



TRACY HILLS

COMMERCE CENTER

I-580 & S. CORRAL HOLLOW ROAD
TRACY, CA 95377

LEASE-SALE-BTS

±1.7 MILLION SF ON ±97.35 ACRES
PHASE 1 - 618,291 SF - PERMIT READY

www.tracyhillscommercecenter.com



BLAKE RASMUSSEN

Executive Managing Director
+1 209 481 7044
blake.rasmussen@cushwake.com
Lic #01010250

KEVIN DAL PORTO

Executive Managing Director
+1 209 601 2476
kevin.dalporto@cushwake.com
Lic #01212935

TYSON VALLENARI

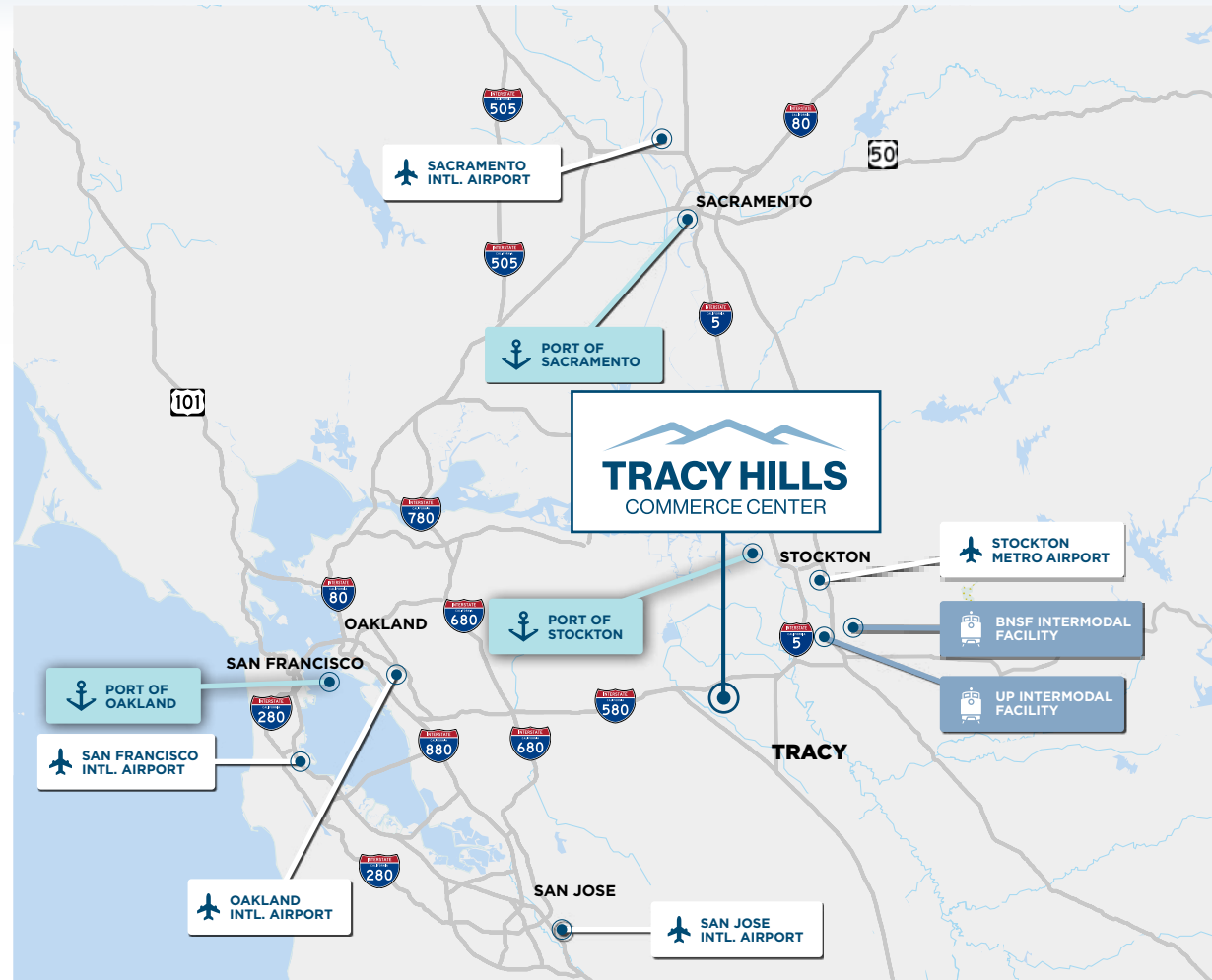
Executive Managing Director
+1 510 919 2328
tyson.vallenari@cushwake.com
Lic #01480887



TRACY HILLS

COMMERCE CENTER

- Fully entitled, master-planned industrial campus located in Tracy, CA
- 97.35 acres with direct access to I-580 via Corral Hollow Road and immediate connectivity to I-205 and I-5
- Efficient access to the Bay Area, Port of Oakland and Sacramento
- Ideal for manufacturing, distribution, logistics, and e-commerce
- Located in a high-growth Northern California industrial market with a strong labor pool
- **Buildings for Lease, Sale or BTS**



