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 DELIVERING 4Q2027
www.tracyhillscommercecenter.com



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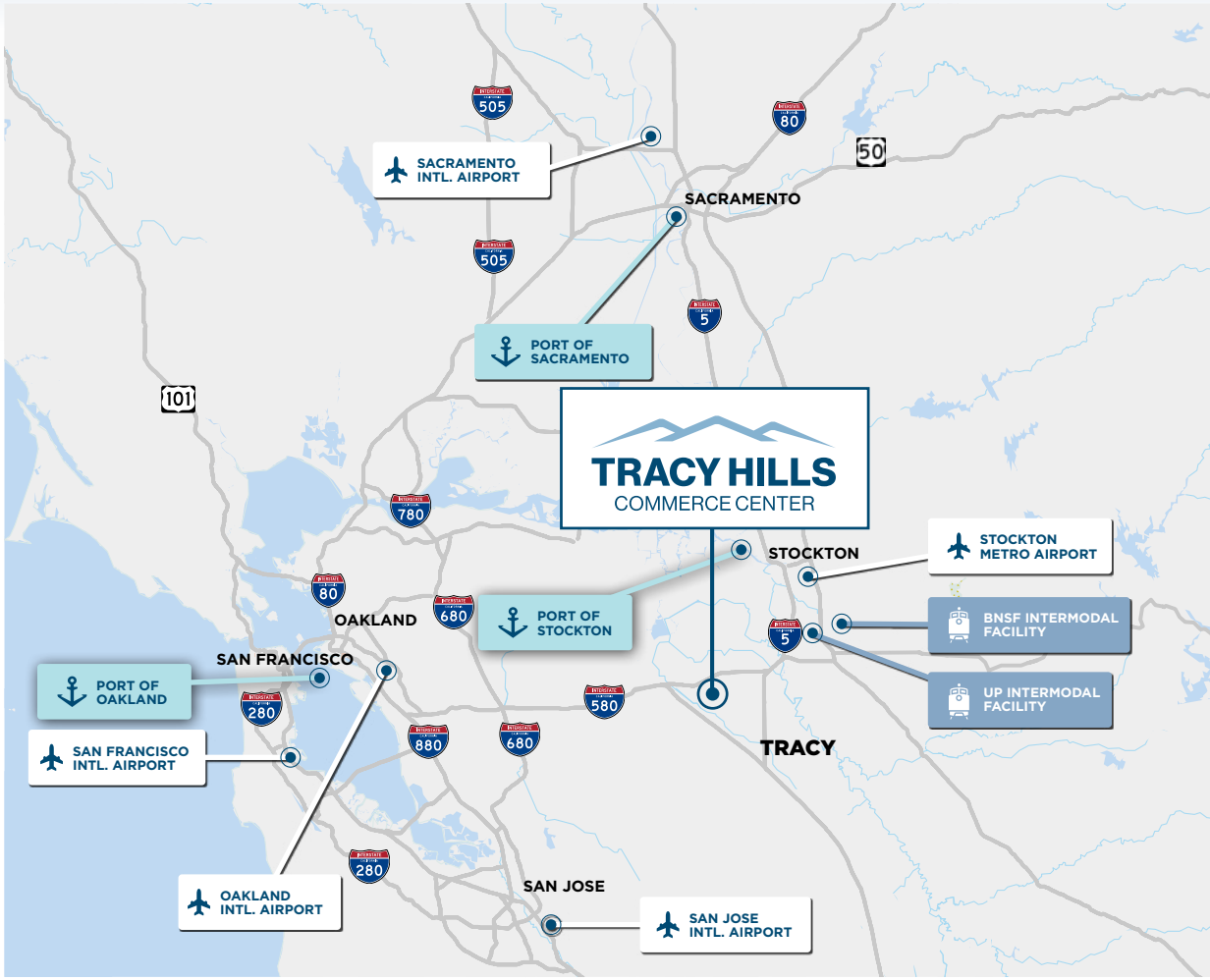
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CUSHMAN & WAKEFIELD | RIDGELINE PROPERTY GROUP | AFFINIUS CAPITAL

