



LBA LOGISTICS PARK

PATTERSON, CA

±1,006,834 SF

Additional Land May Be Available for Expansion

Executive Summary

LBA Logistics Park is a 56.5 acre fully entitled development within Patterson's Arambel Business Park. The planned development projects more than 1M square feet of Class A distribution and/or fulfillment space. Adjacent land may be available for expansion.

Located ± 70 miles east of the Port of Oakland, LBA Logistics Park offers direct access to the San Francisco Bay Area via Interstate 5 & 580, along with a centralized location serving the greater Northern & Central California region. The project is also located in the business-friendly City of Patterson with convenient access to restaurants and area retail near the I-5/Sperry Avenue freeway interchange.

SHOVEL-READY LOCATION

- Fully Entitled Land + Building
- Site Cleared For Construction
- Existing Development Agreement In Place
- Permits In Place



Property Features



LOCATION FEATURES & BENEFITS:

- Located 71 miles East of the Port of Oakland
- Lowest development fees in region
- Easy access to freeways
- Institutional Class A environment
- Fully Improved Sites
- Seismic Stability
- Convenient retail and restaurants nearby at Sperry Road and Interstate 5 Interchange
- ±One transit day from majority of California via UPS and FedEx Distribution



LAND SUMMARY:

- Total acreage: ±56.50
- Fully entitled land + building
- Business friendly city of Patterson
- Existing development agreement
- Finished sites ready for development
- Zoned light industrial and industrial business park



UTILITIES:

- Gas: PG&E
- Electric: Turlock Irrigation District
- Water: City of Patterson
- Sewer: City of Patterson
- Telco: Frontier Communications

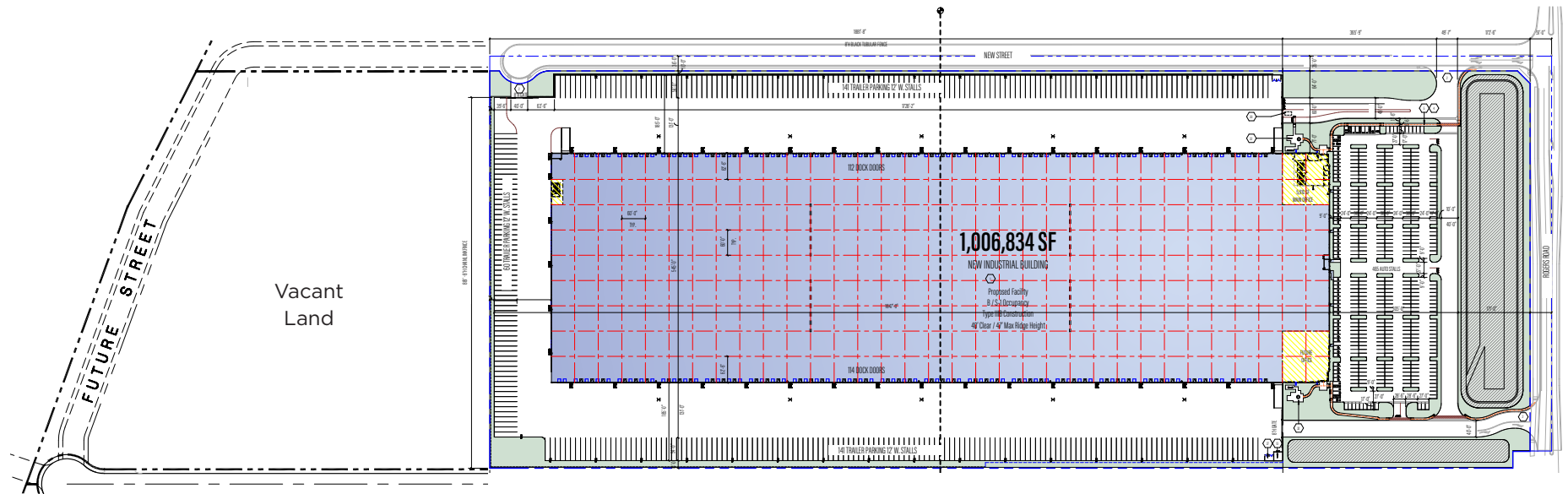


BY COMPARISON, ESTIMATED DEVELOPMENT FEES/BLDG SF:

- Patterson: ±\$3.00
- Stockton: ±\$5.65
- Tracy - International Park of Commerce: ±\$7.50
- Manteca - Spreckels Park: ±\$8.00
- Manteca - Austin Road: ±\$8.85
- Tracy - Northeast Industrial: ±\$12.50
- Livermore: ±\$19.50
- Lathrop: ±\$6.00



Site Plan



Property Features

Parcel Size: **56.5 AC**

Building Size: **1,006,834 SF**

Building Dimensions: **545'x1,847'**

Office SF: **To Suit**

DH Doors: **226**

GL Doors: **3**

Slab: **7" Reinforced**

Roof: **60 MIL TPO**

Clear Height: **40'**

Sprinklered: **ESFR**

Planned Power: **4,000 Amps; 480/277V, 3 Phase (subject to verification)**

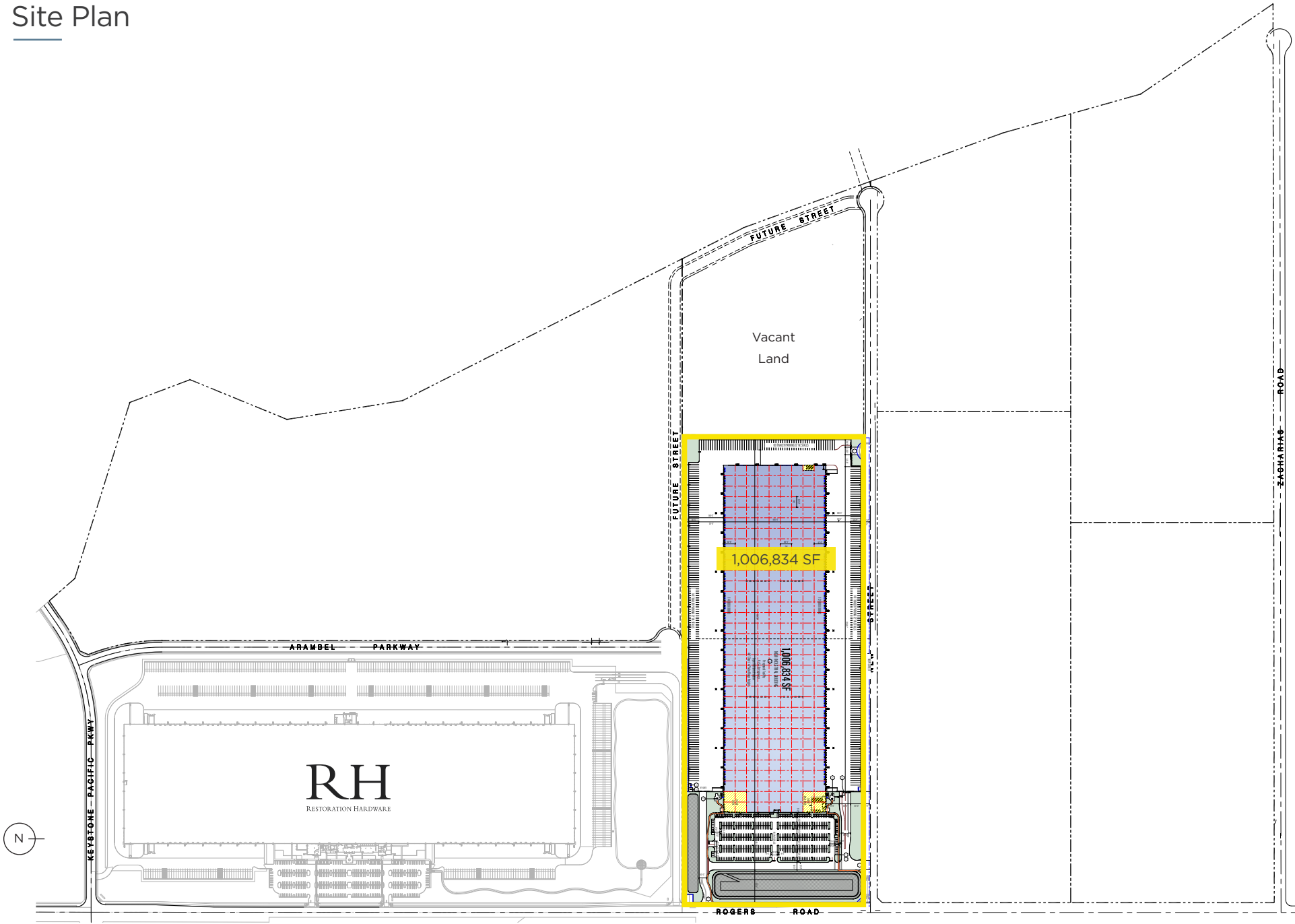
Column Spacing: **56' x 60'**

Trailer Parking: **±342**

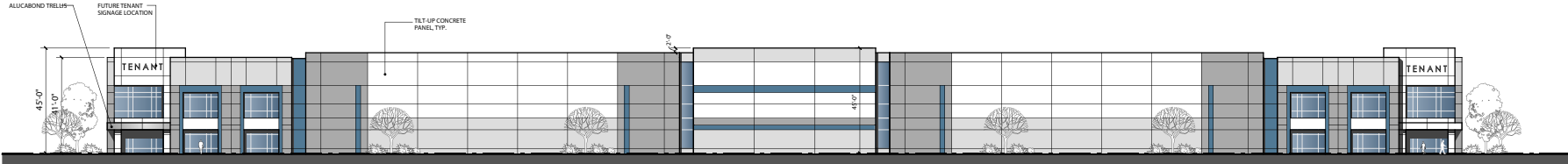
Auto Parking: **±465**

Est. Completion: **Q4 2023**

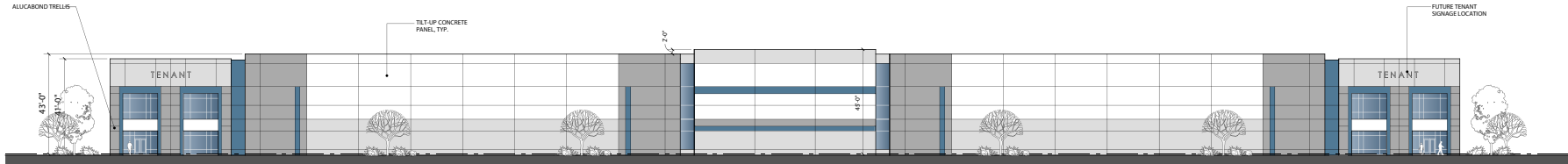
Site Plan



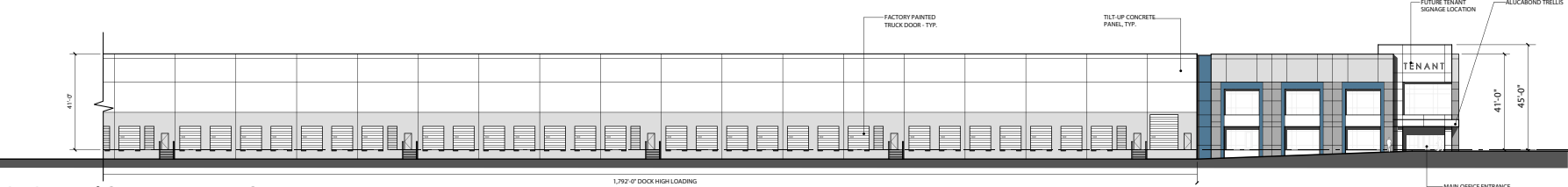
Elevations



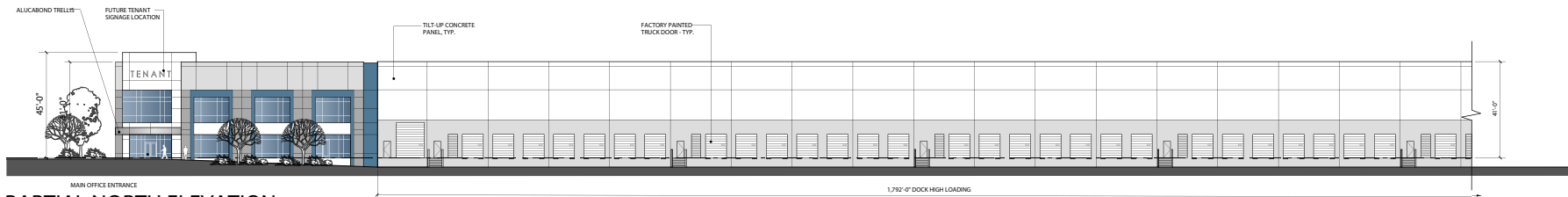