Central, High-
Connectivity Location



Strong Regional
Labor Pool



Class A
Industrial Design



Multi-Tenant
Flexibility

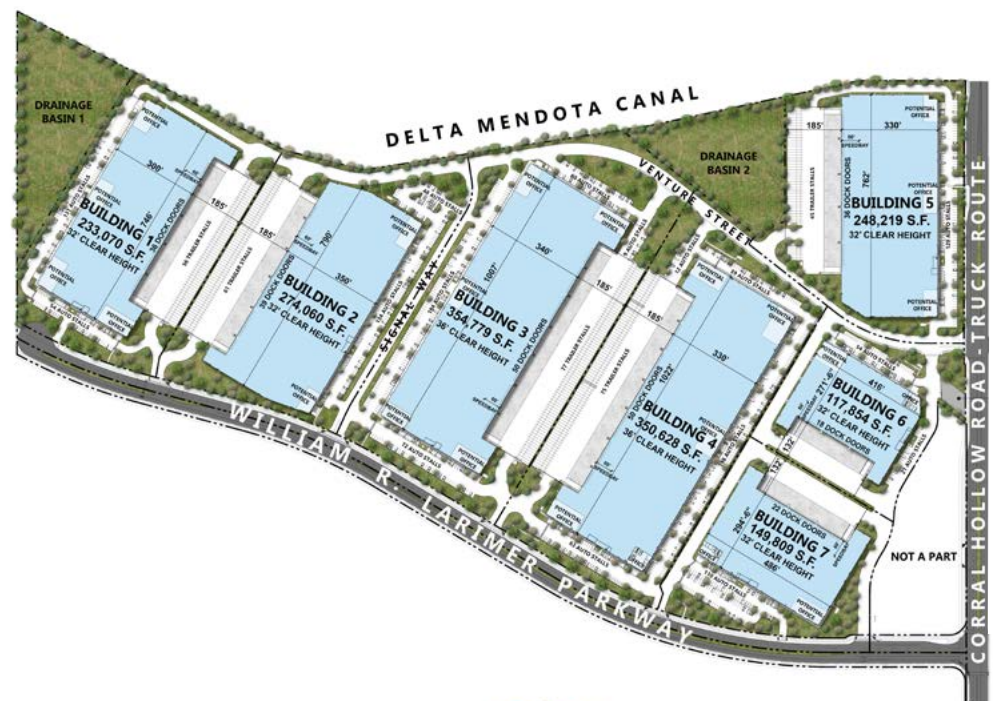


Advanced Manufacturing
Ready



LEED Certified
Sustainable Design

MASTER PLANNED COMMERCE PARK



TRANSPORTATION & ACCESS

Regional Freeway Connectivity
Direct access to **I-580** via **Corral Hollow Road** with immediate connectivity to **I-205** and **I-5**, supporting efficient inbound/outbound logistics and employee access.



FULLY ENTITLED, SHOVEL-READY

Master-Planned Industrial Business Park
Fully entitled development allowing for accelerated delivery timelines.



ON-SITE INFRASTRUCTURE & UTILITIES

Robust Utility Infrastructure
Power, water, sewer, storm drainage, and telecommunications designed to support logistics and advanced manufacturing users.



PHASED DEVELOPMENT FLEXIBILITY

Phased Build-Out Capability
Thoughtful phasing enables near-term occupancy while preserving long-term expansion optionality across the 97.35-acre campus.



TRUCK & CIRCULATION DESIGN

Efficient Internal Circulation
Wide internal roadways, optimized truck courts, and four signalized intersections designed for truck circulation and operational efficiency.



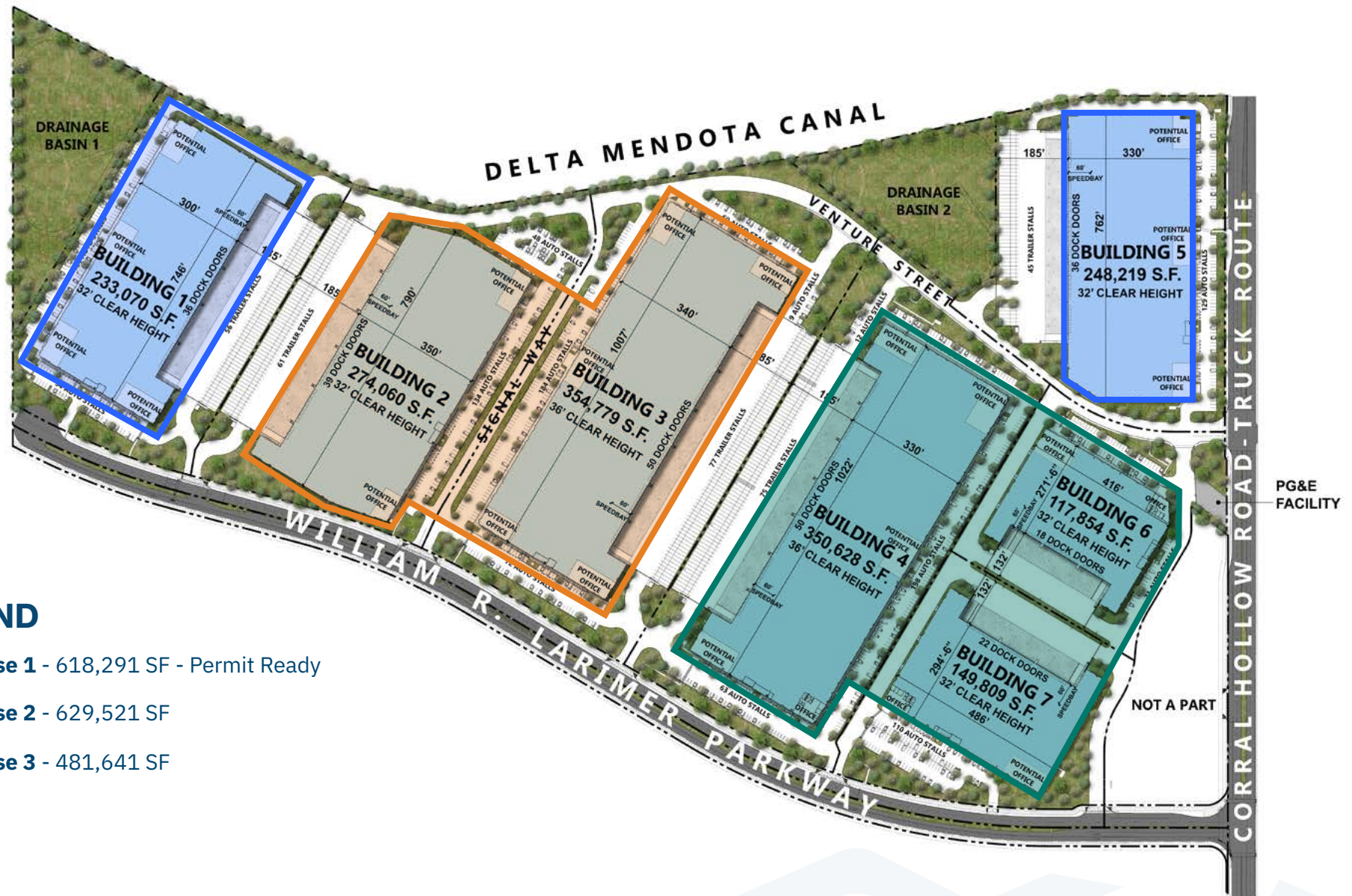
SUSTAINABLY DESIGNED BUILDINGS

Environmentally Focused Project Design
Integrated stormwater management, landscape buffers, conduit for future truck chargers and energy-conscious planning in a **LEED Certified buildings**.



