

610,914 SF AVAILABLE | **FOR SUBLEASE**

1207 E GRANT LINE RD

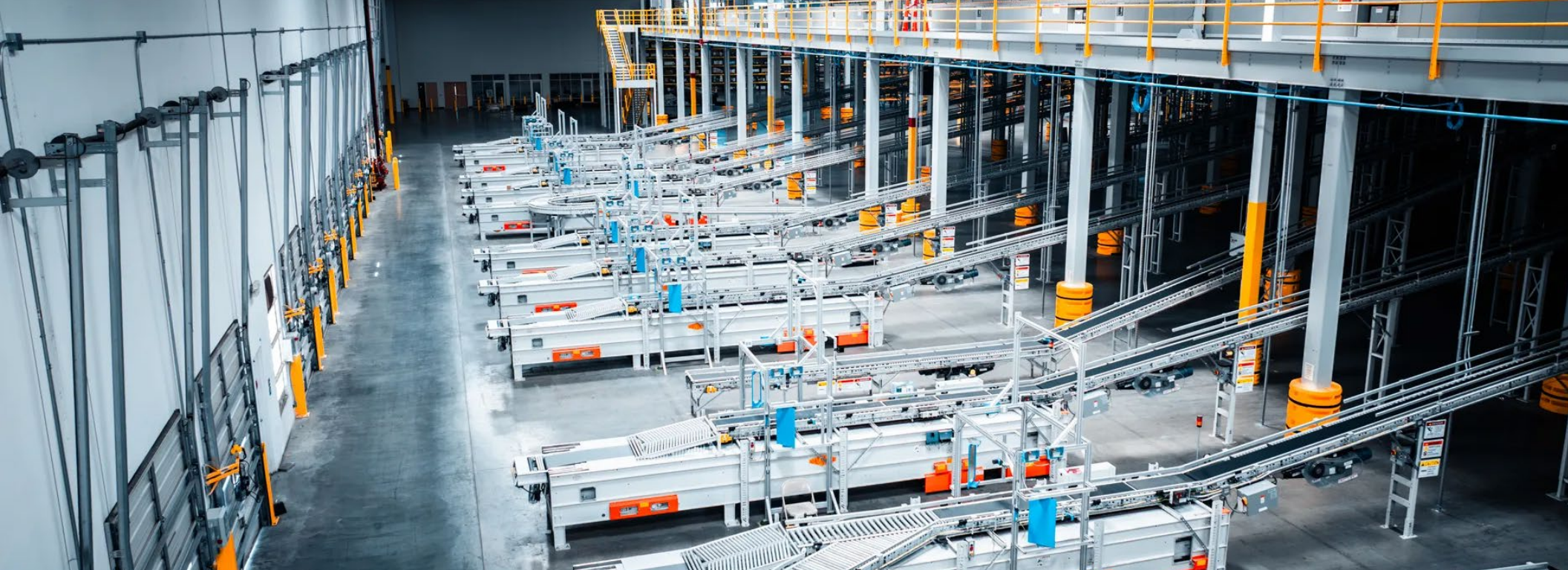
Tracy, CA 95304



Grant Line Rd

BUILDING HIGHLIGHTS

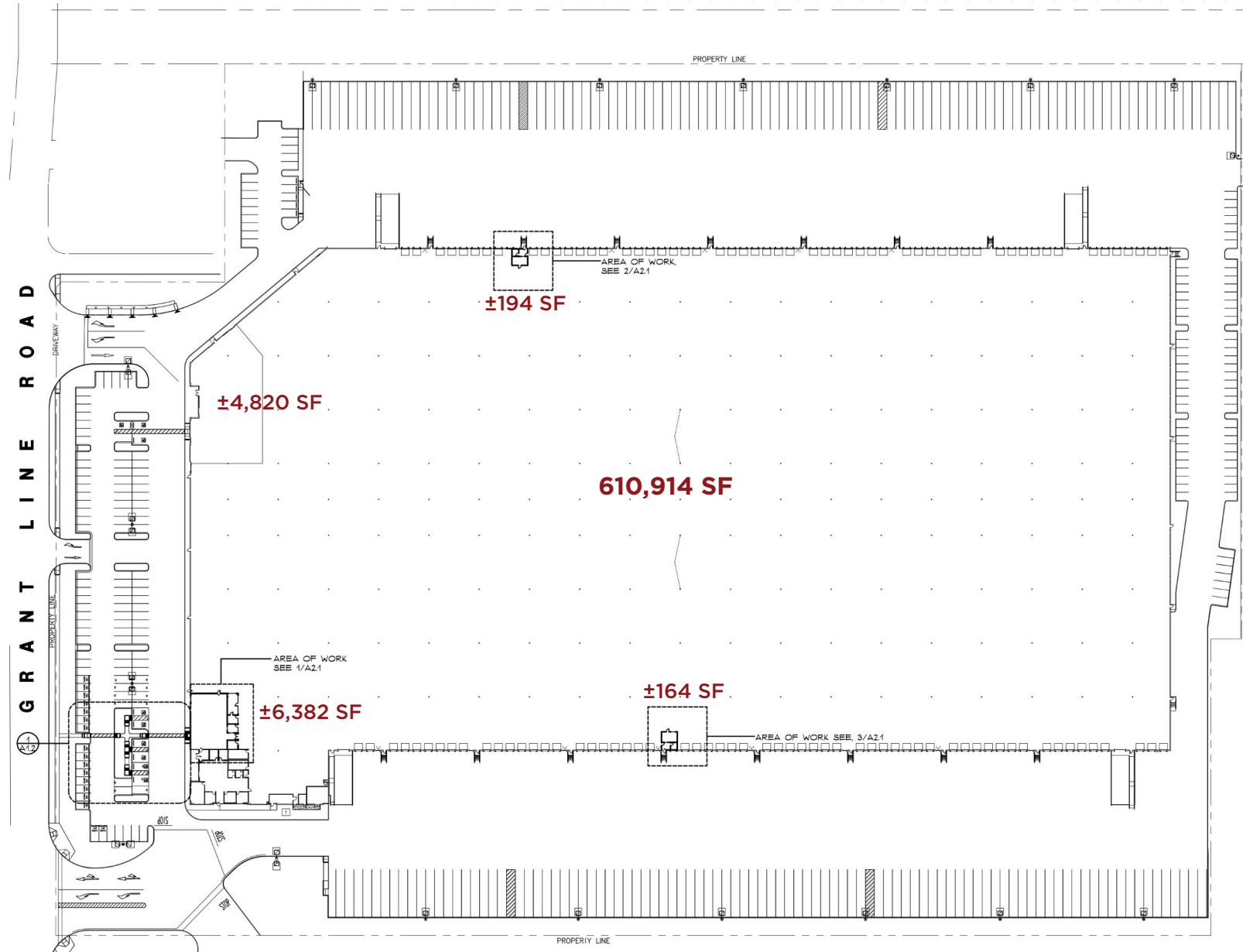
TOTAL SF	610,914 SF	LIGHTING	LED - MOTION SENSORS
TOTAL ACRES	28.11	DOCK-HIGH DOORS	117
YEAR BUILT	2019	GRADE LEVEL DOORS	4
BLDG. DIMENSIONS	560' X 1,093'	AUTO PARKING	210
CLEAR HEIGHT	36'	TRAILER PARKING	202
COLUMNS	56' X 40'	CHARGING STATIONS	20 - 36V & 48V
SPEED BAYS	60'	SERCO HVLS FANS	7
ELECTRICAL	10,000 AMPS 277/480V 2X 4K AMPS 1X 2K AMPS	BATT INSULATION	R-19
		LEASE EXPIRATION DATE	10/31/2032