EAST ELEVATION
SCALE: 1" = 20'-0"



WEST ELEVATION
SCALE: 1" = 20'-0"



PARTIAL SOUTH ELEVATION
SCALE: 1" = 20'-0"



PARTIAL NORTH ELEVATION
SCALE: 1" = 20'-0"

Proximity & Accessibility

Proximity from LBA Logistics Park

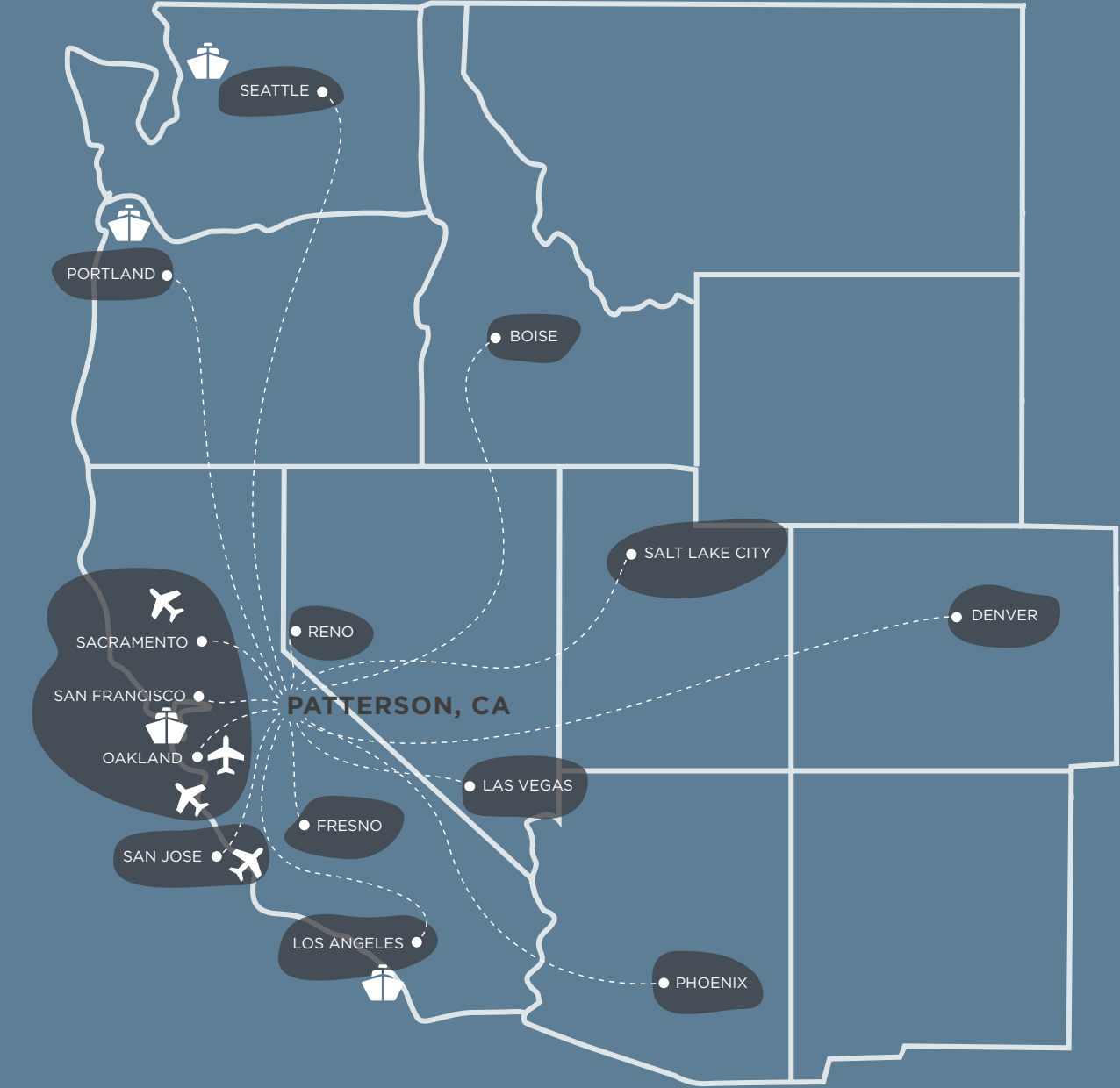
CITY	MILES
Oakland	74
San Jose	82
San Francisco	85
Sacramento	87
Fresno	103
Reno	221
Los Angeles	300
Las Vegas	487
Boise	641
Portland	667
Phoenix	671
Salt Lake City	738
Seattle	838
Denver	1,233