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

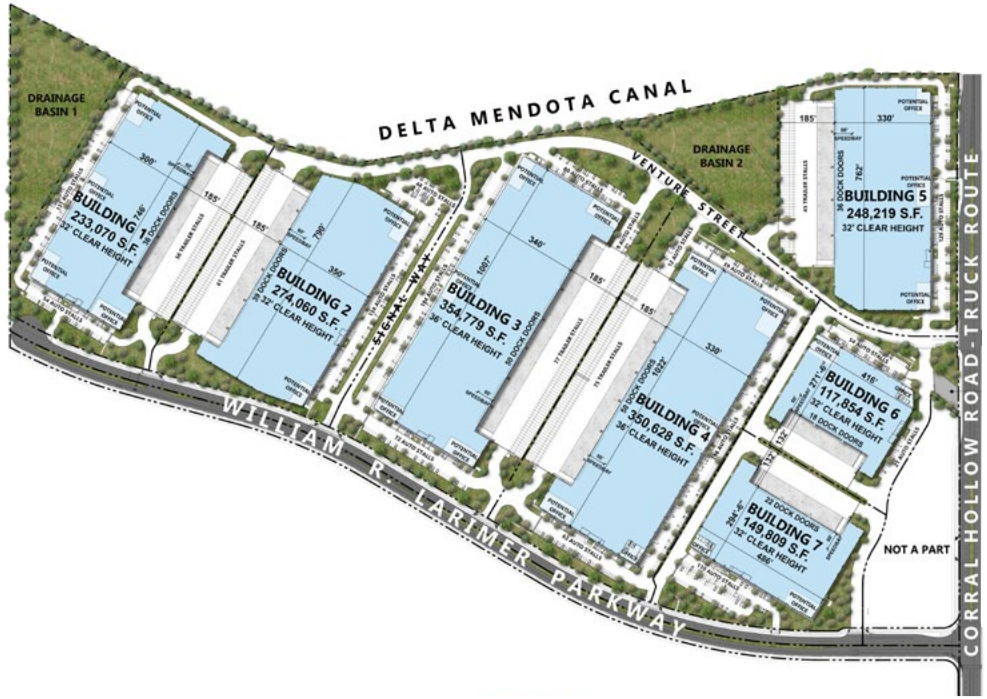
Advanced Manufacturing Ready

LEED Certified Sustainable Design

MASTER PLANNED COMMERCE PARK

TRACY HILLS
COMMERCE CENTER





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.**

TRACY HILLS
COMMERCE CENTER

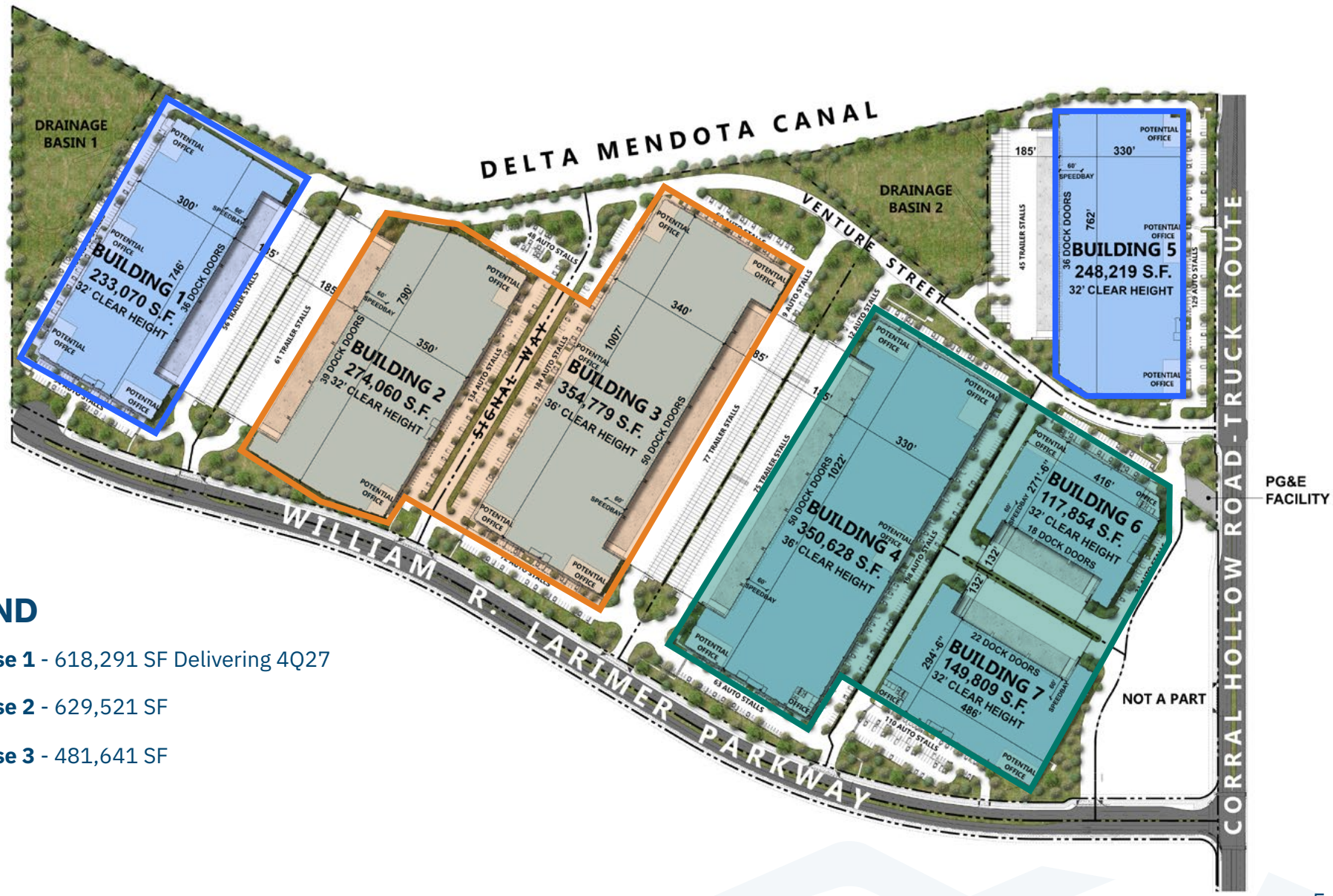




MASTER SITE PLAN

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

TRACY HILLS
COMMERCE CENTER



LEGEND

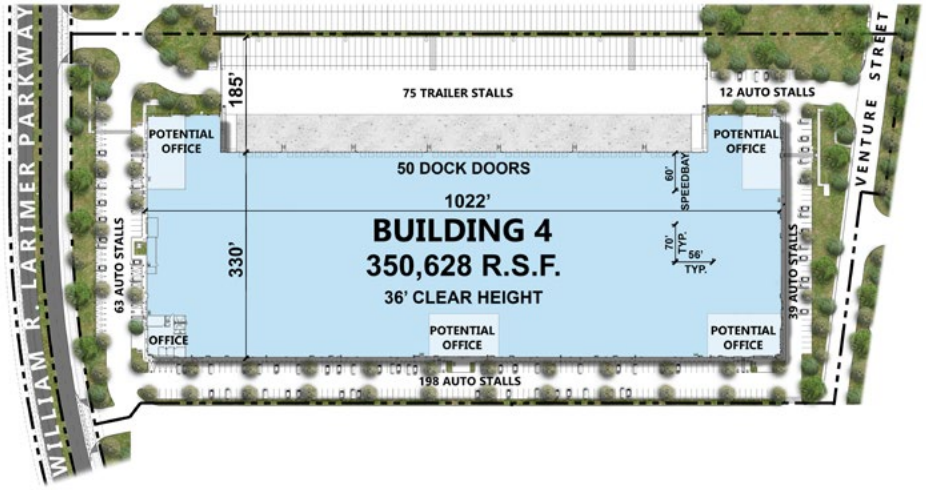
- **Phase 1** - 618,291 SF Delivering 4Q27
- **Phase 2** - 629,521 SF
- **Phase 3** - 481,641 SF

