

STATE-OF-THE-ART BUILDINGS FOR LEASE & FOR SALE

BREAKING GROUND APRIL 2026



PREMIER WEST TRACY LOCATION | 3 BUILDINGS TOTALING ±678,913 SF

OMP | WEST TRACY

LOGISTICS CENTER

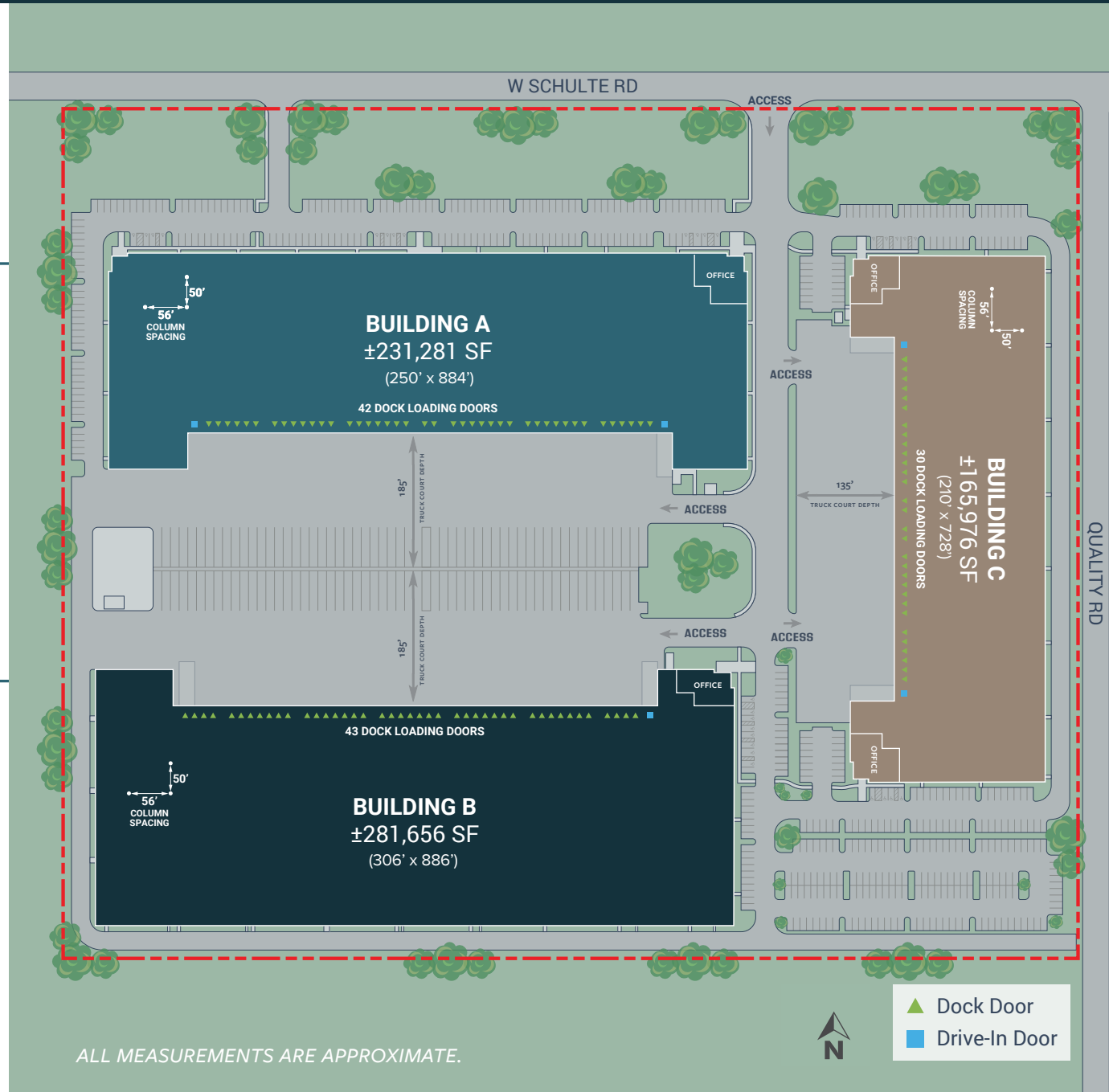
14800 W. SCHULTE ROAD
TRACY, CA

CBRE

Master Site Plan

- BUILDING A
±231,281 SF
- BUILDING B
±281,656 SF
- BUILDING C
±165,976 SF

