

Oct 2021 | Northern San Joaquin Valley Big Box Survey

50,000 Square Feet and Above | Non-Owner Occupied | Legend: *asterisks indicate rail-served buildings | ✕ italics indicate crossload buildings

✕ LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
STOCKTON									
		7735 S Hwy 99	Airmetro	108,700	108,700	100.00%	-		
		6801 Longe Street	Airmetro	57,000	57,000	100.00%	-		
		7100 Longe Street	Airmetro	59,850	59,850	100.00%	-		
		7109 Longe Street	Airmetro	51,300	51,300	100.00%	-	\$0.52	
		7679 Longe Street	Airmetro	113,715	113,715	100.00%	-		
		1641 Citation	Airmetro	97,470	97,470	100.00%	-	\$0.42	
		7985 Bridgefor Street	Airmetro	77,986	0	0	77,986	\$0.65	
		1888 Lockheed Court	Airmetro	64,080	64,080	100.00%	-	\$0.40	
✕		<i>4580 Logistics Drive</i>	<i>NorCal Logistics Center</i>	<i>709,556</i>	<i>0</i>	<i>0.00%</i>	<i>709,556</i>		
✕		<i>4601 Newcastle Rd</i>	<i>NorCal Logistics Center</i>	<i>388,000</i>	<i>0</i>	<i>0.00%</i>	<i>388,000</i>		
		4173 Newcastle Rd	NorCal Logistics Center	735,900	735,900	100.00%	-		
✕		<i>4650 Newcastle Rd</i>	<i>NorCal Logistics Center</i>	<i>751,000</i>	<i>751,000</i>	<i>100.00%</i>	-		
		4718 Newcastle Rd	NorCal Logistics Center	186,944	186,944	100.00%	-		
✕		<i>4532 Newcastle Rd</i>	<i>NorCal Logistics Center</i>	<i>1,122,340</i>	<i>1,122,340</i>	<i>100.00%</i>	-		
		4440 Alitalia	Airport Business Center	200,070	200,070	100.00%	-	\$0.48	
		4510 Alitalia	Airport Business Center	177,500	177,500	100.00%	-		
		2001 Arch-Airport	Airport Business Center	51,984	51,984	100.00%	-	\$0.48	
		2109 Arch-Airport	Airport Business Center	51,984	51,984	100.00%	-		
		2385 Arch-Airport	Airport Business Center	51,092	51,092	100.00%	-		
		6444 E Arch Rd	Airport Business Center	383,382	0	0.00%	383,382		
		6868 E Arch Rd	Airport Business Center	506,844	155,000	0.30%	351,844	\$0.46	
		1616 Boeing Way	Airport Business Center	103,968	103,968	0.63%	38,988		



Tim Pryor, SIOR
(209) 484-6066

Oct 2021 | Northern San Joaquin Valley Big Box Survey

50,000 Square Feet and Above | Non-Owner Occupied | Legend: *asterisks indicate rail-served buildings | ✕ italics indicate crossload buildings

✕LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
		1718 Boeing Way	Airport Business Center	103,968	103,968	100.00%	-	\$0.59	
		1919 Boeing Way	Airport Business Center	545,833	545,833	100.00%	-	\$0.54	
		1928 Boeing Way	Airport Business Center	129,960	129,960	100.00%	-		
		2120 Boeing Way	Airport Business Center	451,611	451,611	100.00%	-		
		2121 Boeing Way	Airport Business Center	511,718	511,718	100.00%	-		
		2414 Boeing Way	Airport Business Center	57,000	57,000	100.00%	-	\$0.43	
		2452 Boeing Way	Airport Business Center	57,000	57,000	100.00%	-	\$0.58	
		2518 Boeing Way	Airport Business Center	57,000	57,000	100.00%	-		
		2728 Boeing Way	Airport Business Center	53,750	53,750	100.00%	-	\$0.45	
		2845 Boeing Way	Airport Business Center	257,000	257,000	100.00%	-	\$0.43	
		3021 Boeing Way	Airport Business Center	150,000	150,000	100.00%	-	\$0.45	
		2610 Lycoming	Airport Business Center	90,000	90,000	100.00%	-	\$0.49	
		4411 Pock Lane	Airport Business Center	89,347	48,593	54.00%	40,754	\$0.58	
		4212 Pock Lane	Airport Business Center	55,200	55,200	100.00%	-	\$0.55	
		4239 Pock Lane	Airport Business Center	57,000	57,000	100.00%	-	\$0.55	
		4274 Pock Lane	Airport Business Center	55,200	55,200	100.00%	-	\$0.55	
		4283 Pock Lane	Airport Business Center	57,000	57,000	100.00%	-	\$0.55	
		4331 Pock Lane	Airport Business Center	57,000	57,000	100.00%	-		
		4336 Pock Lane	Airport Business Center	55,200	55,200	100.00%	-	\$0.52	
		4466 Pock Lane	Airport Business Center	143,448	0	0.00%	143,448		
		4360 Pock Lane	Airport Business Center	57,000	48,450	85.00%	8,550	\$0.53	
		4545 Quantas	Airport Business Center	72,624	52,464	0.72%	20,160	\$0.59	
		4646 Quantas	Airport Business Center	53,581	51,341	0.94%	3,240	\$0.55	