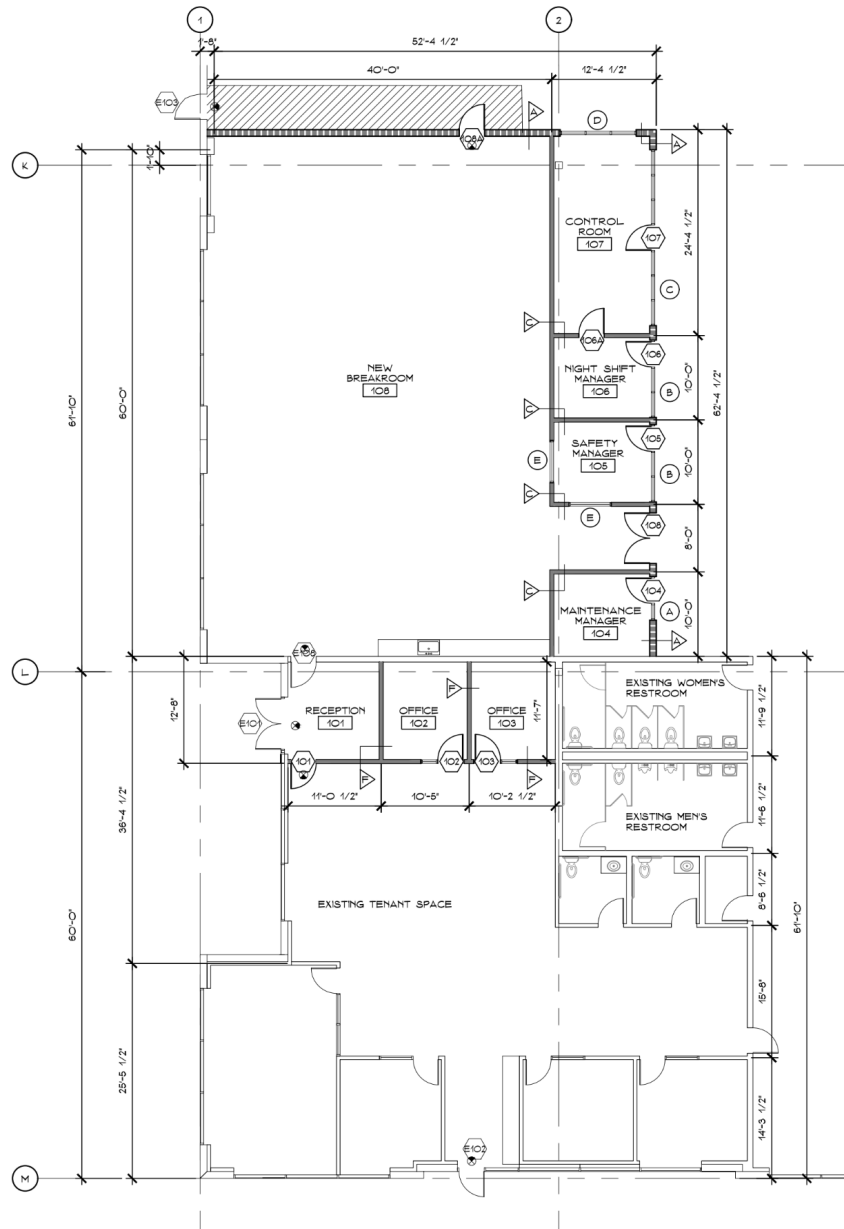
DEMATIC MATERIAL HANDLING EQUIPMENT HIGHLIGHTS

45K-Pallet STOW AS/RS System	Fully automated high-bay pallet storage with 3 SRM cranes for efficient, high-density inventory management.	Slow-Mover Rack Storage	Static rack system for lower-velocity SKUs, complementing the dynamic automation zones.
Fast-Mover Pick Modules with Auto-Replenishment	High-throughput case-picking zones featuring automated replenishment and optimized pickface availability.	8 Full-Case Pick Lines	Dedicated full-case picking lanes with flow-through racking and conveyor-fed palletizing.
Robotic Pallet Delayer and “Rainbow” Pallet Build	Automated system to de-layer inbound pallets and build outbound mixed-SKU pallets in optimized sequence.	Shipping Sequencer and Buffers	Outbound buffer and sequencing zones for dock-ready pallet staging and order consolidation.
(2) Ergonomic Depalletizing Stations	Designed for efficient manual depalletizing with integrated conveyors and ergonomic support.	Pallet Inbound and Outbound Conveyor Integration	Streamlined pallet flow between receiving, AS/RS, and shipping via automated chain conveyors.
Medium-Mover Tray DMS (4-Aisle Shuttle System)	Shuttle-based storage and retrieval for medium-velocity items, enabling fast, flexible access to trays.	Integrated Warehouse Execution Software (WES)	Centralized control system managing storage, replenishment, picking, and outbound sequencing.