NORTH

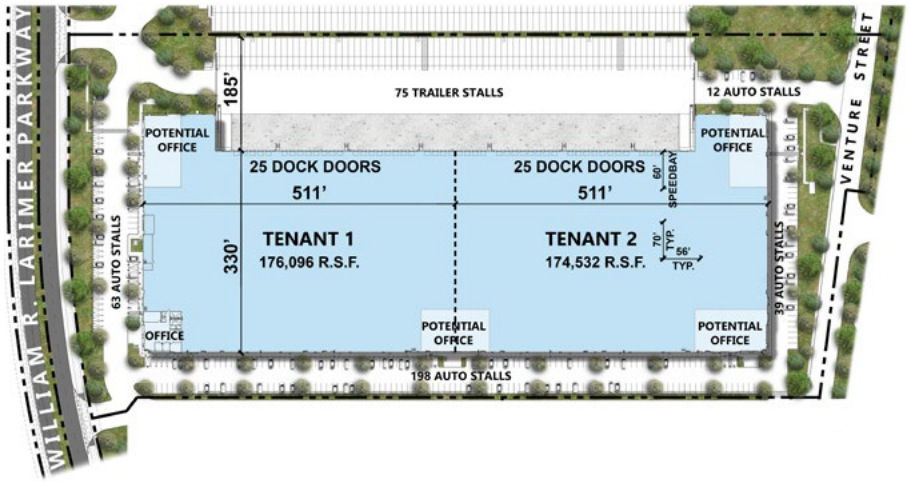
PHASE 1 | BUILDING 4 | ±350,628 SF

TRACY HILLS
COMMERCE CENTER

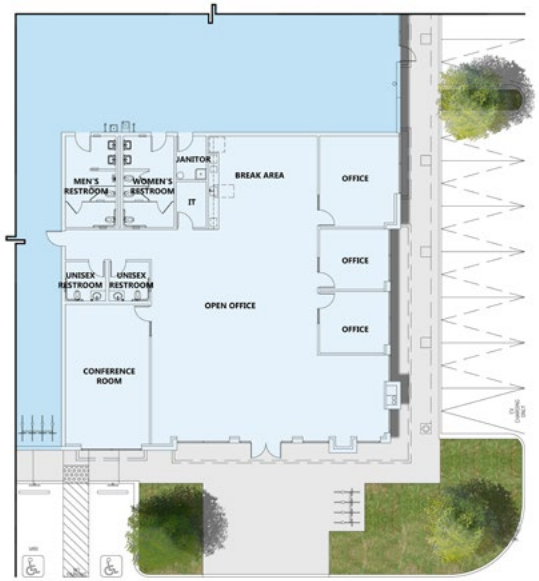
SINGLE-TENANT PLAN



MULTI-TENANT PLAN



OFFICE FLOOR PLAN



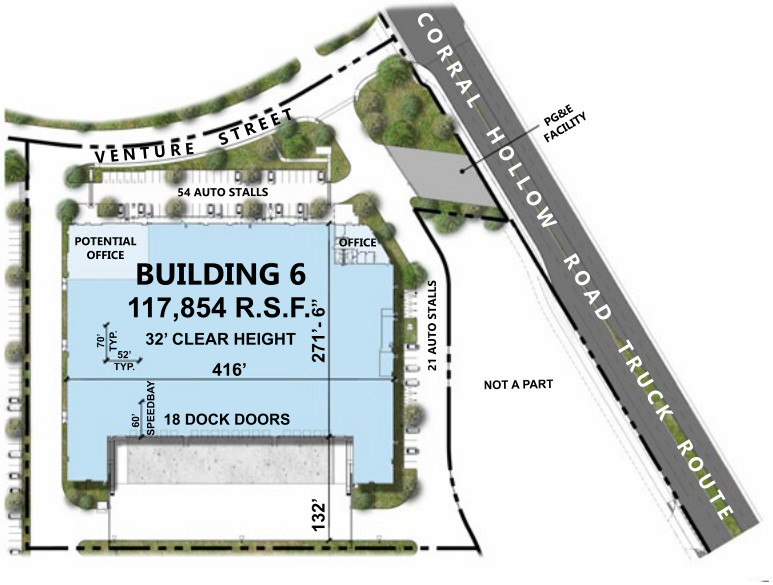
BUILDING FEATURES | PLANNED SPEC IMPROVEMENTS

