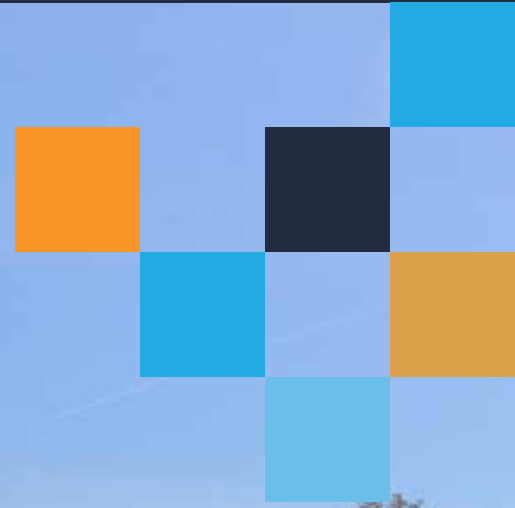


WOODLAND
LOGISTICS  CENTER



FOR LEASE

Woodland Logistics Center
660 North Pioneer Avenue
Woodland, CA



Jones Lang LaSalle Brokerage, Inc. Real Estate License # 01856260

woodlandlogisticscenter.com



SPECIFICATIONS

Square Footage	±323,475 SF footprint ±10,000 SF existing offices (±50' x 200')
Yard	±6.5 acres of adjacent yard available for building expansion or trailer parking
Trailer Parking	Yes
Column Spacing	±52' x 60' Column Spacing
Clear Height	27 – 35' clear height
Power	277/480 volt electrical service
Temperature Control	<ul style="list-style-type: none">• Portion of warehouse equipped with HVAC• Insulated Warehouse ceiling• 12 Big Ass HVLS Fans
Lighting	T-5 high bay warehouse lighting Skylights
Fire Suppression	ESFR Sprinklers
Security	Entire site is fenced and secured with guard shack at the main entrance and electronic gate on the north side
Warehouse Amenities	49' Speed bay 15 Forklift charging stations

PROPERTY OVERVIEW

PROPERTY OVERVIEW

LOADING

North Side Loading

- Dock Doors: 27 docks (9'x10') chain operated
- All dock doors equipped with dock seals and edge-of-dock leveler (30,000 lb)
- 14 equipped with:
 - Rite Hite mechanical dock levelers Model RH66X8. 6'6"W x 8'L – 40,000lb
 - Rite Hite truck restraints model VB300 interlocked with doors
 - Truck fans and dock lights
- 3 with dock bumpers
- Grade Level: 1 Arizonian non insulated sectional ramp door full vertical 12'x14' chain operation

South Side Loading

- Dock Doors: 16 docks (9'x10') chain operated each equipped with:
 - Rite Hite mechanical dock levelers Model RH66X8. 6'6"W x 8'L – 40,000lb
 - Rite Hite truck restraints model VB300 interlocked with doors
 - Truck fans and dock lights
- Grade Level: 1 Arizonian non insulated sectional ramp door full vertical 12'x14' chain operation