MASTER SITE PLAN

BUILDING SIZES RANGING FROM ±118K TO ±355K SF



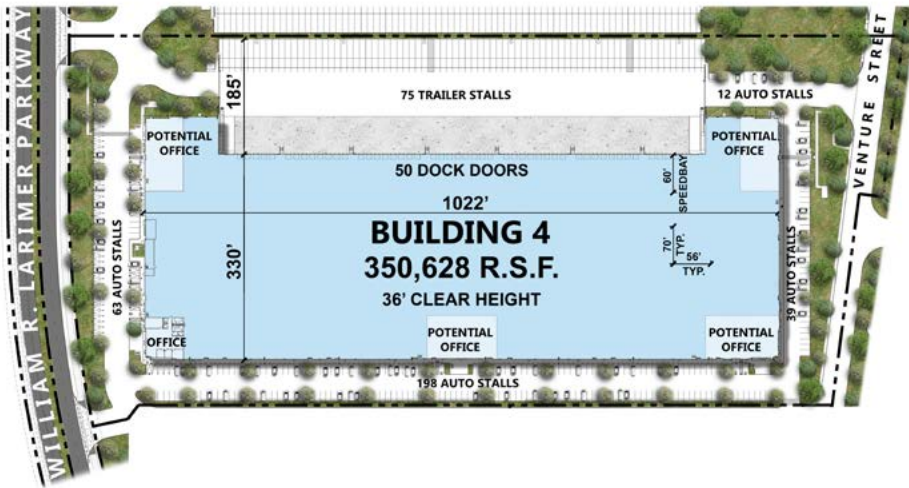
LEGEND

- Phase 1 - 618,291 SF - Permit Ready
- Phase 2 - 629,521 SF
- Phase 3 - 481,641 SF

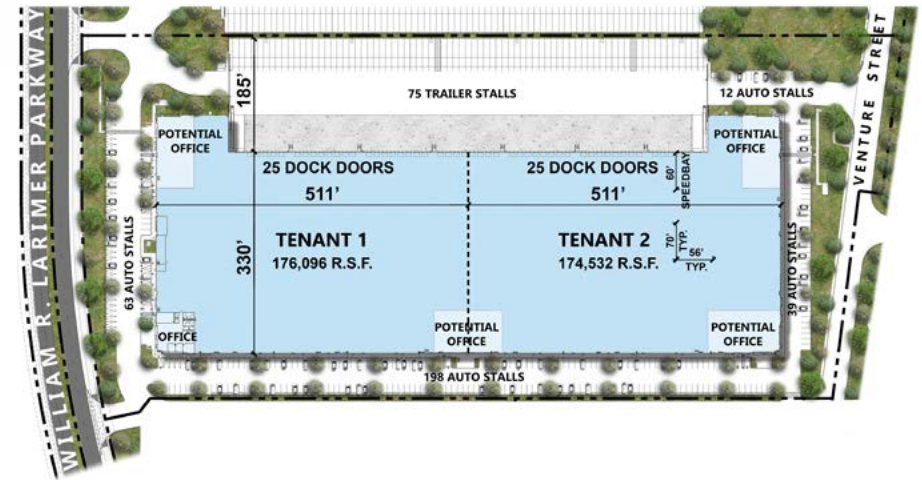


PHASE 1 | BUILDING 4 | ±350,628 SF

SINGLE-TENANT PLAN



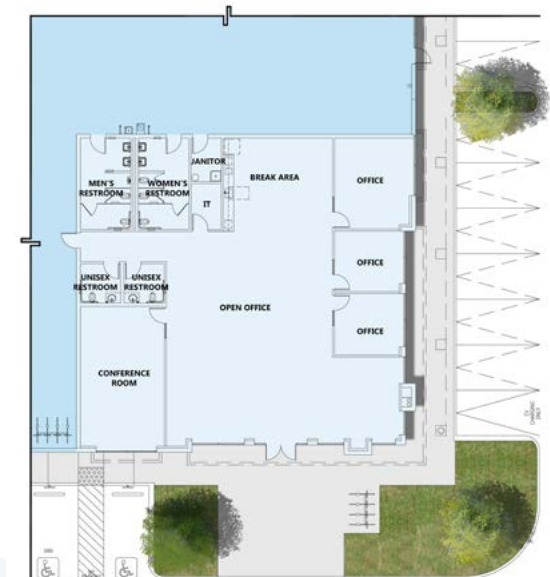
MULTI-TENANT PLAN



BUILDING FEATURES | PLANNED SPEC IMPROVEMENTS

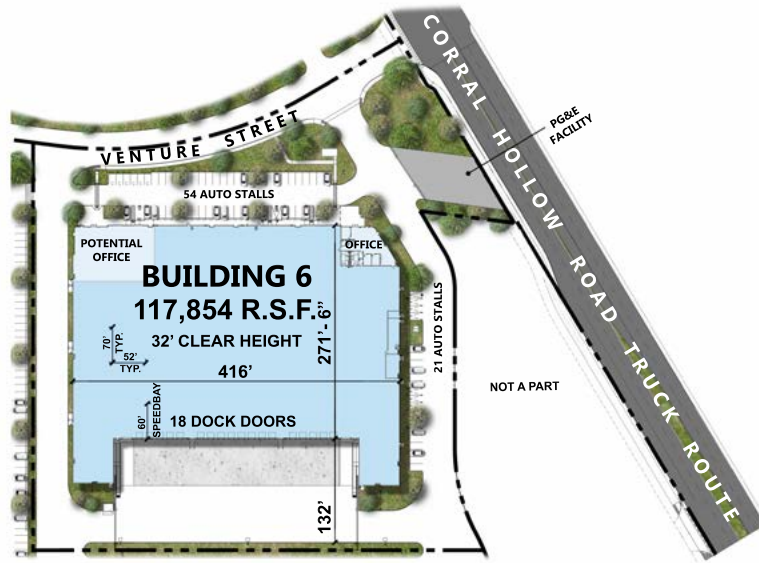
OFFICE SF	4,340 SF	SPEED BAYS	60'
CLEAR HEIGHT	36'	AUTO PARKING	312
SPRINKLERS	ESFR	TRAILER PARKING	75
POWER	4,000 AMP SERVICE	TRUCK COURT	185'
LIGHTING	28 FC @ 3' AFF WITH 20' WHIPS	GRADE LEVEL DOORS	2
COLUMN SPACING	56' X 70'	DOCK-HIGH DOORS	50 INSULATED-SECTIONAL LIFTS
INTERIOR IMPROVEMENTS	R-19 ROOF INSULATION, WHITE PAINT AND ONE WAREHOUSE AIR EXCHANGE PER HOUR	DOCK EQUIPMENT	45K LB MECHANICAL PIT LEVELERS AT EVERY OTHER DOOR, DOCK BUMPERS AND QUAD OUTLETS AT EVERY DOOR