Oct 2021 | Northern San Joaquin Valley Big Box Survey

50,000 Square Feet and Above | Non-Owner Occupied | Legend: *asterisks indicate rail-served buildings | ✕ italics indicate crossload buildings

✕LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
		3158 Transworld	Airport Business Center	66,000	66,000	100.00%	-	\$0.55	
		3033 Transworld	Airport Business Center	53,760	53,760	100.00%	-	\$0.45	
		834 Performance Drive	Airport Gateway Center	165,474	165,474	100.00%	-		
		931 Performance Drive	Airport Gateway Center	434,980	434,980	100.00%	-		
	*	1015 Performance Drive	Airport Gateway Center	500,004	500,004	100.00%	-		
		1052 Performance Drive	Airport Gateway Center	163,250	163,250	100.00%	-		
		1440 Performance Drive	Airport Gateway Center	185,393	185,393	100.00%	-	\$0.46	
	*	1111 Runway Drive	Airport Gateway Center	500,199	500,199	100.00%	-	\$0.60	
		1030 Runway Drive	Airport Gateway Center	443,640	443,640	100.00%	-	\$0.54	
✕		<i>6440 Aviation Drive</i>	<i>Airport Gateway Center</i>	<i>419,608</i>	<i>0</i>	<i>0.00%</i>	<i>419,608</i>	<i>\$0.53</i>	
		4819 Fite Court	Arch Road	194,940	194,940	100.00%	-		
		4730 Fite Court	Arch Road	143,888	143,888	100.00%	-	\$0.45	
		4727 Fite Court	Arch Road	350,892	350,892	100.00%	-	\$0.39	
		4747 Logistics Drive	Arch Road	285,480	0	0.00%	285,480		
		4686 Frontier Way	Arch Road	104,000	104,000	100.00%	-	\$0.30	
✕		<i>4512 Frontier Way</i>	<i>Arch Road</i>	<i>353,000</i>	<i>353,000</i>	<i>100.00%</i>	-		
		4747 Frontier Way	Arch Road	150,000	150,000	100.00%	-		\$0.47
		3843 Gold River	Arch Road	56,858	56,858	100.00%	-		
		4019 Gold River	Arch Road	45,486	45,486	100.00%	-		
		4091 Gold River	Arch Road	56,858	56,858	100.00%	-	\$0.50	
		4113 Gold River	Arch Road	51,072	51,072	100.00%	-		\$0.48
		3536 Gold River	Arch Road	59,850	59,850	100.00%	-		
		3735 Imperial Way	Arch Road	164,540	164,540	100.00%	-		

Oct 2021 | Northern San Joaquin Valley Big Box Survey

50,000 Square Feet and Above | Non-Owner Occupied | Legend: *asterisks indicate rail-served buildings | ✕ italics indicate crossload buildings