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

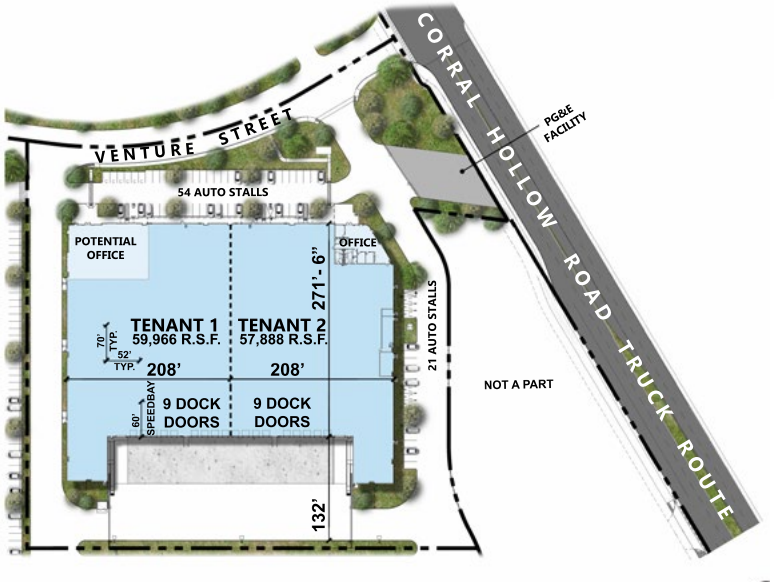
PHASE 1 | BUILDING 6 | ±117,854 SF

TRACY HILLS
COMMERCE CENTER

SINGLE-TENANT PLAN



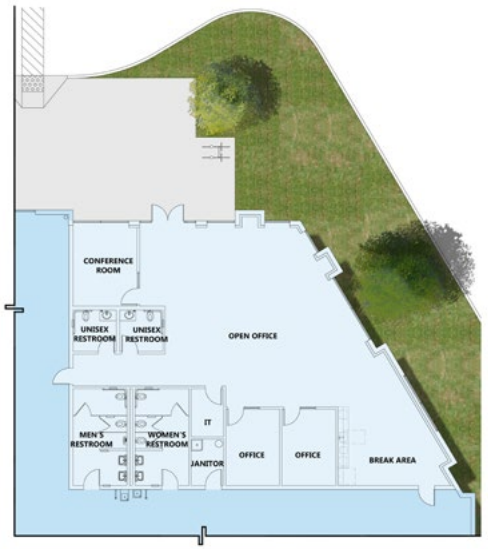
MULTI-TENANT PLAN



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



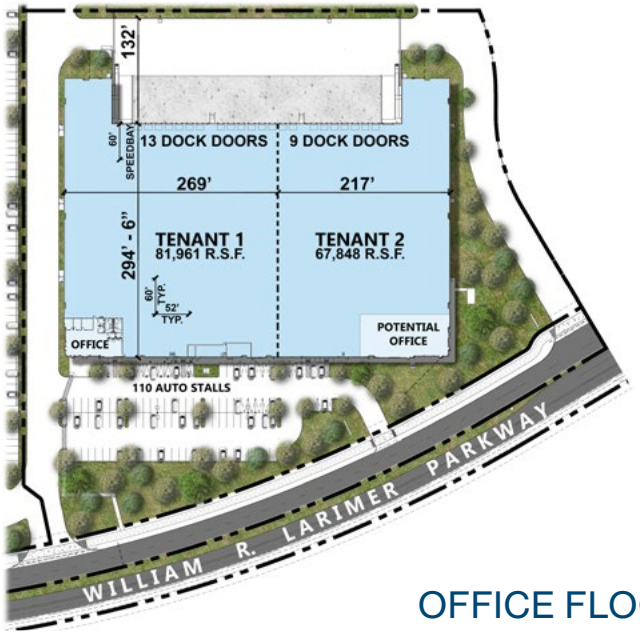
PHASE 1 | BUILDING 7 | ±149,809 SF