OFFICE FLOOR PLAN

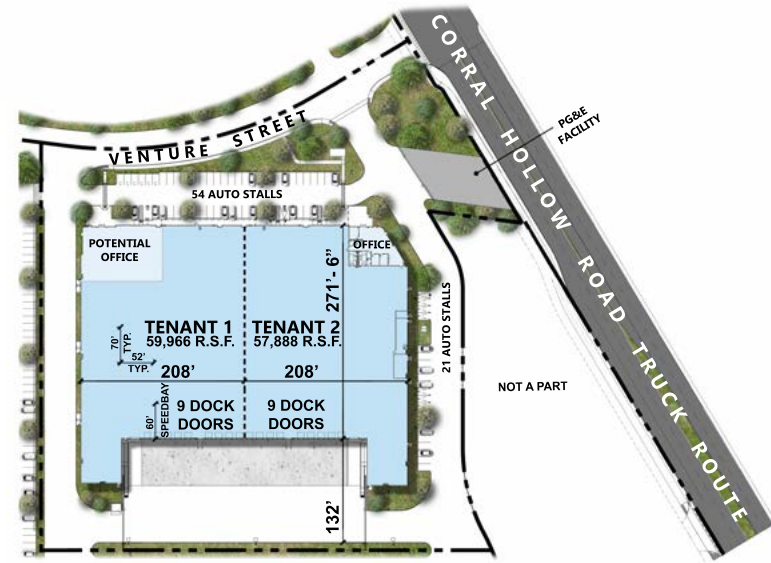


PHASE 1 | BUILDING 6 | ±117,854 SF

SINGLE-TENANT PLAN



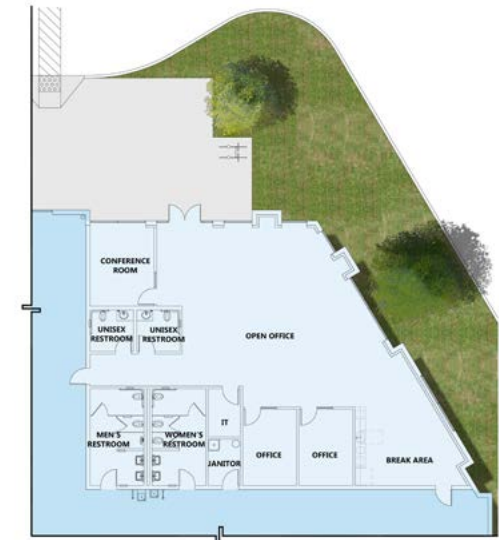
MULTI-TENANT PLAN



BUILDING FEATURES | PLANNED SPEC IMPROVEMENTS

OFFICE SF	2,915 SF	SPEED BAYS	60'
CLEAR HEIGHT	32'	AUTO PARKING	75
SPRINKLERS	ESFR	TRAILER PARKING	0
POWER	2,500 AMP SERVICE	TRUCK COURT	132'
LIGHTING	28 FC @ 3' AFF WITH 20' WHIPS	GRADE LEVEL DOORS	2
COLUMN SPACING	52X70	DOCK-HIGH DOORS	18 INSULATED-SECTIONAL LIFTS
INTERIOR IMPROVEMENTS	R-19 ROOF INSULATION, WHITE PAINT AND ONE WAREHOUSE AIR EXCHANGE PER HOUR	DOCK EQUIPMENT	35K LB MECHANICAL LEVELERS AT EVERY OTHER DOOR, DOCK BUMPERS AND QUAD OUTLETS AT EVERY DOOR