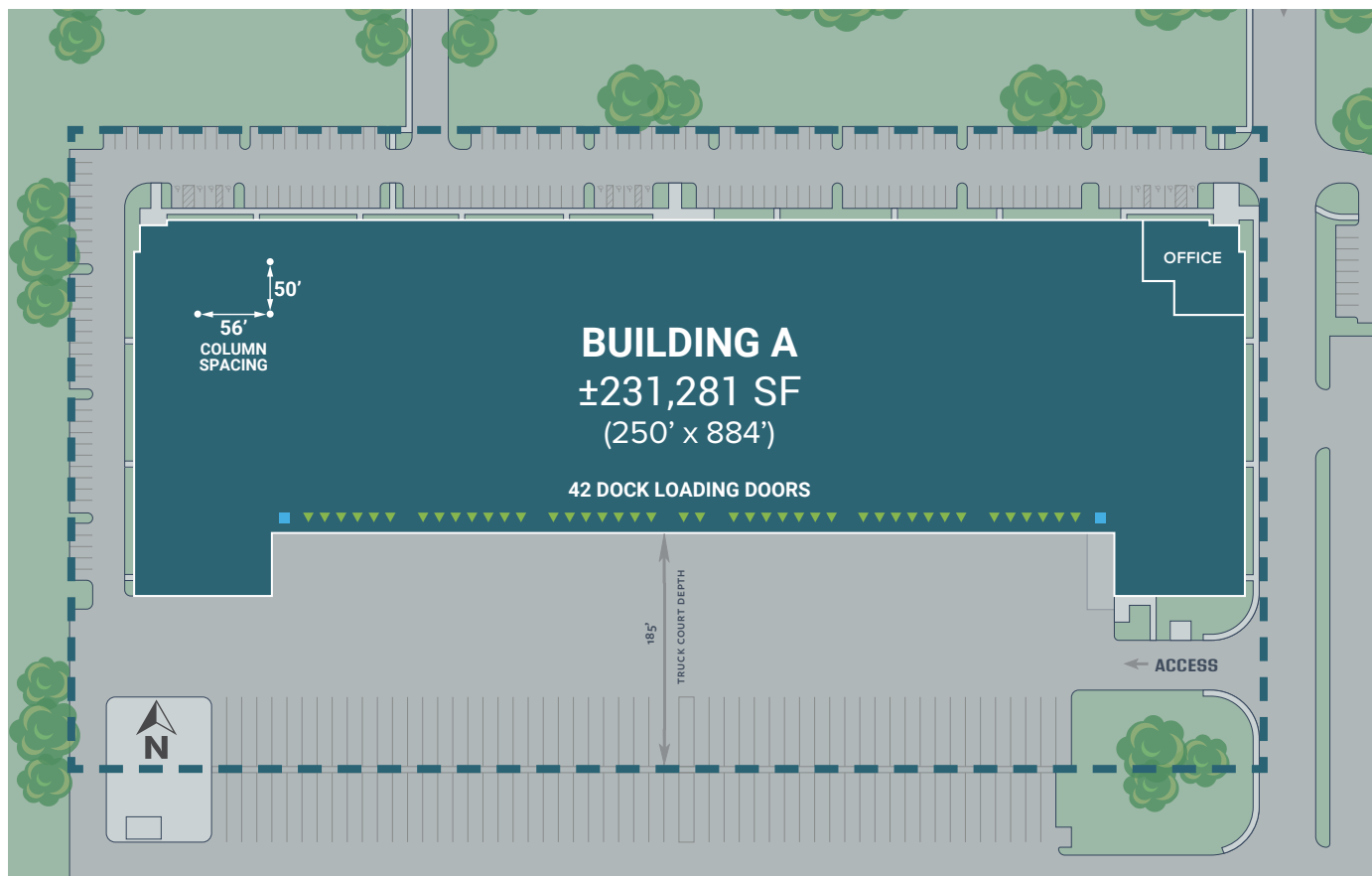
OMP West Tracy Logistics Center is a state-of-the-art development in West Tracy. It offers excellent connectivity to the Bay Area, Norcal region, and the entire Western United States. The three buildings are divisible and suited to accommodate logistics, distribution, ecommerce, and manufacturing uses.