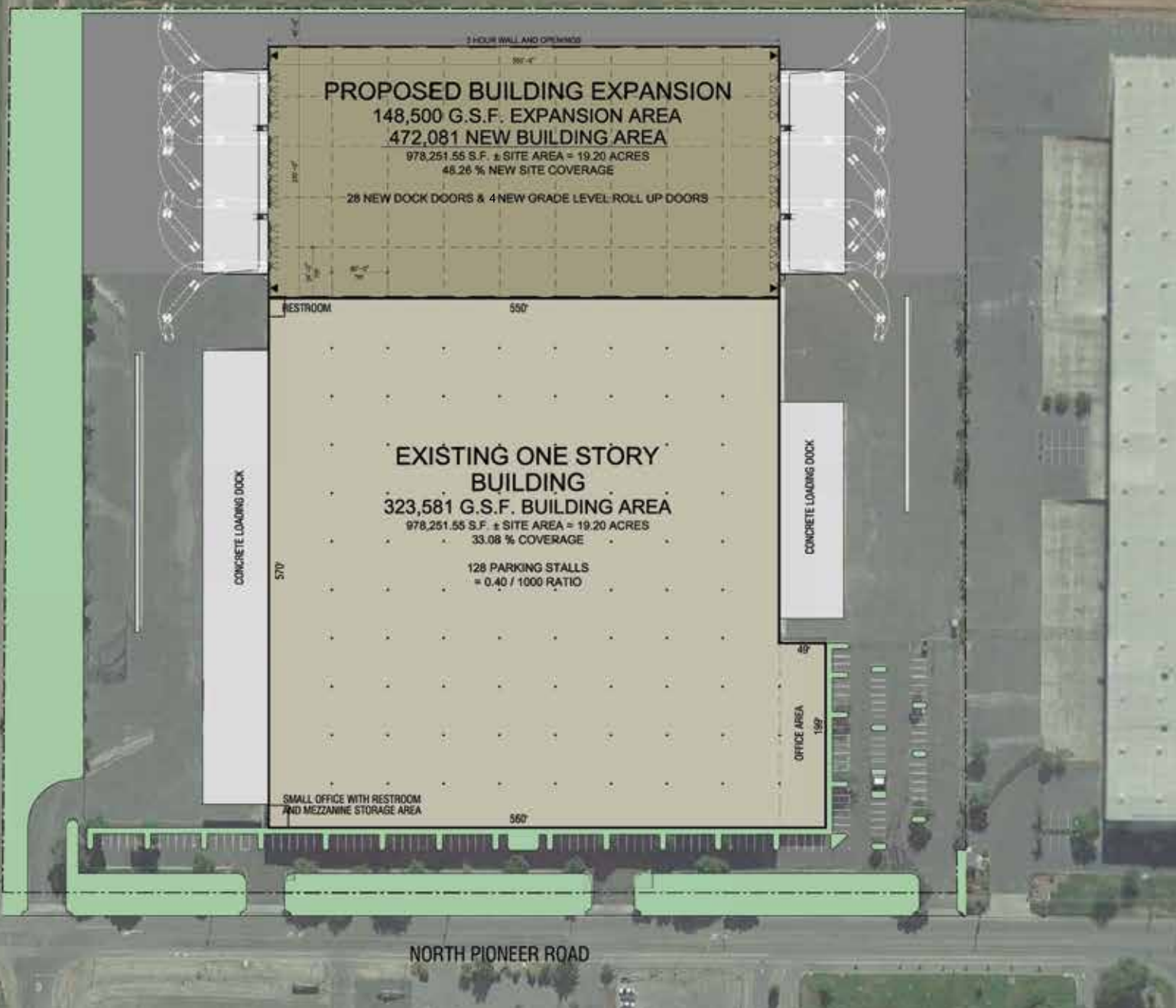




A PERFECT SITE FOR A LOGISTICS CENTER

- I-5 runs through Woodland for North/South access. State 113 connects Woodland with I-80 providing East/West access.
- CA Northern Railroad and Sierra Northern Railroad provide freight services to a number of the City's industrial parks.
- Airport offers over 150 scheduled domestic and international passenger flights daily as well as air freight, mail, and private operation services.

LOCATION



Existing Building with Proposed Expansion to ±472,081 SF

- Existing ±323, 581 SF of existing building area with ±148,500 SF proposed expansion, for a total of ±472,081 SF new building area.
- 128 parking stalls
- 71 dock doors and 6 grade level roll up doors

CONCEPTUAL SITE PLAN 1



Existing Building with Added Trailer Storage

- Existing 323, 581 SF of building area
- 230 trailer parking stalls
- 128 parking stalls
- 43 dock doors and 2 grade level roll up doors