OFFICE FLOOR PLAN

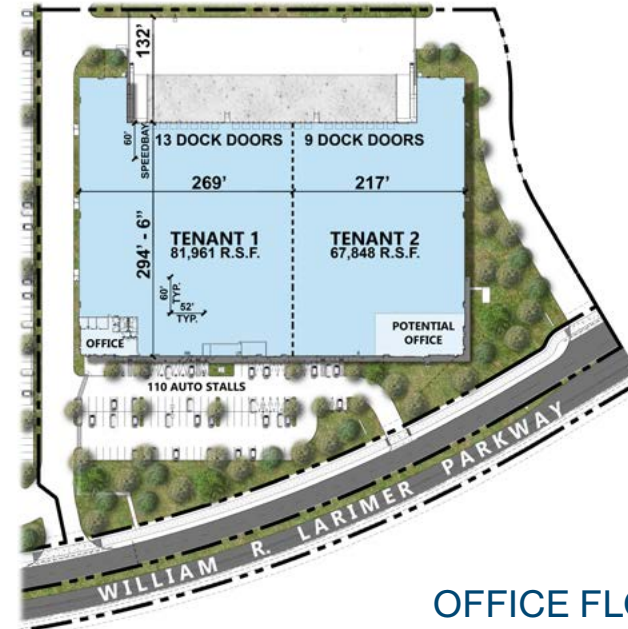


PHASE 1 | BUILDING 7 | ±149,809 SF

SINGLE-TENANT PLAN



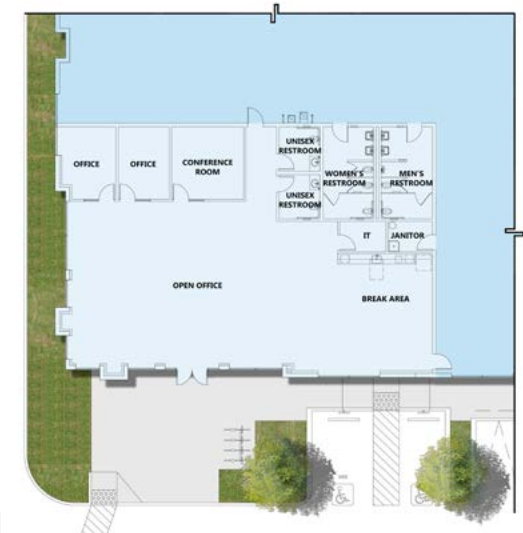
MULTI-TENANT PLAN



BUILDING FEATURES | PLANNED SPEC IMPROVEMENTS

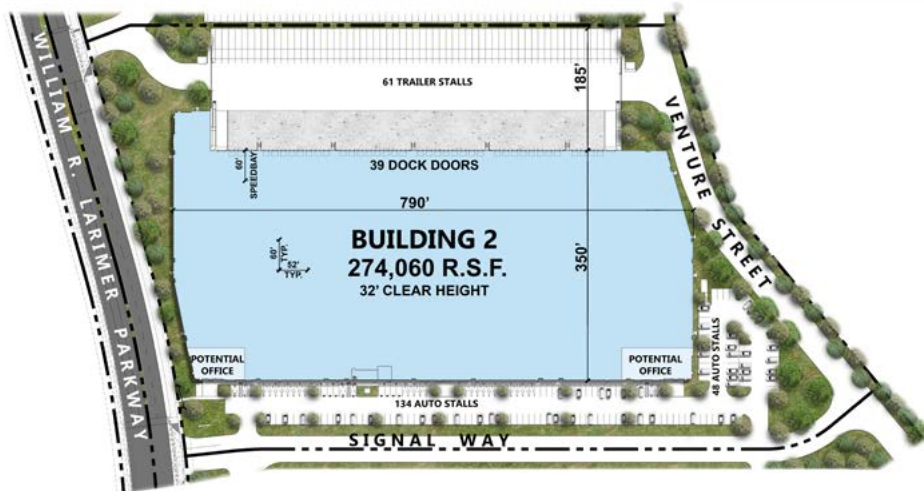
OFFICE SF	3,527 SF	SPEED BAYS	60'
CLEAR HEIGHT	32'	AUTO PARKING	110
SPRINKLERS	ESFR	TRAILER PARKING	0
POWER	2,500 AMP SERVICE	TRUCK COURT	132'
LIGHTING	28 FC @ 3' AFF WITH 20' WHIPS	GRADE LEVEL DOORS	2
COLUMN SPACING	52X60	DOCK-HIGH DOORS	22 INSULATED-SECTIONAL LIFTS
INTERIOR IMPROVEMENTS	R-19 ROOF INSULATION, WHITE PAINT AND ONE WAREHOUSE AIR EXCHANGE PER HOUR	DOCK EQUIPMENT	35K LB MECHANICAL PIT LEVELERS AT EVERY OTHER DOOR, DOCK BUMPERS AND QUAD OUTLETS AT EVERY DOOR

OFFICE FLOOR PLAN

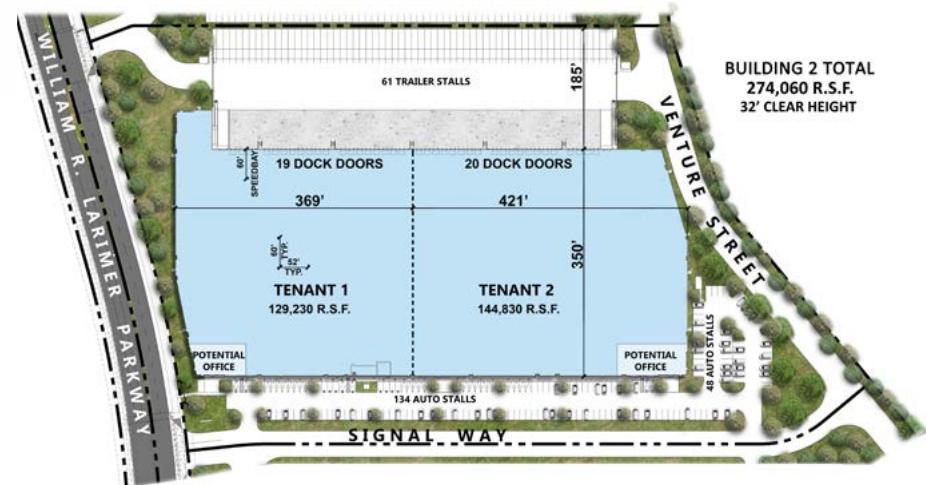


PHASE 2 | BUILDING 2 | ±274,060 SF

SINGLE-TENANT PLAN



MULTI-TENANT PLAN



BUILDING FEATURES | PLANNED SPEC IMPROVEMENTS

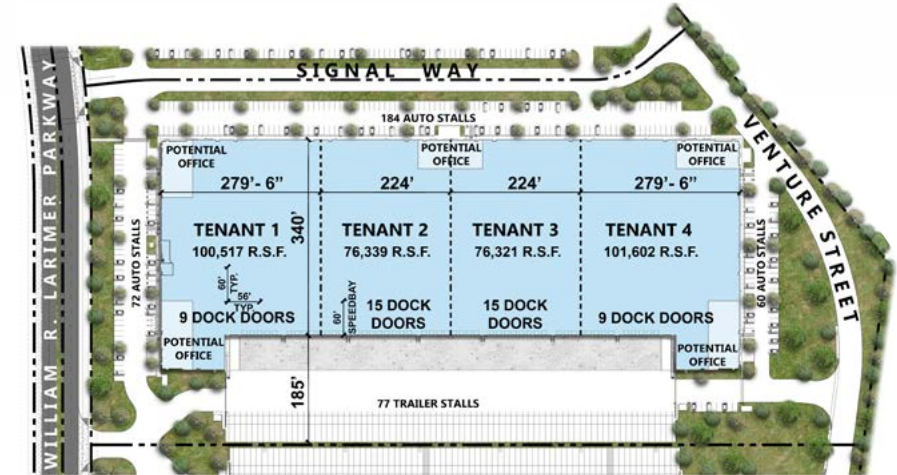
OFFICE SF	BTS	SPEED BAYS	60'
CLEAR HEIGHT	32'	AUTO PARKING	182
SPRINKLERS	ESFR	TRAILER PARKING	61
POWER	TO SUIT	TRUCK COURT	185'
LIGHTING	28 FC @ 3' AFF WITH 20' WHIPS	GRADE LEVEL DOORS	2
COLUMN SPACING	52X60	DOCK-HIGH DOORS	39 INSULATED SECTIONAL LIFTS
INTERIOR IMPROVEMENTS	R-19 ROOF INSULATION, WHITE PAINT AND ONE WAREHOUSE AIR EXCHANGE PER HOUR	DOCK EQUIPMENT	MECHANICAL PIT LEVELERS, DOCK BUMPERS AND QUAD OUTLETS AT EVERY DOOR