TRACY HILLS
COMMERCE CENTER

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

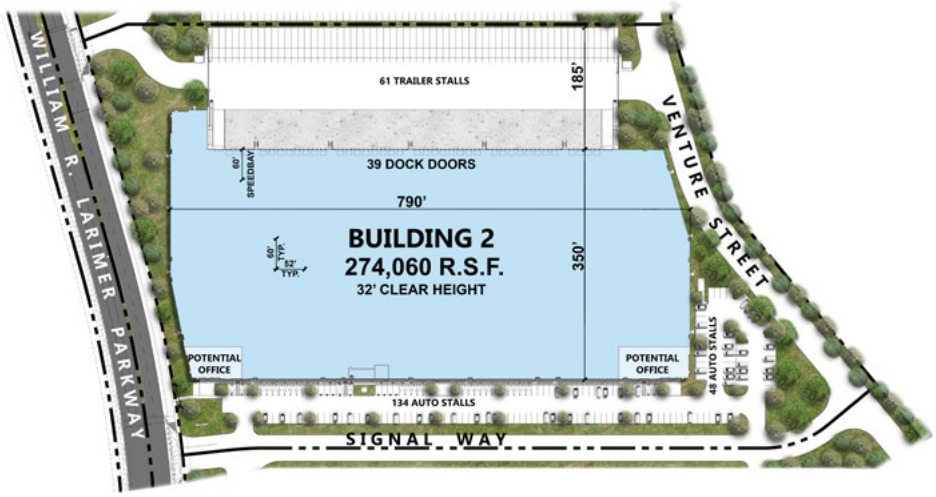
OFFICE FLOOR PLAN



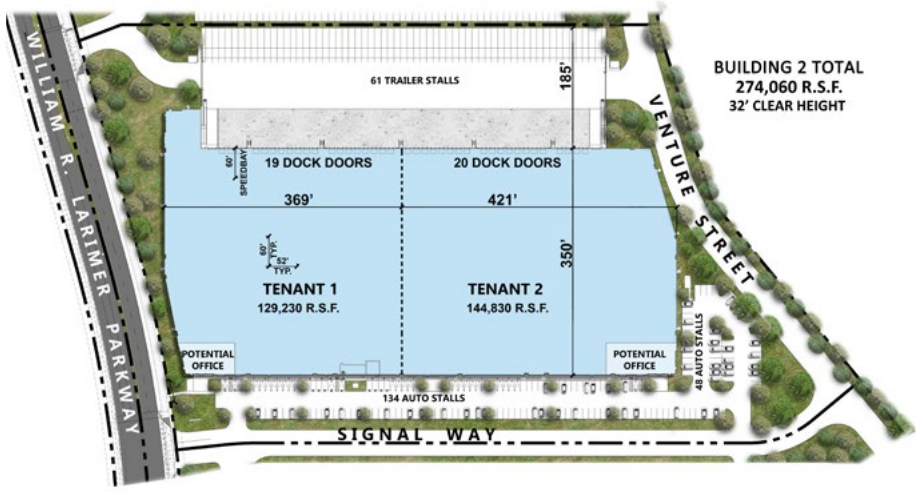
PHASE 2 | BUILDING 2 | ±274,060 SF

TRACY HILLS
COMMERCE CENTER

SINGLE-TENANT PLAN



MULTI-TENANT PLAN



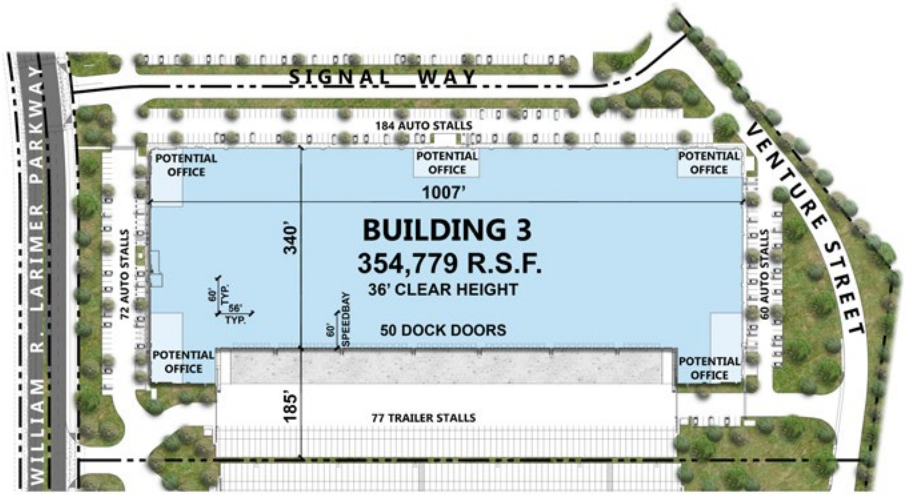
BUILDING FEATURES | PLANNED SPEC IMPROVEMENTS