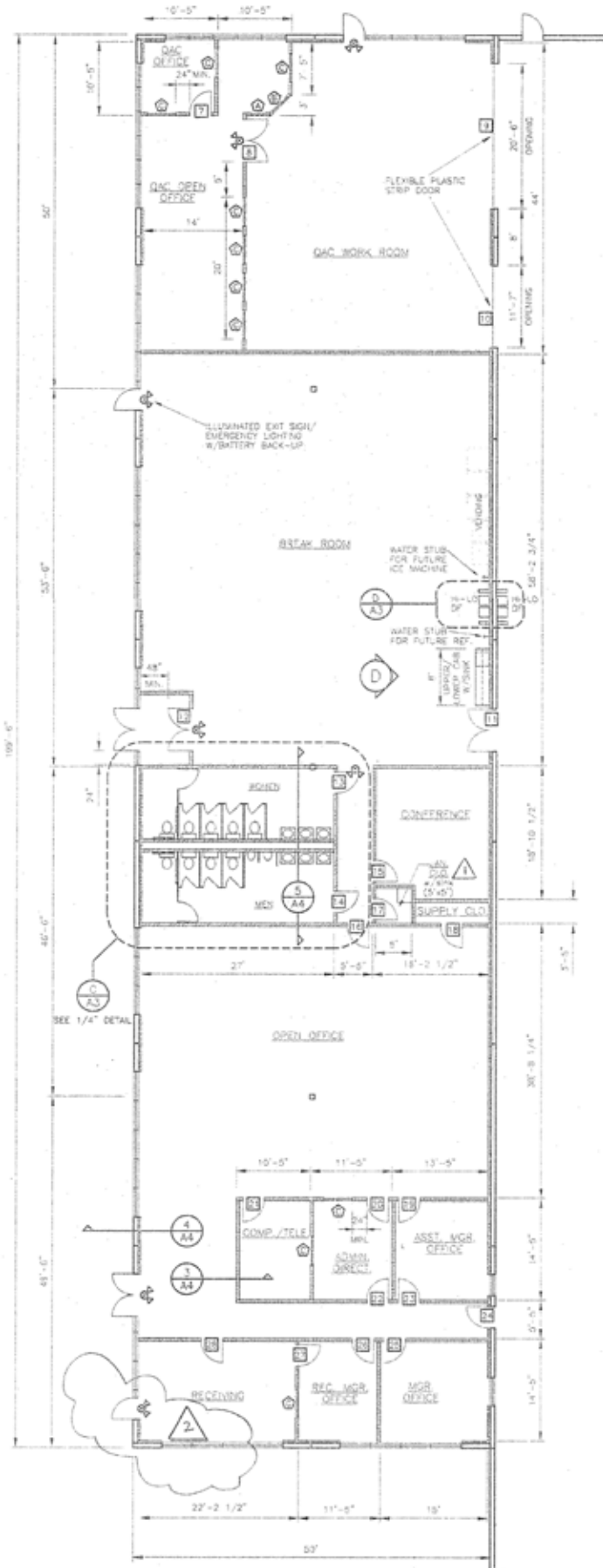
CONCEPTUAL SITE PLAN 2



Existing Building with Proposed Expansion to ±867,077 SF

- ±323,598 SF of existing building area with ±543,479 SF proposed expansion, for a total of ±867,077 SF
- 185 trailer parking stalls
- 275 parking stalls
- 165 dock doors and 4 grade level roll up doors