Accessibility to Airports

AIRPORTS	MILES
Stockton	37
Oakland	67
San Jose	80
San Francisco	85
Sacramento	96

Accessibility to Ports

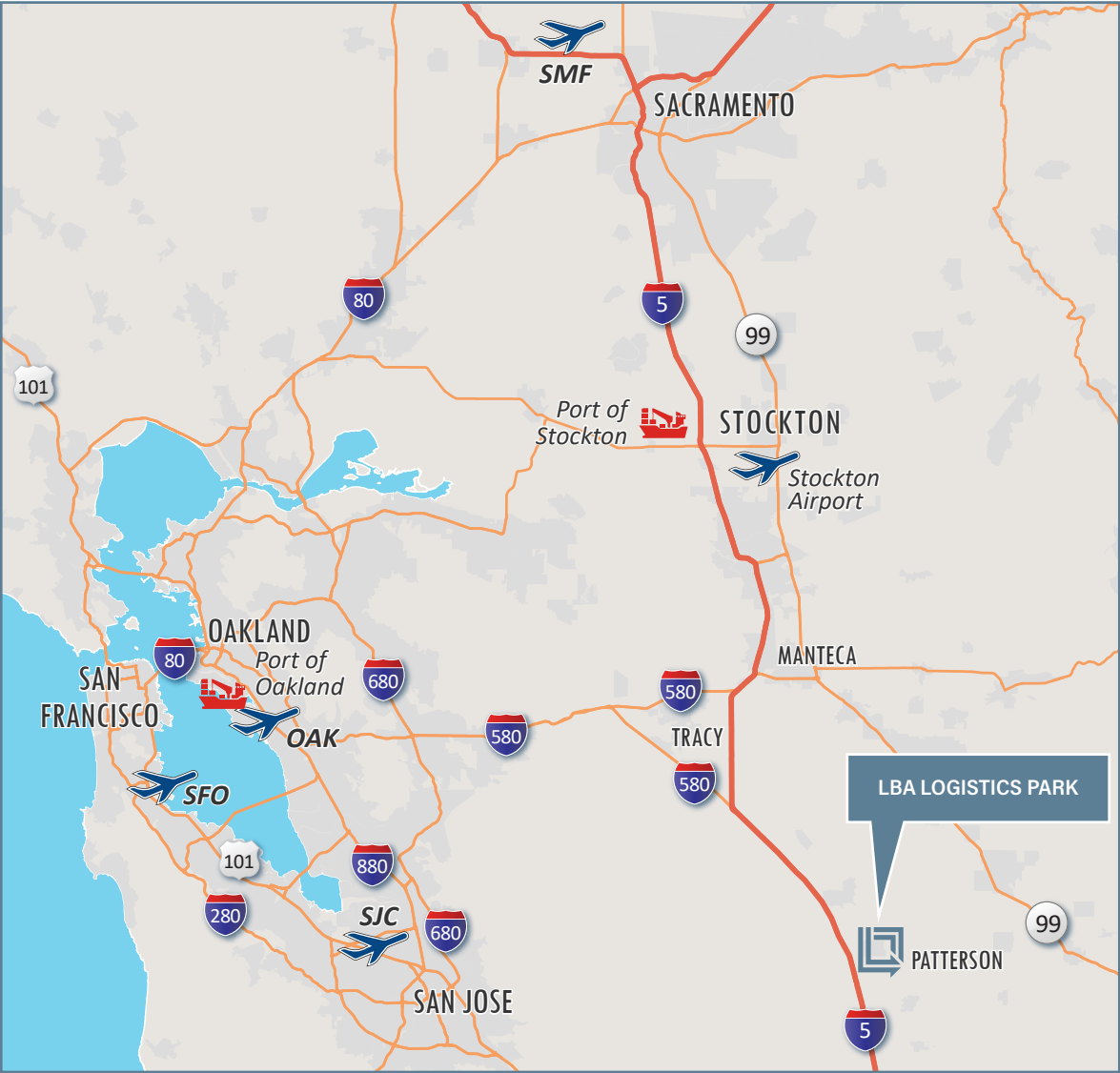
PORTS	MILES
Oakland	71
LA/Long Beach	365
Portland	676
Seattle	840