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

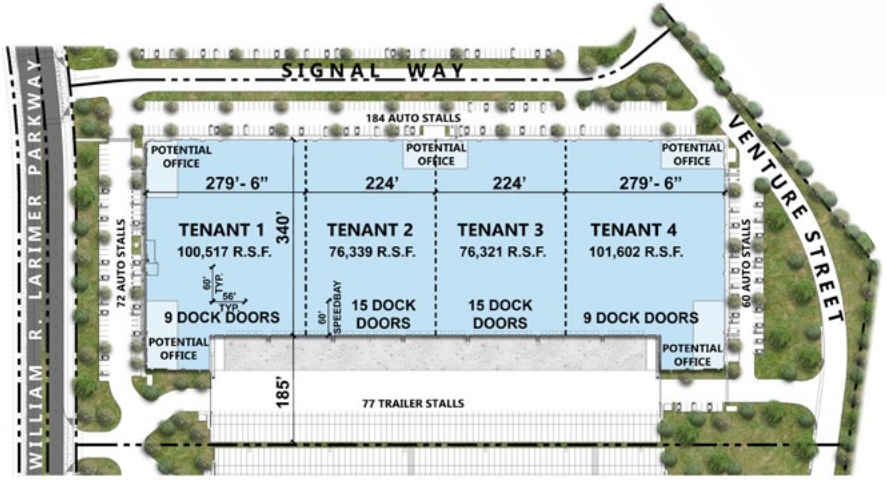
PHASE 2 | BUILDING 3 | ±354,779 SF

TRACY HILLS
COMMERCE CENTER

SINGLE-TENANT PLAN



MULTI-TENANT PLAN



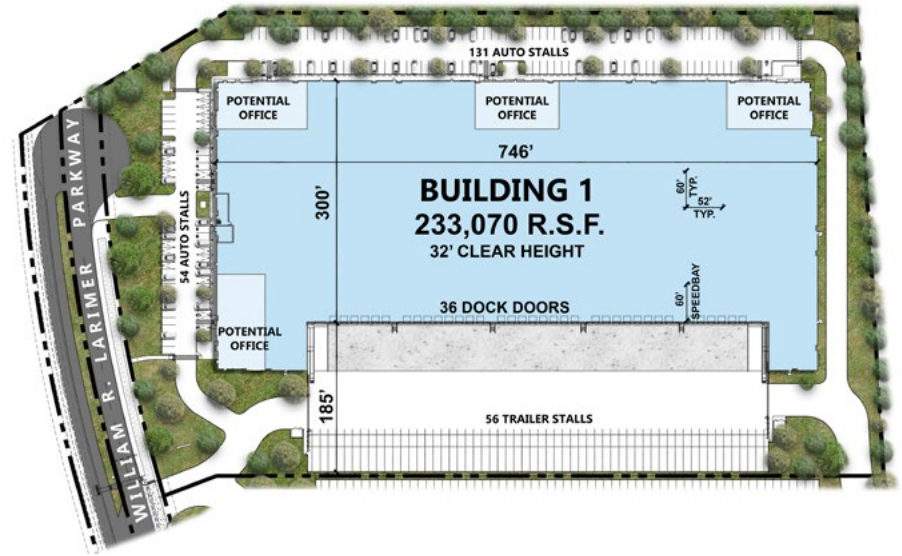
BUILDING FEATURES | PLANNED SPEC IMPROVEMENTS