Building A

BUILDING SPECS

- **Total Building Size:** ±231,281 SF (divisible)
- **Office Size:** ±2,968 SF
- **Power:** 2,000 Amps Expandable to 4,000 Amps (upon verification)
- **Clear Height:** 36'
- **Column Spacing:** 56'x50'
- **Loading Doors:** 42
- **Grade Level Doors:** 2
- **Auto Parking:** 200
- **Trailer Parking:** 55
- **Truck Court Depth:** 185'
- **Sprinkler:** ESFR
- **Slab Thickness:** 7" Reinforced

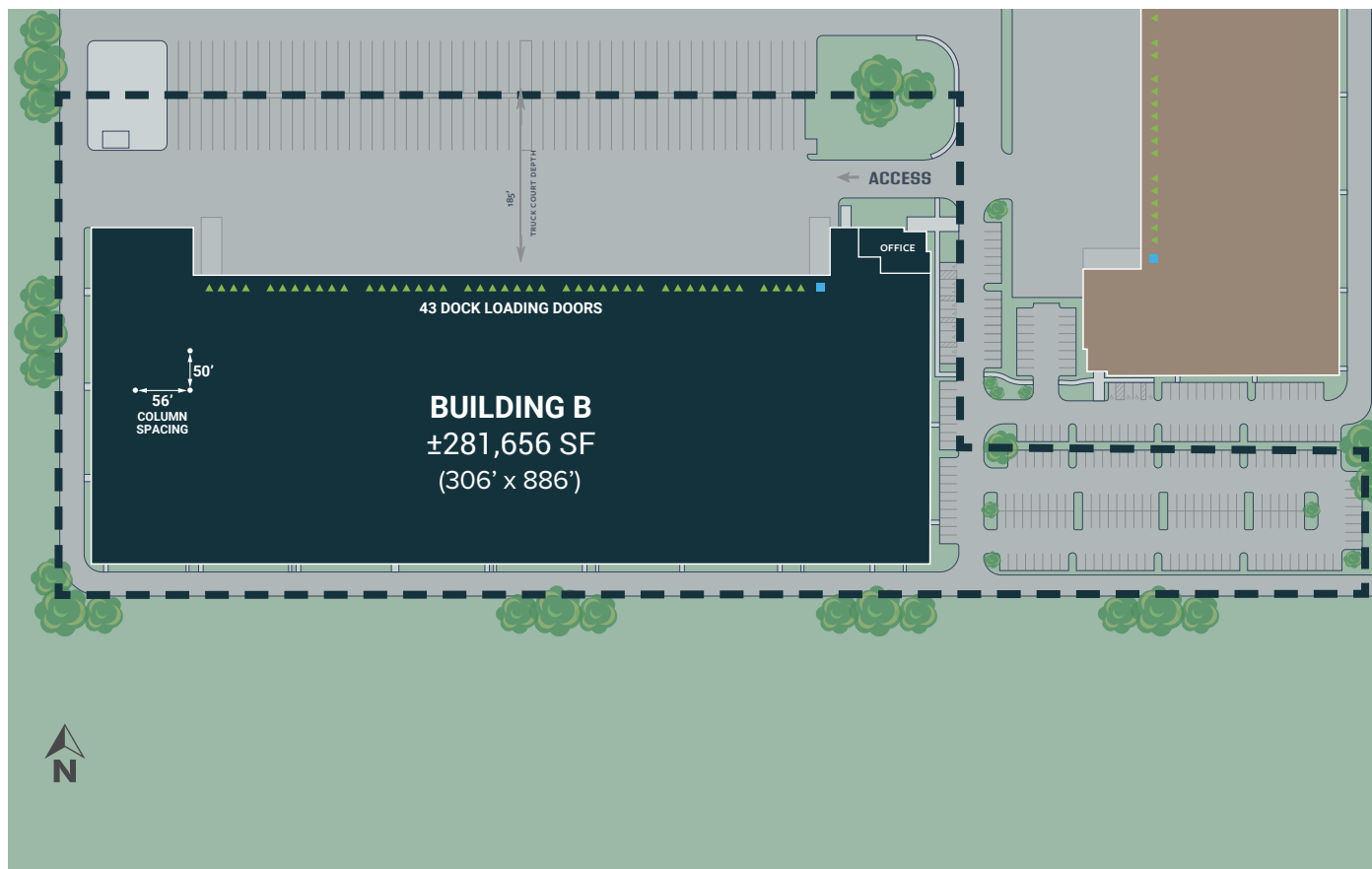


ALL MEASUREMENTS ARE APPROXIMATE.

Building B

BUILDING SPECS

- **Total Building Size:** ±281,656 SF (divisible)
- **Office Size:** ±3,006 SF
- **Power:** 2,000 Amps Expandable to 4,000 Amps (upon verification)
- **Clear Height:** 36'
- **Column Spacing:** 56'x50'
- **Loading Doors:** 43
- **Grade Level Doors:** 1
- **Auto Parking:** 192
- **Trailer Parking:** 55
- **Truck Court Depth:** 185'
- **Sprinkler:** ESFR
- **Slab Thickness:** 7" Reinforced