PHASE 2 | BUILDING 3 | ±354,779 SF

SINGLE-TENANT PLAN



MULTI-TENANT PLAN

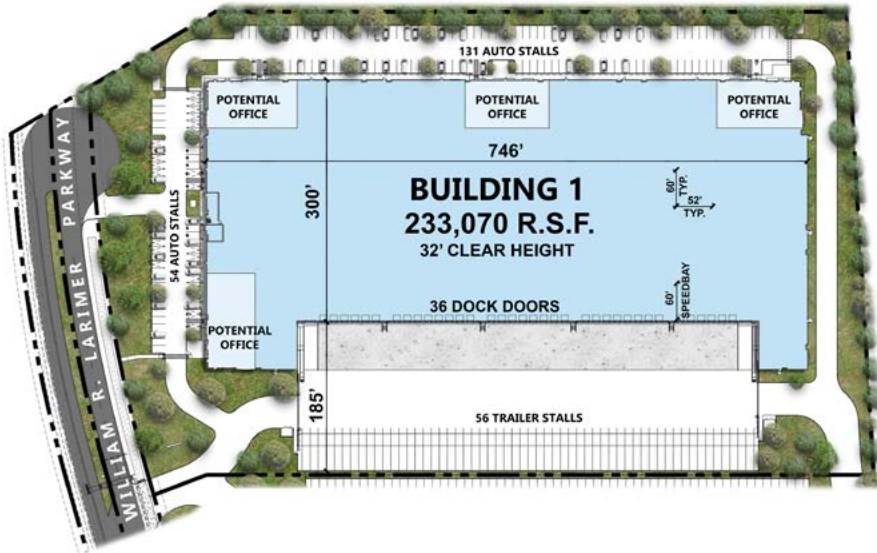


BUILDING FEATURES | PLANNED SPEC IMPROVEMENTS

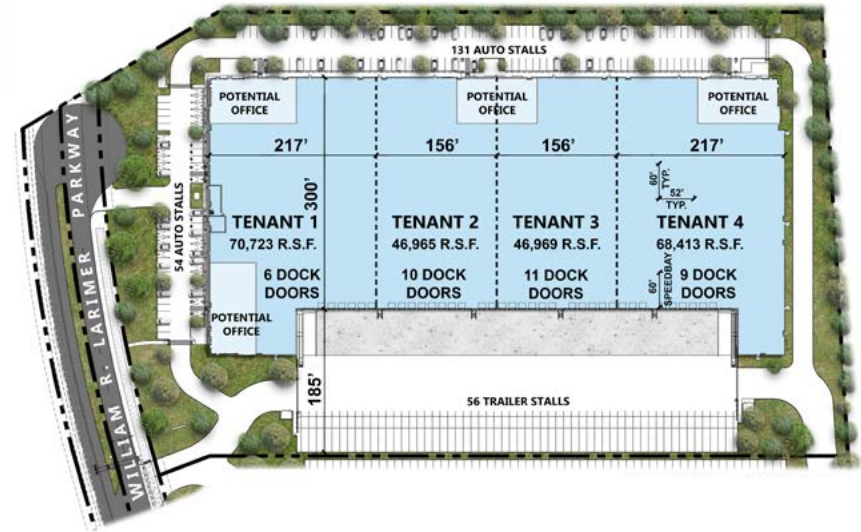
OFFICE SF	BTS	SPEED BAYS	60'
CLEAR HEIGHT	36'	AUTO PARKING	316
SPRINKLERS	ESFR	TRAILER PARKING	77
POWER	TO SUIT	TRUCK COURT	185'
LIGHTING	28 FC @ 3' AFF WITH 20' WHIPS	GRADE LEVEL DOORS	2
COLUMN SPACING	56X60	DOCK-HIGH DOORS	50 INSULATED SECTIONAL LIFTS
INTERIOR IMPROVEMENTS	R-19 ROOF INSULATION, WHITE PAINT AND ONE WAREHOUSE AIR EXCHANGE PER HOUR	DOCK EQUIPMENT	MECHANICAL PIT LEVELERS, DOCK BUMPERS AND QUAD OUTLETS AT EVERY DOOR

PHASE 3 | BUILDING 1 | ±233,070 SF

SINGLE-TENANT PLAN



MULTI-TENANT PLAN

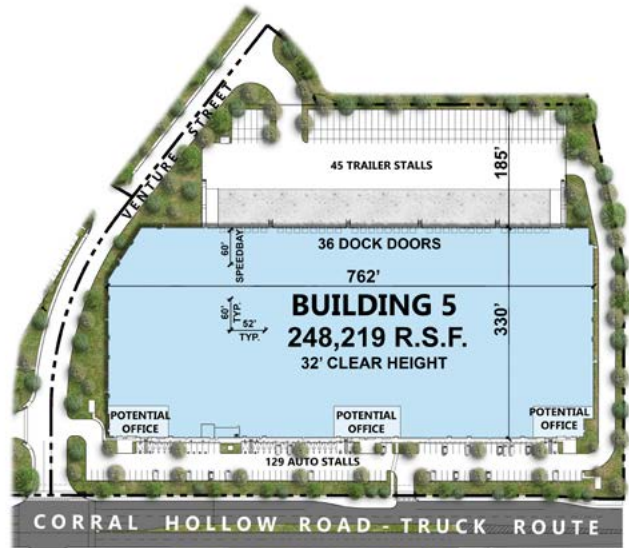


BUILDING FEATURES | PLANNED SPEC IMPROVEMENTS

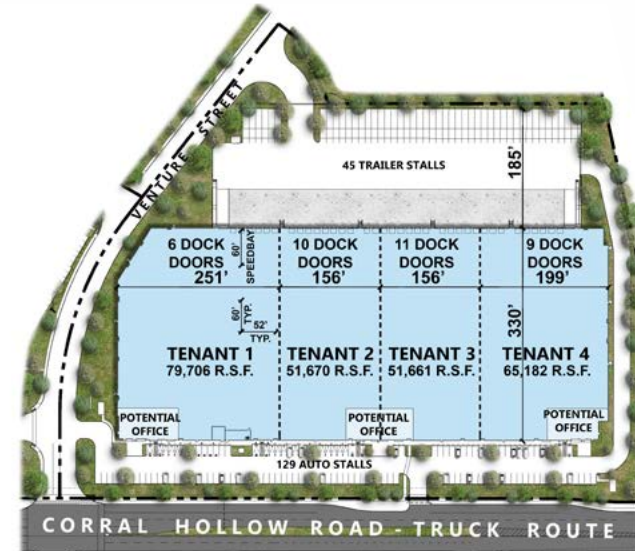
OFFICE SF	BTS	SPEED BAYS	60'
CLEAR HEIGHT	32'	AUTO PARKING	185
SPRINKLERS	ESFR	TRAILER PARKING	56
POWER	TO SUIT	TRUCK COURT	185'
LIGHTING	28 FC @ 3' AFF WITH 20' WHIPS	GRADE LEVEL DOORS	2
COLUMN SPACING	52X60	DOCK-HIGH DOORS	36 INSULATED SECTIONAL LIFTS
INTERIOR IMPROVEMENTS	R-19 ROOF INSULATION, WHITE PAINT AND ONE WAREHOUSE AIR EXCHANGE PER HOUR	DOCK EQUIPMENT	MECHANICAL PIT LEVELERS, DOCK BUMPERS AND QUAD OUTLETS AT EVERY DOOR