SITE PLAN



OFFICE FLOOR PLAN



OFFICE CALCULATION

Main Office (SEC)	SF
Breakroom	±2,510
Control Room	±265
Night Shift Mgr	±109
Safety Manager	±109
Maint. Manager	±111
Reception	±128
Office 102	±115
Office 103	±115
Existing Open Office	±1,369
Conf Room	±391
Office	±153
Office	±156
Office	±156
Restrooms	±695
Total	±6,382
Shipping	±164
Receiving	±194
Total	±358
Main Office (SWC)	SF
Office	±4,820
Total	±11,560



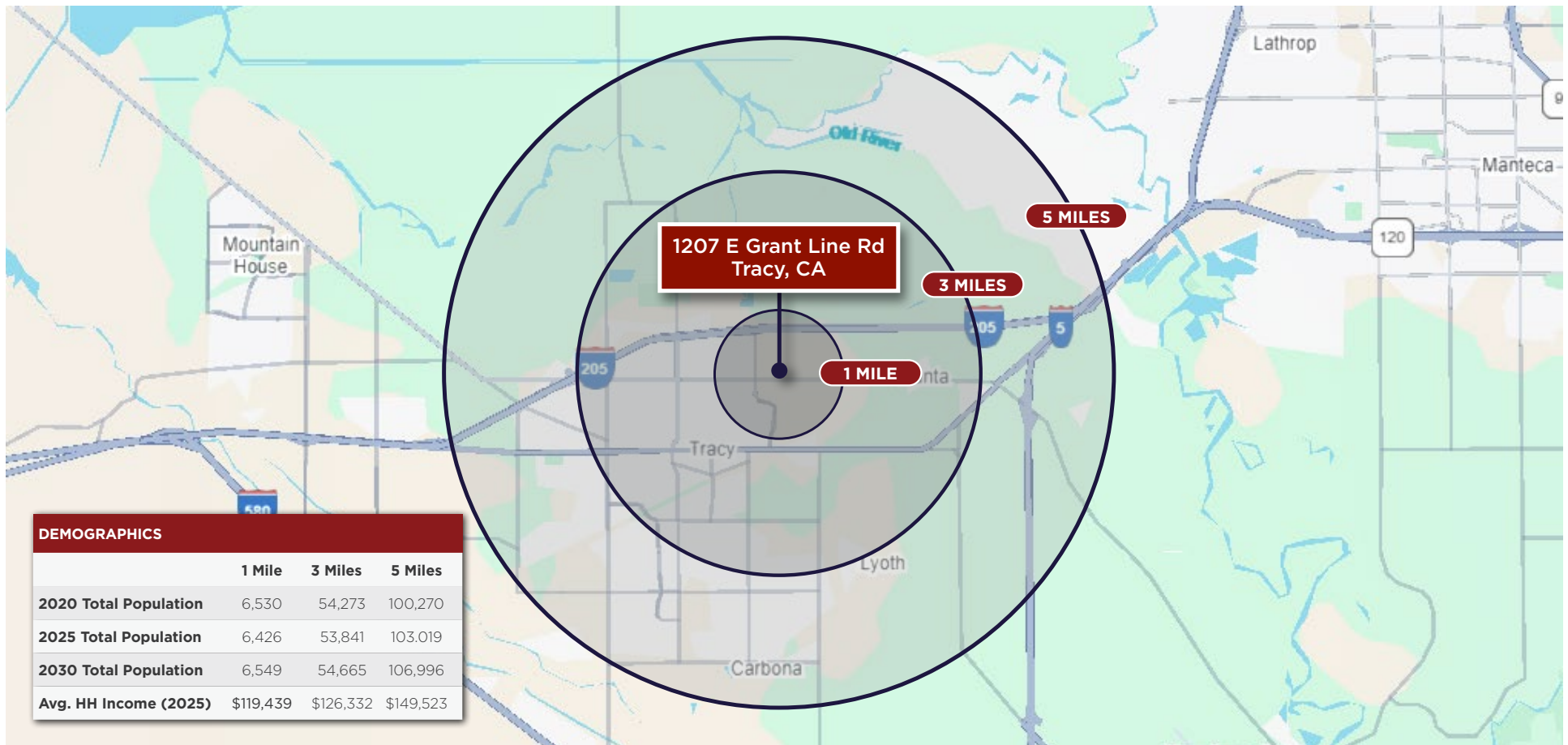
LOCATION - ACCESS MAP



LOCATION - NEIGHBORING TENANTS



DEMOGRAPHICS/DRIVE IN MAP



MILEAGE TO MAJOR WEST COAST MARKETS

Stockton	20 miles
Oakland	54 miles
San Francisco	65 miles
Sacramento	66 miles
Fresno	124 miles
Reno	201 miles
Los Angeles	326 miles

Las Vegas	513 miles
Portland	646 miles
Phoenix	693 miles
Salt Lake City	719 miles
Seattle	818 miles
Denver	1,251 miles