✕ LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
		3838 Imperial Way	Arch Road	150,000	105,000	0.70%	45,000	\$0.42	
		3537 Metro Way	Arch Road	187,644	187,644	100.00%	-		
		3412 Metro Way	Arch Road	67,460	67,460	100.00%	-	\$0.40	
		1627 Army Court	Charter Way	277,500	180,000	0.35%	97,500	\$0.49	
		1624 Army Court	Charter Way	655,946	282,924	0.43%	373,022		
		1515 S. Fresno Ave	Port Area	75,000	75,000	0.00%	-	\$0.55	
		3200 E. Eight Mile Road	Cannery Bus Pk	329,700	275,580	0.84%	54,120		
		4447 S. Airport	Central Valley	56,000	56,000	100.00%	-		\$0.35
	*	<i>4199 Gibraltar Court</i>	<i>Central Valley</i>	<i>314,392</i>	<i>314,392</i>	<i>100.00%</i>	-	\$0.47	
	*	4201 Gibraltar Court	Central Valley	455,418	455,418	100.00%	-		
	*	440 Industrial	Central Valley	522,405	522,405	100.00%	-		
	*	3656 Perlman Drive	Central Valley	369,875	369,875	100.00%	-		
✕		<i>3412 Perlman Drive</i>	<i>Central Valley</i>	<i>519,840</i>	<i>519,840</i>	<i>100.00%</i>	-	\$0.38	
✕		<i>3613 Zephyr Ct</i>	<i>Central Valley</i>	<i>93,537</i>	<i>32,405</i>	<i>35.00%</i>	<i>61,132</i>	\$0.65	
		3525 Zephyr Court	Central Valley	99,000	99,000	100.00%	-	\$0.38	
		555 Zephyr Drive	Central Valley	207,360	207,360	100.00%	-		\$0.35
		606 Zephyr Drive	Central Valley	70,642	70,642	100.00%	-	\$0.58	
		811 Zephyr Drive	Central Valley	512,000	512,000	100.00%	-		
		3837 Producers Drive	Central Valley	120,213	120,213	100.00%		\$0.60	
		2800 S. California Street	Southside	265,230	265,230	100.00%	-	\$0.38	
		2396 E. Miner Avenue	Eastside	81,200	81,200	100.00%	-		\$0.38
	*	1200 Golden Gate	Eastside	143,750	143,750	100.00%	-	\$0.42	

Oct 2021 | Northern San Joaquin Valley Big Box Survey

50,000 Square Feet and Above | Non-Owner Occupied | Legend: *asterisks indicate rail-served buildings | ✖ italics indicate crossload buildings

✖LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
		1668 El Pinal	El Pinal Industrial Park	53,670	53,670	100.00%	-	\$0.45	
	*	3001 Navone Road	Fairchild	201,400	201,400	100.00%	-	\$0.44	
	*	6665 Hardaway Road	Fairchild	208,000	208,000	100.00%	-	\$0.47	
	*	3601 Navone Road	Fairchild	50,000	50,000	100.00%	-		
	*	2020 E. Miner Avenue	Legacy Miner	503,350	283,350	0.56%	220,000		
		1505 Tillie Lewis	Legacy Stockton	127,680	127,680	100.00%	-	\$0.39	
	*	1604 Tillie Lewis	Legacy Stockton	570,000	570,000	100.00%	-	\$0.39	
		1605 Tillie Lewis	Legacy Stockton	180,000	60,000	0.33%	120,000	\$0.39	
✖		<i>3610 Airport Way</i>	<i>Massie</i>	<i>1,116,000</i>	<i>1,116,000</i>	<i>100.00%</i>	-	\$0.36	
		1627 Industrial	Massie	54,360	36,750	0.68%	17,610	\$0.60	
		1780 Industrial	Massie	111,160	0	0.00%	111,160		
		1631 Industrial	Massie	62,100	62,100	100.00%	-	\$0.56	
		1820 Industrial	Massie	58,880	58,880	100.00%	-	\$0.40	
	*	2055 Industrial Dive	Massie	195,000	195,000	100.00%	-		
		Industrial Drive	IDI	660,000	660,000	100.00%	-		
		1909 Zephyr Drive	Massie	508,800	0	0.00%	508,800	\$0.45	
		4114 S. Airport Way	Massie	264,418	264,418	100.00%	-	\$0.42	
		2222 Sinclair Ave	Duck Creek	262,000	0	0.00%	262,000		
✖		<i>2115 S. Sinclair</i>	<i>Duck Creek</i>	<i>781,000</i>	<i>781,000</i>	<i>100.00%</i>	-		
✖	*	4343 E Fremont	S.T. & E.	295,000	295,000	100.00%	-	\$0.39	
	*	1155 Gertrude	S.T. & E.	98,500	98,500	100.00%	-		
		1195 Gertrude	S.T. & E.	100,000	100,000	100.00%		\$0.45	
	*	1201 Gertrude	S.T. & E.	100,000	100,000	100.00%	-		
	*	1203 Gertrude	S.T. & E.	200,238	200,238	100.00%	-	\$0.45	

Oct 2021 | Northern San Joaquin Valley Big Box Survey

50,000 Square Feet and Above | Non-Owner Occupied | Legend: *asterisks indicate rail-served buildings | * italics indicate crossload buildings