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

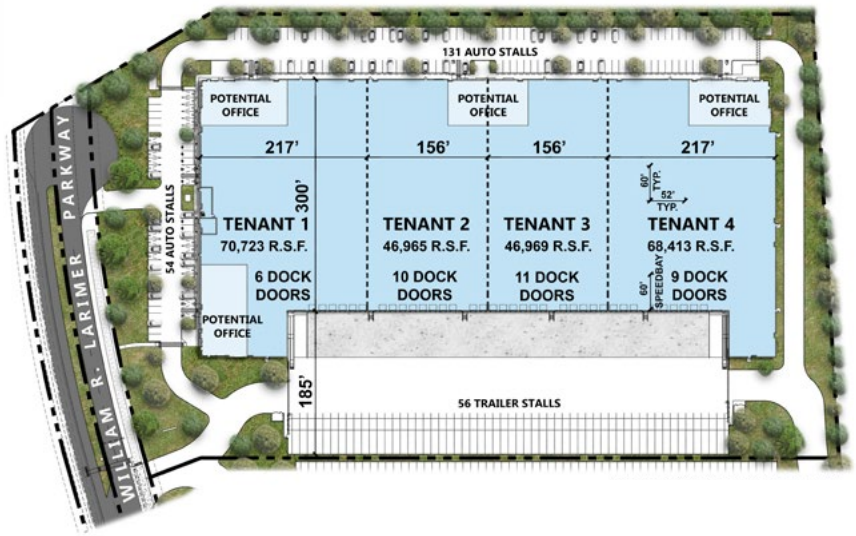
PHASE 3 | BUILDING 1 | ±233,070 SF

TRACY HILLS
COMMERCE CENTER

SINGLE-TENANT PLAN



MULTI-TENANT PLAN



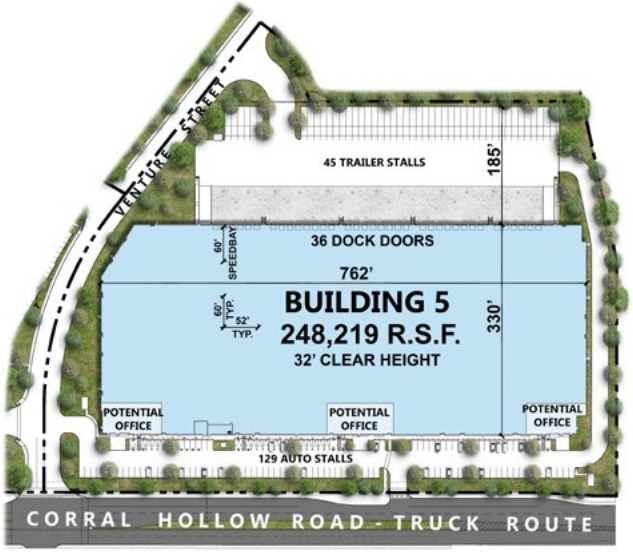
BUILDING FEATURES | PLANNED SPEC IMPROVEMENTS

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

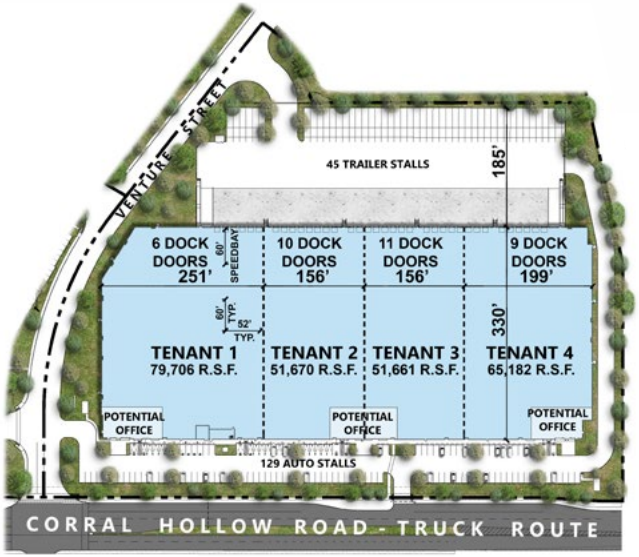
PHASE 3 | BUILDING 5 | ±248,219 SF

TRACY HILLS
COMMERCE CENTER

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

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

TRACY HILLS
COMMERCE CENTER

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.