CONCEPTUAL SITE PLAN 3



OFFICE FLOOR PLAN

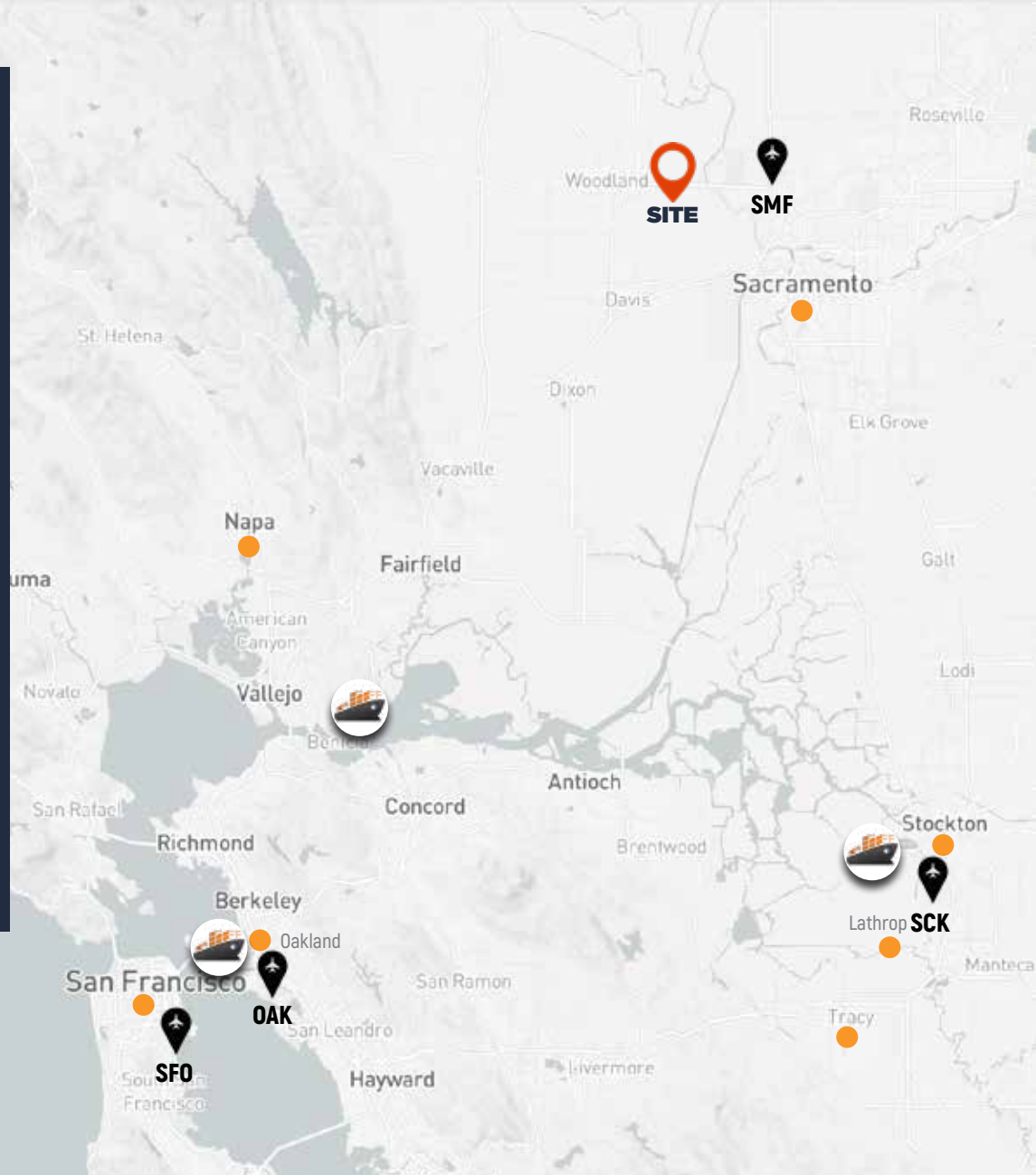
DRIVE TIME

Major Cities

Major Cities	Miles
Sacramento	23
Stockton	67
Lathrop	76
Tracy	86
Napa	55
Oakland	79
San Francisco	85
San Jose	117

Ports & Airports

Ports & Airports	Miles
SMF Airport	12
OAK Airport	87
SFO Airport	94
SJC Airport	112
SCK Airport	74
Port of Stockton	69
Port of Benicia	58
Port of Oakland	79



Within One Day's Drive to:

- o 6 ports
- o 8 Major Airports
- o 29 Intermodal Centers

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