✗LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
	*	1275 Gertrude	S.T. & E.	75,000	75,000	100.00%	-		\$0.44
	*	1580 Report	S.T. & E.	115,500	100,000	0.87%	15,500		\$0.45
	*	1422 Report	S.T. & E.	75,000	50,000	0.66%	25,000		
	*	901 Stokes	S.T. & E.	112,500	112,500	100.00%	-		\$0.30
		3632 Peterson Road	Triangle	180,000	134,400	0.75%	45,600	\$0.45	
		3834 Duck Creek Dr	Triangle	158,400	158,400	100.00%	-		
		3745 Peterson Road	Triangle	78,000	78,000	100.00%	-	\$0.45	
		2136 Pony Express	Triangle	90,625	90,625	100.00%	-	\$0.35	
		2332 Station Drive	Triangle	50,400	50,400	100.00%	-		
		2222 Sinclair Av	Duck Creek	262,000	0	0.00%	262,000		
		2736 Teepee Drive	Cherokee	55,200	47,200	0.86%	8,000		\$0.50
		2334 Stagecoach Road	Triangle	58,800	52,500	0.89%	6,300		\$0.50
		4201 E. Fremont	Eastside	130,200	130,200	100.00%	-		
	*	1815 Navy Drive	Port Area	252,237	252,237	100.00%	-		\$0.35
	*	340 Port Road 22	Port of Stockton	552,432	552,432	100.00%	-		
	*	2206 Stagecoach Road	Triangle	97,968	97,968	100.00%	-	\$0.41	
		CITY TOTALS		28,397,203	23,833,455	83.93%	5,103,740	\$0.48	\$0.42

✗LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
LODI									
		1330 E. Victor Road	Lodi - East	57,400	0	0.00%	57,400	\$0.38	
		E. Pine Street	Lodi	132,000	132,000	100.00%	-	\$0.40	
	*	1330 E. Vine	Lodi - East	324,800	324,800	100.00%	-	\$0.44	



Tim Pryor, SIOR
(209) 484-6066

Oct 2021 | Northern San Joaquin Valley Big Box Survey

50,000 Square Feet and Above | Non-Owner Occupied | Legend: *asterisks indicate rail-served buildings | ✖ italics indicate crossload buildings

✖LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
	*	960 S. Guild Avenue		400,000	400,000	100.00%	-		\$0.00
	*	1 Winemaster	Lodi Wine & Bus Center	396,414	396,414	100.00%	-		
		2000 W. Turner Rd		923,000	595,000	0.64%	328,000		
		1170 S. Guild Ave		400,340	400,340	100.00%	-		
		107 Turner Road		122,110	122,110	100.00%	-		
CITY TOTALS				2,756,064	2,370,664	86.02%	385,400	\$0.41	\$0.00

✖LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
LATHROP									
	*	*15380 McKinley		88,444	62,376	0.71%	26,068		\$0.35
		15620 McKinley		42,000	42,000	0.00%	42,000		
		15660 McKinley		35,284	35,284	0.00%	35,284		
		18601 Christopher Way	Crossroads	338,564	0	0.00%	338,564	\$0.55	
		19701 Christopher Way	Crossroads	116,964	116,964	100.00%	-		
		19107 Christopher Way	Crossroads	96,658	96,658	100.00%	-		
		18851 Christopher Way	Crossroads	103,562	103,562	100.00%	-		
		11980 Harlan Road	CA Logistics Center	343,732	343,732	100.00%	-		
		11900 Harlan Road	CA Logistics Center	262,400	196,800	0.75%	65,600	\$0.48	
		18260 Harlan Road	CA Logistics Center	430,770	430,770	100.00%	-	\$0.45	
		11940 Harlan Road	CA Logistics Center	436,800	436,800	100.00%	-		
		11800 Harlan Road	CA Logistics Center	745,640	745,640	100.00%	-		
		11960 Harlan Road	CA Logistics Center	145,229	145,229	100.00%	-		

Oct 2021 | Northern San Joaquin Valley Big Box Survey

50,000 Square Feet and Above | Non-Owner Occupied | Legend: *asterisks indicate rail-served buildings | ✕ italics indicate crossload buildings