PHASE 3 | BUILDING 5 | ±248,219 SF

SINGLE-TENANT PLAN



MULTI-TENANT PLAN



BUILDING FEATURES | PLANNED SPEC IMPROVEMENTS

OFFICE SF	BTS	SPEED BAYS	60'
CLEAR HEIGHT	32'	AUTO PARKING	129
SPRINKLERS	ESFR	TRAILER PARKING	45
POWER	TO SUIT	TRUCK COURT	185'
LIGHTING	28 FC @ 3' AFF WITH 20' WHIPS	GRADE LEVEL DOORS	2
COLUMN SPACING	52X60	DOCK-HIGH DOORS	36 INSULATED SECTIONAL LIFTS
INTERIOR IMPROVEMENTS	R-19 ROOF INSULATION, WHITE PAINT AND ONE WAREHOUSE AIR EXCHANGE PER HOUR	DOCK EQUIPMENT	MECHANICAL PIT LEVELERS, DOCK BUMPERS AND QUAD OUTLETS AT EVERY DOOR

IN GOOD COMPANY

SURROUNDED BY ESTABLISHED MANUFACTURING, DISTRIBUTION, AND E-COMMERCE LEADERS



Tracy Hills Commerce Center is positioned within one of Northern California's leading industrial corridors, home to major occupiers including Amazon, Costco, FedEx, Safeway, Best Buy, and Pepsi. These companies have selected Tracy for its strategic location, workforce availability, and exceptional transportation access.

The market's strong concentration of established users supports distribution, advanced manufacturing, and e-commerce operations while reinforcing the area's stability, proximity to Silicon Valley, and long-term growth potential.



WORKFORCE ACCESS & COMMUTE ADVANTAGE



Located along the I-580/I-205/I-5 corridor, Tracy Hills Commerce Center provides industrial users access to a multi-county labor shed, allowing employers to recruit from both the Central Valley and East Bay. This connectivity significantly expands workforce availability for large-scale distribution, e-commerce, and advanced manufacturing operations.

INDUSTRIAL LABOR ALIGNMENT

The local workforce is well aligned with Tracy Hills Commerce Center industrial positioning, with strong experience in:

- Distribution and warehousing
- Transportation and logistics
- E-commerce and fulfillment
- Advanced manufacturing and assembly

These skill sets support efficient staffing, rapid operational ramp-up, and long-term scalability.

COST EFFICIENCY & EMPLOYEE RETENTION

Compared to Bay Area markets, Tracy offers a meaningful cost-of-living advantage, supporting improved employee retention and reduced wage pressure. This affordability continues to drive eastward workforce migration, reinforcing long-term labor stability for Tracy Hills Commerce Center occupiers.

DEMOGRAPHICS:	
SUMMARY	SAN JOAQUIN VALLEY (2025 REGIONAL DEMOGRAPHICS) METRIC 2025 ESTIMATE
TOTAL POPULATION	≈ 3.4–3.6 MILLION
TOTAL HOUSEHOLDS	≈ 1.1–1.3 MILLION (DERIVED REGIONAL ESTIMATE)
MEDIAN HOUSEHOLD INCOME	≈ \$62K – \$74K
MEDIAN AGE	≈ 34–36 YEARS

WHY TRACY HILLS?

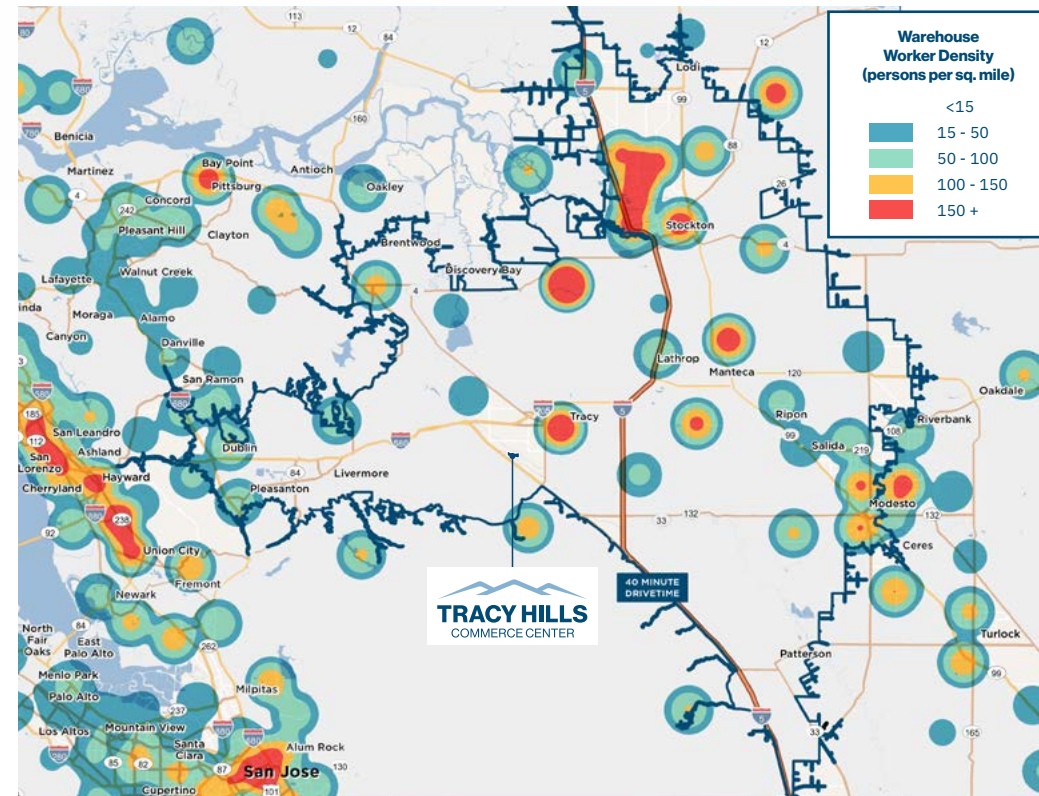
TRACY HILLS COMMERCE CENTER CREATES AN IDEAL LOWER COST OPERATING ENVIRONMENT FOR HIGH-PERFORMANCE LOGISTICS AND DISTRIBUTION USERS WHEN COMPARED TO THE BAY AREA.