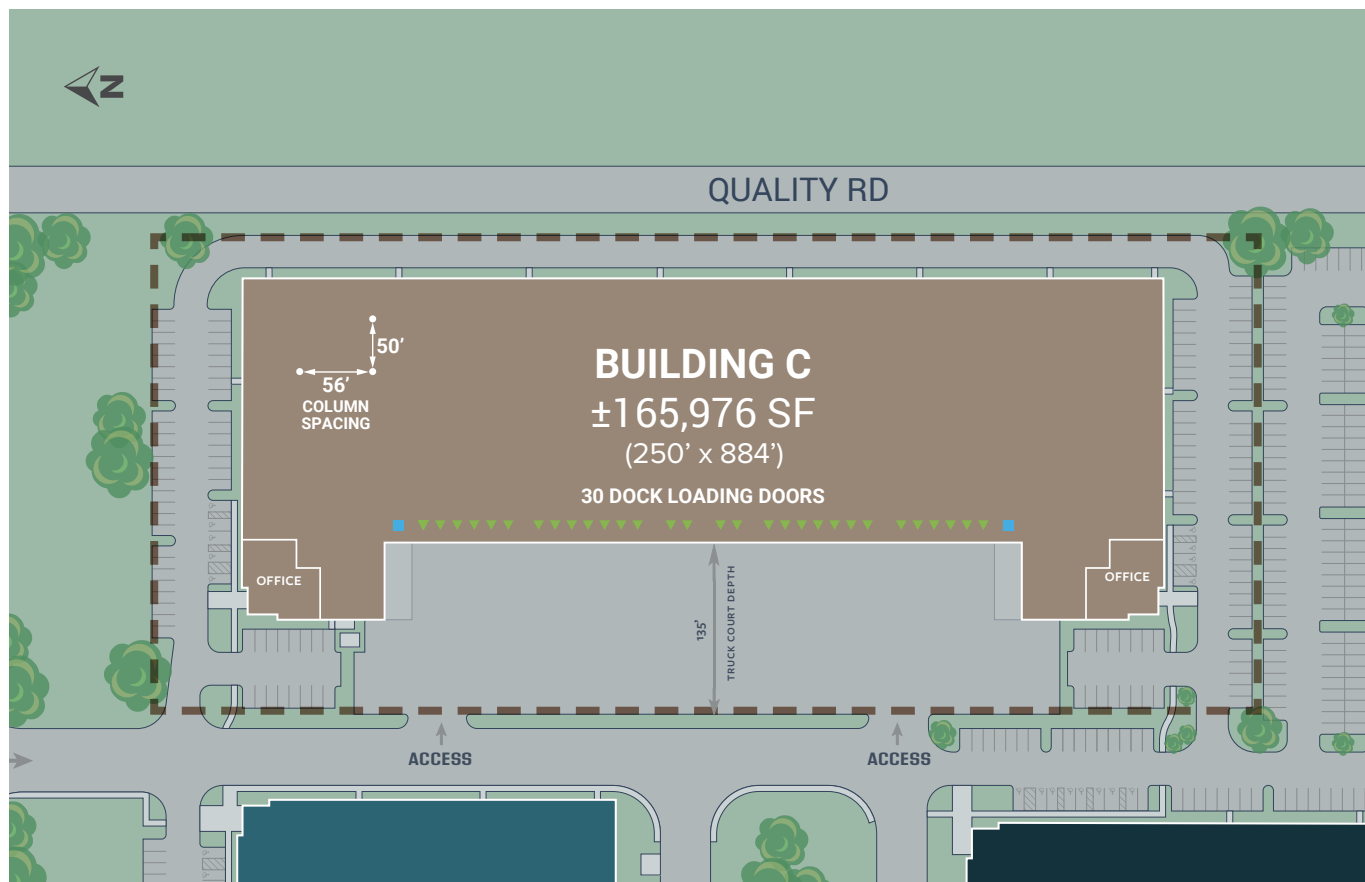


ALL MEASUREMENTS ARE APPROXIMATE.

Building C

BUILDING SPECS

- **Total Building Size:** ±165,976 SF
- **Divisible To:** ±50,000 SF
- **Office Size:** ±2,964 SF
- **Power:** 2,000 Amps Expandable to 4,000 Amps (upon verification)
- **Clear Height:** 36'
- **Column Spacing:** 56'x50'
- **Loading Doors:** 30
- **Grade Level Doors:** 2
- **Auto Parking:** 134
- **Truck Court Depth:** 135'
- **Sprinkler:** ESFR
- **Slab Thickness:** 7" Reinforced



ALL MEASUREMENTS ARE APPROXIMATE.

Project Timeline *(Approx. Estimations)*

- ☐ **Ground Breaking** - April 1, 2026
- ☐ **Slab Poured** - Est. June 1, 2026
- ☐ **Walls Tilted** - Est. July 15, 2026
- ☐ **Roof On** - Est. September 1, 2026
- ☐ **Shell Complete** - Est. November 1, 2026
- ☐ **SPEC TI's Installed** - Est. February 1, 2027
- ☐ **Certificate of Occupancy** - Est. March 1, 2027

Note: Timeline may change, due to unforeseen conditions during construction.