✕LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
		17100 Harlan Road	Crossroads	417,720	101,250	0.24%	316,470		
		18300 Harlan Road	Crossroads	750,000	750,000	100.00%	-		
		18390 Harlan Road	Crossroads	517,250	517,250	100.00%	-		
		5030 Yosemite Ave Bldg 7	Tripoint	109,639	0	0	109,639	\$0.65	
		5030 Yosemite Ave Bldg 6	Tripoint	181,629	0	0	181,629	\$0.65	
		5030 Yosemite Ave Bldg 5	Tripoint	266,309	0	0	266,309	\$0.65	
✕		3462 W Yosemite Ave Bldg 1	Gateway	205,664	0	0	205,664		
✕		3462 W Yosemite Ave Bldg 2	Gateway	609,984	0	0	609,984		
	*	18250 Murphy Parkway	Crossroads	276,696	276,696	100.00%	-	\$0.51	
		17100 Murphy Parkway	Crossroads	870,240	870,240	100.00%	-	\$0.53	
	*	501 Nestle Way	Crossroads	271,075	271,075	100.00%	-	\$0.61	
	*	700 D'Arcy	Crossroads	440,538	0	0.00%	440,538		
		17995 Murphy Parkway	Crossroads	119,024	119,024	100.00%	-	\$0.60	
	*	400 D'Arcy	Crossroads	276,696	276,696	100.00%	-		
	*	2 Nestle Way	Crossroads	747,035	747,035	100.00%	-	\$0.50	
		550 Tesla Way	Crossroads	197,124	0	0.00%	197,124		
	*	601 Tesla Way	Crossroads	265,944	171,544	0.65%	94,400	\$0.50	
		2131 E. Louise Ave	East Lathrop	622,959	622,959	100.00%	-	\$0.44	
		2325 W. Louise Ave	Pacific	585,500	585,500	100.00%	-		
		500 E. Louise Ave	LOF	835,000	835,000	100.00%	-		
		17400 Shideler Parkway	Lathrop	374,946	374,946	100.00%	-	\$0.50	
		17500 Shideler Parkway	Lathrop	407,820	407,820	100.00%	-	\$0.50	
		17690 Shideler Parkway	Lathrop	322,560	322,560	100.00%	-	\$0.50	



Tim Pryor, SIOR
(209) 484-6066

Oct 2021 | Northern San Joaquin Valley Big Box Survey

50,000 Square Feet and Above | Non-Owner Occupied | Legend: *asterisks indicate rail-served buildings | ✖ italics indicate crossload buildings

✖ LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
✖		<i>5130 Glacier Street</i>	<i>TriPoint</i>	1,100,000	1,100,000	100.00%			
		W. Yosemite Avenue	Lathrop	231,840	231,840	100.00%	-		
		CITY TOTALS		14,189,239	11,337,250	79.90%	2,929,273	\$0.54	\$0.35

✖ LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
MANTECA									
		1192 Vanderbilt	Manteca	86,400	72,000	0.83%	14,400	\$0.46	
		550 Carnegie	Manteca	58,800	58,800	100.00%	-		
		1300 Dupont Court, St. 1300	Manteca	82,762	76,938	0.93%	5,824	\$0.44	
		400 Industrial Park Drive	Manteca	88,533	0	0.00%	88,533	\$0.24	
		105 Industrial Park Drive	Manteca	210,000	210,000	100.00%	-		
		555 Industrial Park Drive	Manteca	57,329	57,329	100.00%	-	\$0.55	
✖		<i>1205 Moffat Boulevard</i>	<i>Spreckels</i>	266,720	266,720	100.00%	-	\$0.57	
	*	600 Spreckels Avenue	Spreckels	552,450	552,450	100.00%	-	\$0.48	
	*	Spreckels Avenue	Spreckels	608,000	608,000	100.00%	-		
		900 Spreckels Avenue	Spreckels	252,048	123,191	0.49%	128,857	\$0.46	\$0.00
	*	1340 Du Pont Ct	Spreckels	286,072	132,214	0.46%	153,858		
		1919 W. Louise	Pacific	91,135	91,135	100.00%	-	\$0.50	
		2403 W. Louise	Pacific	86,658	69,408	0.80%	17,250	\$0.54	
		Airport Way	CenterPoint	60,150	60,150	100.00%	-		
		3303 N. Airport Way	CenterPoint	551,475	551,475	100.00%	-		
		CITY TOTALS		3,338,532	2,929,810	87.76%	408,722	\$0.47	\$0.00



Tim Pryor, SIOR
(209) 484-6066

Oct 2021 | Northern San Joaquin Valley Big Box Survey

50,000 Square Feet and Above | Non-Owner Occupied | Legend: *asterisks indicate rail-served buildings | ✕ italics indicate crossload buildings

