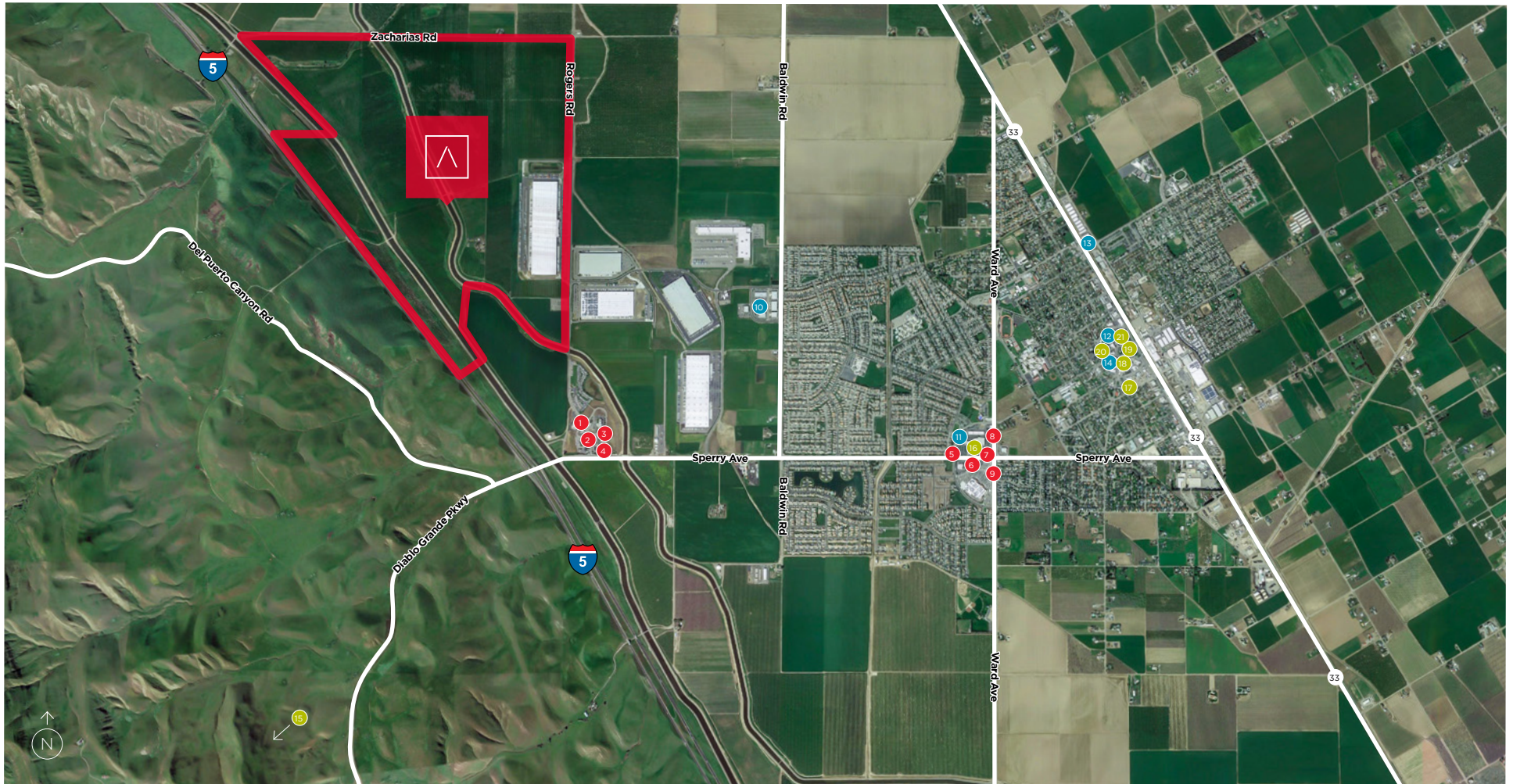
RECREATION/FITNESS

10. Stampede CrossFit
11. Anytime Fitness
12. Patterson Health & Fitness
13. CrossFit Patterson
14. Patterson Kickboxing

15. Diablo Grande Golf & Country Club

BANKS

16. Wells Fargo Bank
17. Patterson Financial
18. Tri Counties Bank
19. Oak Valley Community Bank
20. U.S. Bank Branch
21. Bank of the West





*Exclusively
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