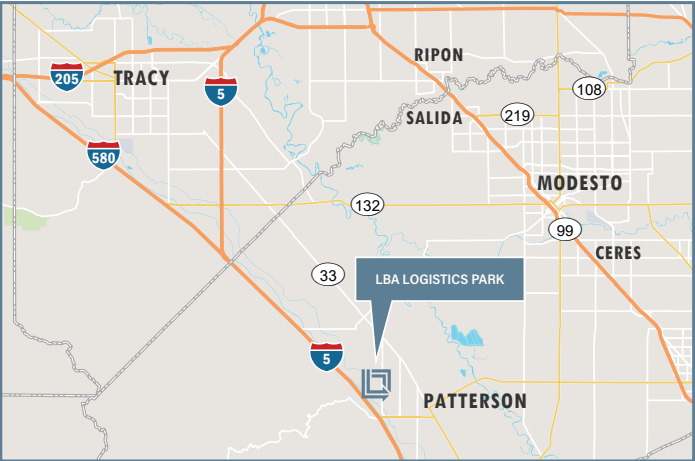
Location & Area



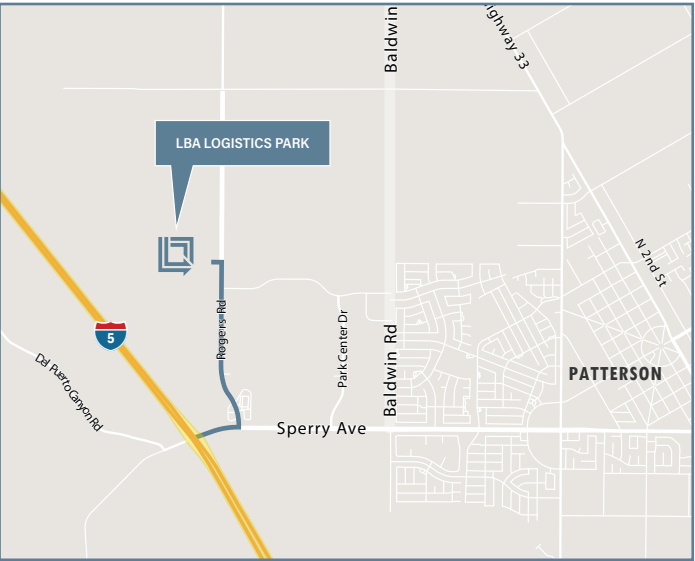
REGIONAL MAP



AREA MAP



VICINITY MAP



LBA LOGISTICS PARK

PATTERSON, CA

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