✕ LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
-----------------	---------------	--------------------------------	-------------------------	------------------	-------------------	---------------	---------------------	--------------------------------	------------------------------

✕ LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
TRACY									
		4276 Tracy Boulevard	Whitehall	64,925	64,925	100.00%	-	\$0.65	\$0.00
✕		2000 N. Chabot Court	Chabot	285,730	188,307	0.34%	97,423	\$0.65	
✕		<i>2300 N. Chabot Court</i>	<i>Chabot</i>	<i>390,416</i>	<i>0</i>	<i>0.00%</i>	<i>390,416</i>	<i>\$0.62</i>	
		757 E. Eleventh Street	Eastgate	606,653	606,653	100.00%	-		
		400 Gandy Dancer Drive		159,040	129,040	0.81%	30,000		
		Commerce Court	Patterson Pass	92,400	92,400	100.00%	-		
		17270 Commerce Way	Patterson Pass	86,000	86,000	100.00%	-	\$0.48	
		17350 Commerce Way	Patterson Pass	86,000	86,000	100.00%	-	\$0.48	
	*	Corporate Court	Patterson Pass	90,000	90,000	100.00%	-		
		Mt House Pkwy/Wicklund Cr	Mt Technology Center	50,990	0	0.00%	50,990		
		Mt House Pkwy/Wicklund Cr	Mt Technology Center	82,567	0	0.00%	82,567		
		Mt House Pkwy/Wicklund Cr	Mt Technology Center	91,612	0	0.00%	91,612		
		Mt House Pkwy/Wicklund Cr	Mt Technology Center	139,273	139,273	100.00%			
		Mt House Pkwy/Wicklund Cr	Mt Technology Center	148,645	148,645	100.00%			
		25451 Mt. House Parkway	Patterson Pass	483,268	483,268	100.00%	-	\$0.58	
		Mt. House Parkway	Patterson Pass	708,080	708,080	100.00%	-		
		Mt. House Parkway	Patterson Pass	664,000	664,000	100.00%	-		
		25583 Gateway Boulevard	Patterson Pass	84,000	84,000	100.00%	-	\$0.49	
		25188 Schulte Court	Patterson Pass	90,000	90,000	100.00%	-		

Oct 2021 | Northern San Joaquin Valley Big Box Survey

50,000 Square Feet and Above | Non-Owner Occupied | Legend: *asterisks indicate rail-served buildings | ✕ italics indicate crossload buildings

✕LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
		25201 Schulte Court	Patterson Pass	158,980	158,980	100.00%	-	\$0.60	
		25594 S. Schulte Court	Patterson Pass	89,626	89,626	100.00%	-	\$0.60	
		25520 Schulte Court	Patterson Pass	89,626	89,626	100.00%	-	\$0.60	
		25521 Schulte Court	Patterson Pass	84,000	84,000	100.00%	-	\$0.52	
		25882 S. Schulte Court	Patterson Pass	94,687	94,687	100.00%	-	\$0.46	
		14900 W. Schulte Rd	Patterson Pass	490,000	372,400	0.76%	117,600		
		25212 W. Schulte Rd	Patterson Pass	200,000	89,462	0.45%	110,538	\$0.47	
		25149 W. Schulte Rd	Patterson Pass	205,721	205,721	100.00%	-	\$0.44	
		25127 W. Schulte Rd	Patterson Pass	160,000	160,000	100.00%	-		
		<i>18300 Stanford Road</i>	<i>Patterson Pass</i>	<i>401,536</i>	<i>348,649</i>	<i>0.87%</i>	<i>52,887</i>	<i>\$0.47</i>	
		Hansen Road	IPC	403,560	403,560	100.00%	-	\$0.52	
		Hansen Road	IPC	325,040	325,040	100.00%	-		
		Hansen Road	IPC	210,938	210,938	100.00%	-		
		Hansen Road	IPC	1,100,000	1,100,000	100.00%	-	\$0.54	
		Hansen Road	IPC	660,000	660,000	100.00%	-	\$0.54	
		188 International Pkwy	IPC	1,001,378	1,001,378	100.00%	-	\$0.54	
		6872 Promontory Pkwy	IPC	233,779	92,650	0.40%	141,129		
		410 E. Grant Line	Stonebridge	114,000	114,000	100.00%	-		
	*	1050 E. Grant Line	Stonebridge	219,500	219,500	100.00%	-	\$0.52	
		1207 E. Grant Line	NEI	610,914	295,956	0.48%	314,958	\$0.55	
	*	800 E. Pescadero	Stonebridge	160,166	160,166	100.00%	-		
		1305 E. Pescadero	NEI	461,810	331,810	0.72%	130,000		