PORTS & INTERMODALS

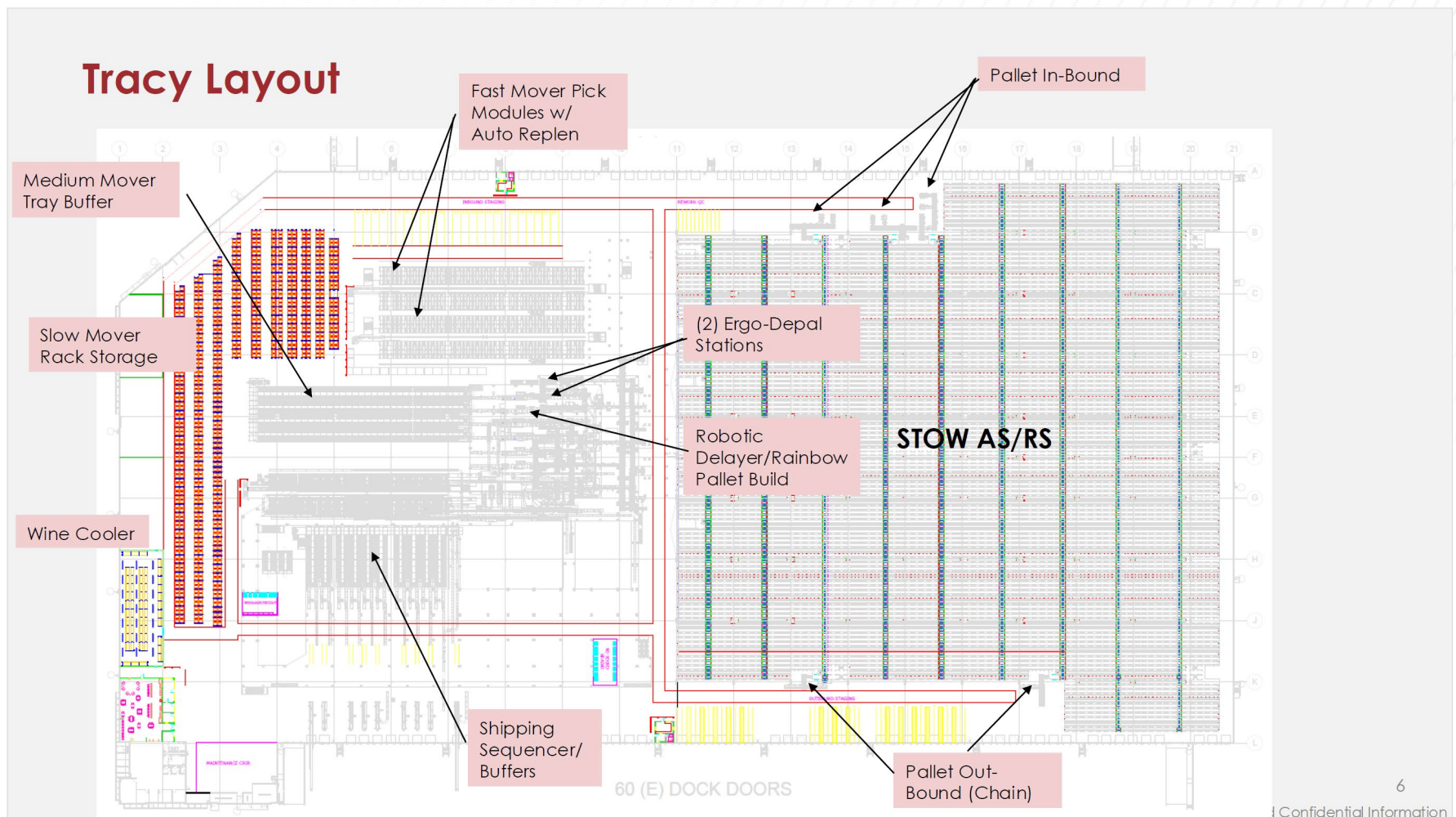
Port of Stockton	20 miles
Port of Oakland	54 miles
Port of San Francisco	65 miles
Port of West Sacramento	66 miles
Port of LA/Long Beach	350 miles
Port of Seattle	819 miles

UP Intermodal	12 miles
BNS Intermodal	20 miles

PROPERTY IMAGES



MATERIAL HANDLING LAYOUT



FOR MORE INFORMATION, PLEASE CONTACT:

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