LABOR - MARKET ANALYSIS

DISTRIBUTION MANUFACTURING WORKFORCE

Targeted Demographic Pool

- Large, highly concentrated population with an above average projected growth over the next five years
- Substantial distribution/light manufacturing labor pool of approximately 46,000 within a 10-mile radius
- A positive labor supply/demand balance, with approximately 15,000 more applicants than jobs within a 40-minute drive time



POPULATION

	40 MIN DRIVETIME	WITHIN 10 MILES	40 MIN DRIVETIME	SUPPLY/ DEMAND	JOBS	% CHANGE	WITHIN 10 MILES	UNEMPLOYMENT RATE	TOTAL	% HOUSEHOLDS EARNING < \$35k/yr
TRACY HILLS	1,315,353	188,923	127,241	-2,895	124,346	6%	24,902	6	37,166	14.7
SACRAMENTO	2,403,386	936,032	200,946	4,959	205,905	5	92,657	5.3	63,614	16.8
FRESNO	1,264,037	712,038	105,062	8,691	113,753	4	79,353	4.7	43,566	22.9
PATTERSON	742,410	38256	80,961	-4,699	76,262	3	283	6.6	23,942	16
FAIRFIELD	1,321,997	252439	24,836	-7,812	17,024	4	24,836	4.9	34,112	14.5
VACAVILLE	1,307,784	245155	24,836	-7,812	17,024	4	22,089	4.7	33,071	14.9
USA	339,887,819	NA	39,768,110	1	39,768,111	4	NA	4.3	7,559,402	20.4

APPLICABLE LABOR POOL

A GATEWAY TO MAJOR MARKETS

ACCESS TO MARKETS

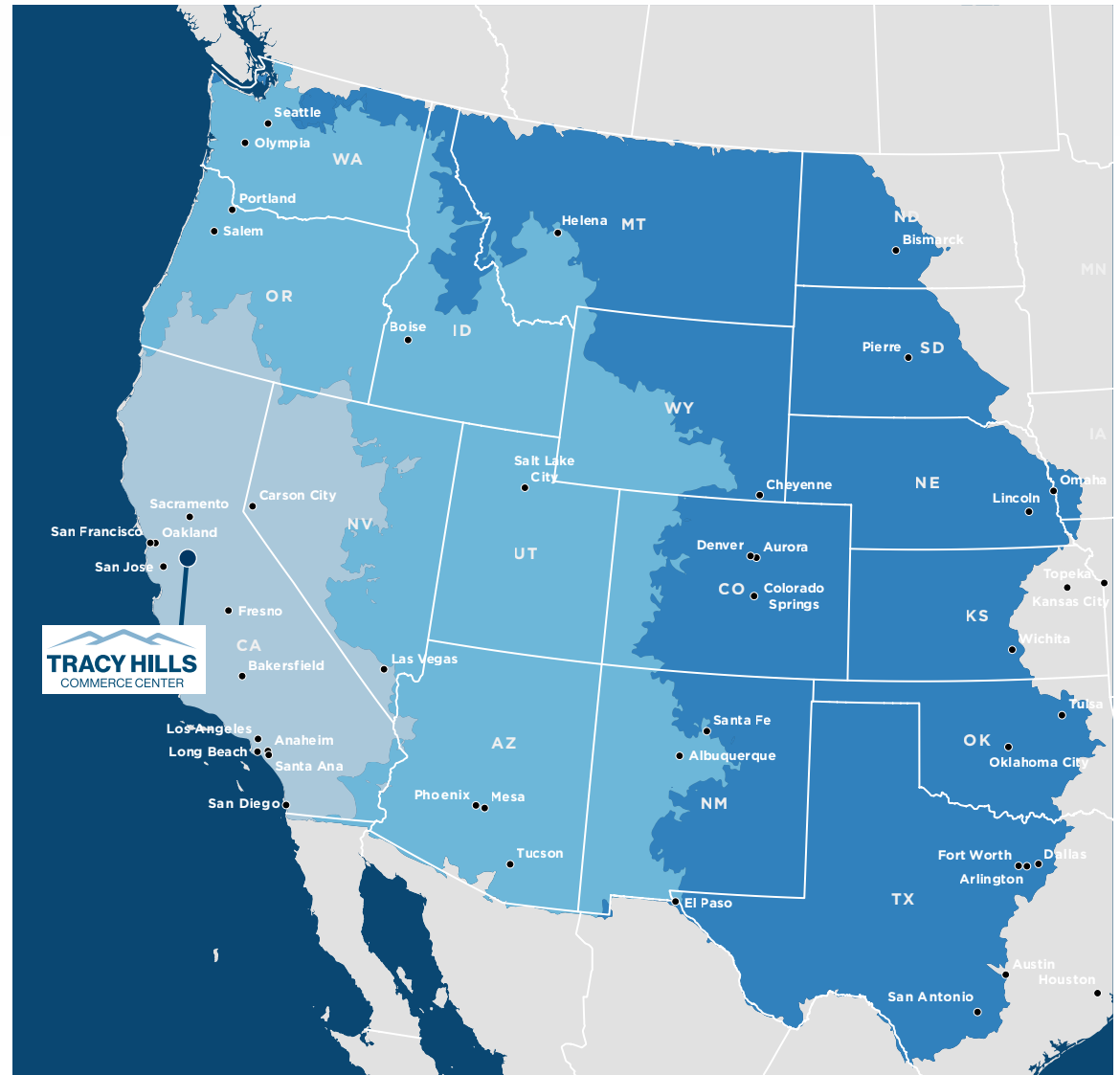
RAILWAYS	MILES	CITY	MILES
BNSF	4	OAKLAND	54
UNION PACIFIC	51	SAN JOSE	60
		SAN FRANCISCO	62
		SACRAMENTO	67
		FRESNO	124
		LOS ANGELES	323
		LAS VEGAS	510
		BOISE	623
		PORTLAND	645
		PHOENIX	698
		SALT LAKE CITY	719
		SEATTLE	818
		DENVER	1,238

PORTS	MILES
STOCKTON	22
OAKLAND	50
LONG BEACH	350
SEATTLE	825

AIRPORTS	MILES
STOCKTON	19
OAKLAND	46
SAN JOSE	57
SAN FRANCISCO	65
SACRAMENTO	80

MARKET DELIVERY

DELIVERY TIME / POPULATION	
SAME DAY	43 MILLION
NEXT DAY	71 MILLION
2ND DAY	98 MILLION





TRACY HILLS

COMMERCE CENTER

www.tracyhillscommercecenter.com

**I-580 & S. CORRAL HOLLOW ROAD
TRACY, CA 95377**



BLAKE RASMUSSEN

Executive Managing Director
+1 209 481 7044
blake.rasmussen@cushwake.com
Lic #01010250

KEVIN DAL PORTO

Executive Managing Director
+1 209 601 2476
kevin.dalporto@cushwake.com
Lic #01212935

TYSON VALLENARI

Executive Managing Director
+1 510 919 2328
tyson.vallenari@cushwake.com
Lic #01480887



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-08.18.2026