Oct 2021 | Northern San Joaquin Valley Big Box Survey

50,000 Square Feet and Above | Non-Owner Occupied | Legend: *asterisks indicate rail-served buildings | ✖ italics indicate crossload buildings

✖LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
		1400 E. Pescadero	NEI	651,000	651,000	100.00%	-	\$0.52	
		1700 E. Pescadero	NEI	381,600	381,600	100.00%	-	\$0.50	
		1150 E. Arbor	North of 205	795,732	603,732	0.76%	196,000	\$0.52	
		20500 Holly Drive	North of 205	131,374	0	0.00%	131,374	\$0.65	
	*	1225 MacArthur Drive	Stonebridge	51,984	38,988	0.75%	12,996	\$0.45	
	*	2015 MacArthur Drive	Stonebridge	158,063	158,063	100.00%	-		
		2900 MacArthur Drive	Stonebridge	283,712	159,712	.56%	124,000	\$0.61	
		1880 MacArthur Drive	Stonebridge	86,000	86,000	100.00%	-		
		1458 Mariani Court	Stonebridge	60,000	60,000	100.00%	-	\$0.41	
		1447 Mariani Court	Stonebridge	155,942	92,980	0.60%	62,962	\$0.65	
		1431 Mariani Court	Stonebridge	52,400	52,400	100.00%	-	\$0.41	
		1380 N. MacArthur Drive	Stonebridge	206,451	206,451	100.00%	-	\$0.49	
		1565 N. MacArthur Drive	Stonebridge	755,400	755,400	100.00%	-		
		1820 N. MacArthur Drive	Stonebridge	619,875	619,875	100.00%	-	\$0.48	
	*	1830 N. MacArthur Drive	Stonebridge	113,715	113,715	100.00%	-	\$0.51	
	*	1905 N. MacArthur Drive	Stonebridge	122,637	122,637	100.00%	-		
	*	1915 N. MacArthur Drive	Stonebridge	72,000	49,069	0.68%	22,931	\$0.52	
		1925 N. MacArthur Drive	Stonebridge	72,000	72,000	100.00%	-	\$0.48	
	*	2020 N. MacArthur Drive	Stonebridge	346,524	346,524	100.00%	-	\$0.50	
✖		<i>1851 Chrisman Road</i>	<i>Prologis Park</i>	<i>100,000</i>	<i>100,000</i>	<i>100.00%</i>	-		
		1705 Chrisman Road	Prologis Park	1,300,000	1,300,000	100.00%	-		
		2020 E. Grant Line Road	Tracy Logistics Center	312,770	312,770	100.00%	-		
	*	2051 Paradise Road	Prologis Park	100,000	100,000	100.00%	-		



Tim Pryor, SIOR
(209) 484-6066

Oct 2021 | Northern San Joaquin Valley Big Box Survey

50,000 Square Feet and Above | Non-Owner Occupied | Legend: *asterisks indicate rail-served buildings | ✖ italics indicate crossload buildings

✖LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
		1555 Chrisman Road	Prologis Park	1,124,353	1,124,353	100.00%	-		
		1550 Chrisman Road	Prologis Park	750,000	750,000	100.00%	-		
		2795 Paradise Road	Prologis Tracy	532,500	365,674	0.68%	166,826	\$0.50	
		CITY TOTALS		21,214,892	18,891,683	89.05%	2,327,209	\$0.53	\$0.00

✖LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
MODESTO / CERES									
		233 Tully Road	West	64,900	24,900	38.00%	40,000		\$0.35
	*	427 Doherty Avenue	Beard	72,540	0	0.00%	72,540		
	*	501 Doherty Avenue	Beard	51,676	51,676	100.00%	-	\$0.48	
	*	533 Doherty Avenue	Beard	82,500	82,500	100.00%	-		
		2336 Doherty Avenue	Beard	171,250	171,250	100.00%	-		
	*	305 Codoni Avenue	Beard	247,500	247,500	100.00%	-	\$0.47	
	*	770 S. Garner Avenue	Beard	200,000	200,000	100.00%	-	\$0.47	
		585 S. Garner Avenue	Beard	476,580	476,580	100.00%	-	\$0.50	
	*	2801 Finch	Beard	1,846,050	1,846,050	100.00%	-		
	*	3511 Finch	Beard	67,400	67,400	100.00%	-	\$0.46	
	*	3643 Finch	Beard	202,250	202,250	100.00%	-	\$0.46	
	*	3700 Finch	Beard	143,147	0	0.00%	143,147	\$0.45	
	*	3731 Finch	Beard	261,500	261,500	100.00%	-	\$0.46	
	*	3924 Finch	Beard	100,000	100,000	100.00%	-	\$0.46	