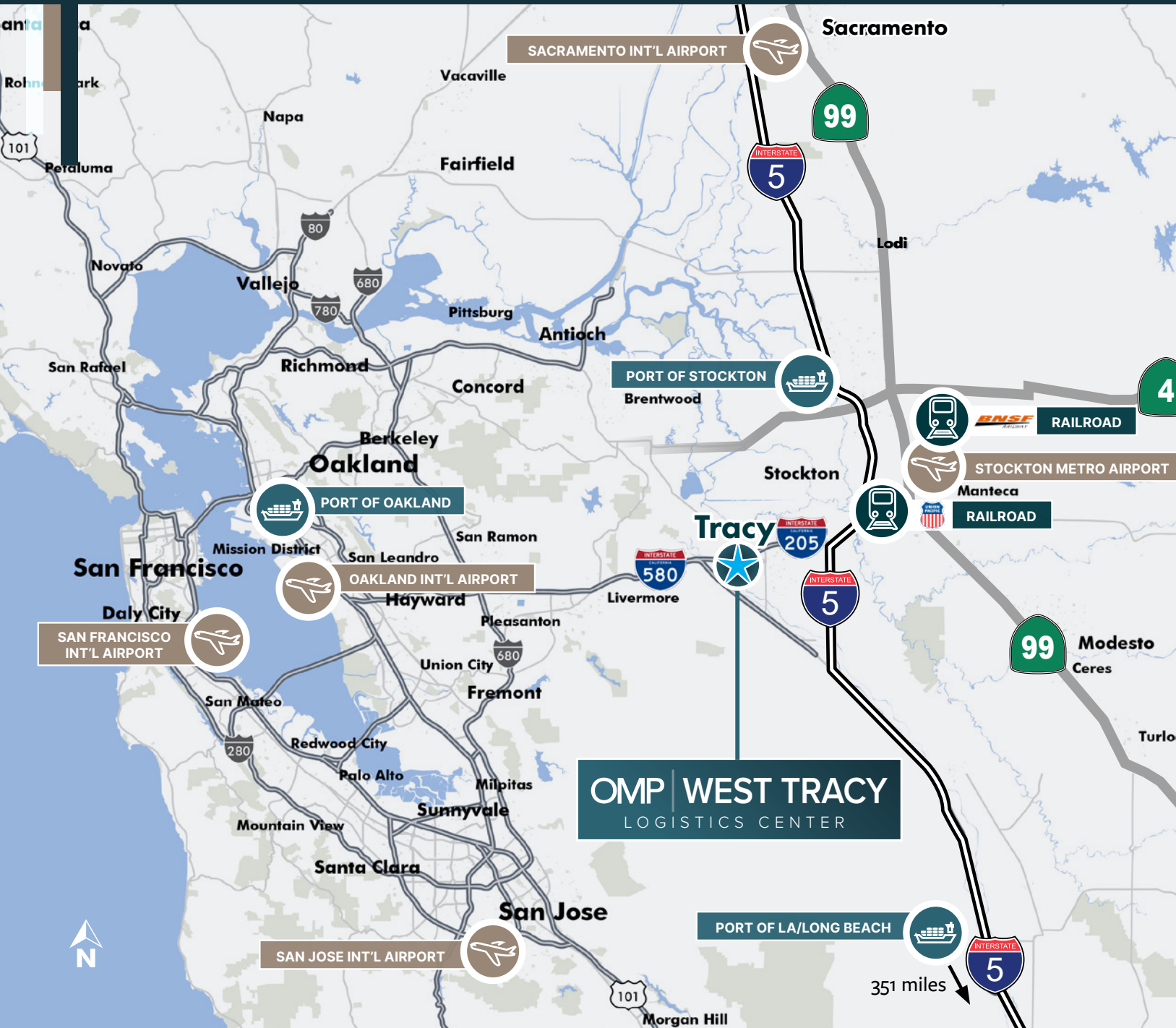
Occupiers & Access

WITH DIRECT FREEWAY
ACCESS TO I-580 & I-205



OMP WEST TRACY

LOGISTICS CENTER



MILEAGE DISTANCE

- Port of Stockton
21 MILES
- Port of Oakland
53 MILES
- Port of LA/Long Beach
351 MILES
- Stockton Metro Airport
18 MILES
- Sacramento Int'l Airport
76 MILES
- Oakland Int'l Airport
47 MILES
- San Jose Int'l Airport
54 MILES
- San Francisco Int'l Airport
65 MILES
- BNSF Railway
22 MILES
- Union Pacific Railroad
26 MILES

- DIRECT ACCESS TO
I-580, I-205 AND I-5
- CLOSEST LOCATION IN
SAN JOAQUIN COUNTY
TO THE SAN FRANCISCO
BAY AREA AND PORT
OF OAKLAND

OMP | WEST TRACY

LOGISTICS CENTER

PREMIER WEST TRACY LOCATION

14800 W. SCHULTE ROAD

TRACY, CA



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