

# WAREHOUSE AVAILABLE FOR SALE

8600-8690 W. LINNE ROAD, TRACY, CA 95304



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## GENERAL SPECIFICATIONS

- ±210,178 SF (Survey) Packaging/Cool Storage Facility
- ±213,976 SF (County Records)
- Steel Frame Construction with Painted Metal Siding
- ±36.33 Acres Excess land for expansion or storage
- 70' Truck Scale
- Floor Drains
- Septic
- 2 on-site Deep Wells -
  - o Well# 1- 250,000-gallon steel fresh water tank;
  - o Well# 2 -50,000- gallon Poly fresh water storage tank
- 2,000 AMPS 480 Volts/ 3 phase power
- Concrete and Asphalt Exterior Surfaces
- On-site Storm Ponds
- Fire Pump- 1,000 GPM

## Building 1

### Main Packaging and Cold Storage

- ±91,943 Total SF
  - o ±70,350 SF of Packing House
  - o ±23,500 SF of fully climate-controlled space (Freon system)
    - Twenty-seven separate cold storage rooms
      - All rooms equipped with steel pallet rack, auto lighting fixtures and hydraulically operated sealed doors.
  - o ±4,700 SF of Office
  - o 2,000 Amps 480 V/3 phase power
  - o Year Built 1970s-2000s
  - o Clear Height 20' -32'
  - o Floor Drains
  - o Dock Doors (12)
  - o Loading Docks (2)
  - o Sprinklers
  - o Gas Hook-up
  - o HVAC

## Building 2

### Packaging and cold storage building

- ±113,234 Total SF
  - o Several separate but adjoined structures
  - o ±81,820 SF of Packing House
  - o ±33,880 SF of fully climate-controlled space (Freon system)
  - o Forty-eight separate cold storage rooms
  - o All cold storage rooms are equipped with auto lighting fixtures and hydraulically operated/monitored and sealed doors.
  - o Year Built 1990's-2000's
  - o 2,000 Amps 480 V/3 phase power
  - o Truck Dock (6 individual docks with door seals)
  - o Sprinkler System
  - o Floor Drains
  - o 15' -20' eaves

## Building 3

### Shop

- ±5,000 SF
  - o 50' X 100'
  - o Grade level doors (2)

8690 W LINNE RD

## W. Linne

*The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.*



An aerial photograph showing a large property outlined in red. The property includes a large green field, a smaller green field, and a large brown field. There are also some buildings and a parking lot. The red outline follows the perimeter of the property, including a small area with buildings and a parking lot to the west.

AERIAL

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