Oct 2021 | Northern San Joaquin Valley Big Box Survey

50,000 Square Feet and Above | Non-Owner Occupied | Legend: *asterisks indicate rail-served buildings | ✖ italics indicate crossload buildings

✖LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
	*	4000 Finch	Beard	150,000	150,000	100.00%	-	\$0.46	
	*	4200 Finch	Beard	100,000	100,000	100.00%	-	\$0.46	
	*	3600 Leckron	Beard	218,000	218,000	100.00%	-		
	*	3700 Leckron	Beard	157,500	157,500	100.00%	-		
	*	4324 Leckron	Beard	180,000	180,000	100.00%	-		
	*	2105 Nathan Avenue	Beard	126,000	126,000	100.00%	-		
	*	601 Riverside Avenue	Beard	231,101	231,101	100.00%	-		\$0.36
	*	555 S. Mariposa Road	Beard	860,000	860,000	100.00%	-	\$0.48	
	*	536 S. Mariposa Road	Beard	267,050	267,050	100.00%	-	\$0.46	
	*	736 S. Mariposa Road	Beard	392,420	392,420	100.00%	-	\$0.47	
		1324 Coldwell	Beard	107,000	107,000	100.00%	-		\$0.35
	*	201 S. McClure	Beard	131,000	131,000	100.00%	-	\$0.45	
	*	214 Wieland Avenue	Beard	154,818	154,818	100.00%	-		\$0.35
	*	217 Daly Avenue	Beard	156,900	0	0.00%	156,900	\$0.45	
		724 Kiernan	Legacy	472,672	456,672	93.00%	16,000	\$0.47	
		501 E. Glenn	Modesto	211,185	211,185	100.00%	-	\$0.48	
		1733 Morgan Avenue	Modesto	116,964	116,694	100.00%	-	\$0.38	
		821 Oates Court	Modesto	60,448	44,845	74.00%	15,603	\$0.46	
		1001 Oates Court	Modesto	100,560	100,560	100.00%	-	\$0.48	
		806 Kiernan	Modesto	84,840	84,840	100.00%	-	\$0.40	
		1101 Oates Court	Modesto	64,538	64,538	100.00%	-	\$0.48	
		1000 Oates Court	Modesto	729,000	729,000	100.00%	-		
		301 Ninth Street	Tillie Lewis Ind. Park	190,500	178,530	94.00%	11,970	\$0.50	



Tim Pryor, SIOR
(209) 484-6066

Oct 2021 | Northern San Joaquin Valley Big Box Survey

50,000 Square Feet and Above | Non-Owner Occupied | Legend: *asterisks indicate rail-served buildings | ✖ italics indicate crossload buildings

✖ LOAD BLDNG	RAIL BLDNG	BUILDING LOCATION (ADDRESS)	INDUSTRIAL PARK NAME	TOTAL SQ. FT.	LEASED SQ. FT.	OCCUPIED %	AVAILABLE SQ FT.	QUOTED ASKING RENT (NNN)	QUOTED ASKING RENT (G)
		506 E. Whitmore	Whitmore	357,000	357,000	100.00%	-	\$0.41	
		510 E. Whitmore	Whitmore	684,010	684,010	100.00%	-	\$0.40	
	*	502 E. Whitmore	Whitmore	325,000	325,000	100.00%	-	\$0.48	
		1205 E. Whitmore	Whitmore	348,500	348,500	100.00%	-		
		1990 Rockefeller	Whitmore	66,169	31,969	48.00%	34,200	\$0.42	
		1992 Rockefeller	Whitmore	64,747	39,326	61.00%	25,421	\$0.42	
		1064 Woodland		56,110	46,755	83.00%	9,355		\$0.45
		2612 Crows Landing		374,793	374,793	100.00%	-	\$0.48	
		2640 Yosemite Blvd.		105,000	52,500	50.00%	52,500	\$0.37	
		CITY TOTALS		11,631,118	11,053,212	95.03%	577,636	\$0.45	\$0.37