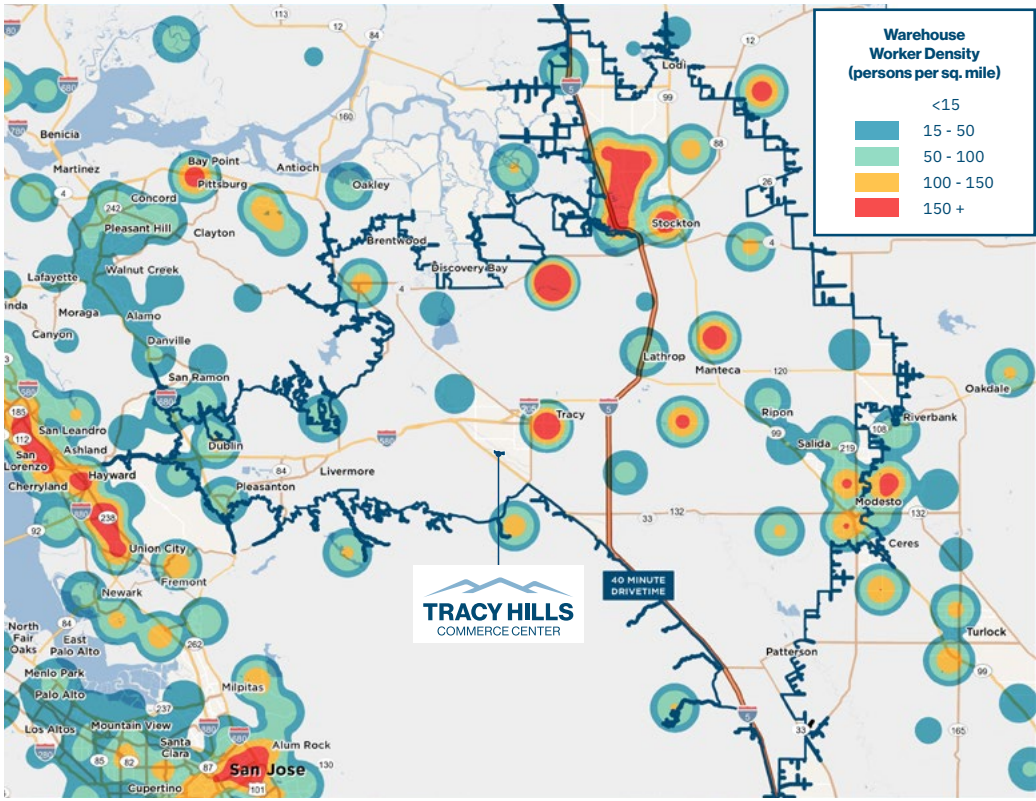
LABOR - MARKET ANALYSIS

TRACY HILLS
COMMERCE CENTER

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		APPLICABLE LABOR POOL							
	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

A GATEWAY TO MAJOR MARKETS

ACCESS TO MARKETS

RAILWAYS	MILES
BNSF	4
UNION PACIFIC	51

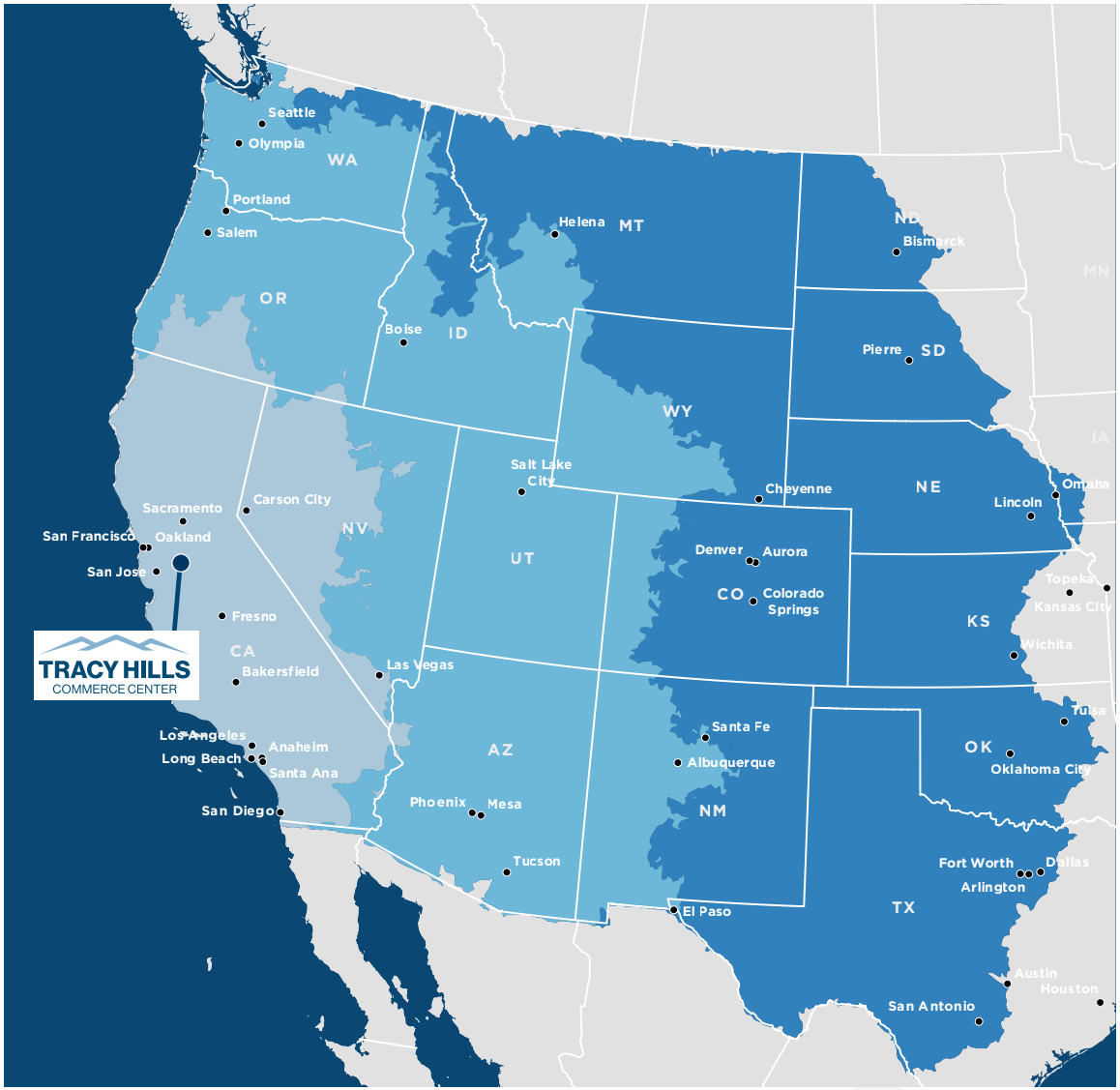
PORTS	MILES
STOCKTON	22
OAKLAND	50
LONG BEACH	350
SEATTLE	825

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

CITY	MILES
OAKLAND	54
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

MARKET DELIVERY

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



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