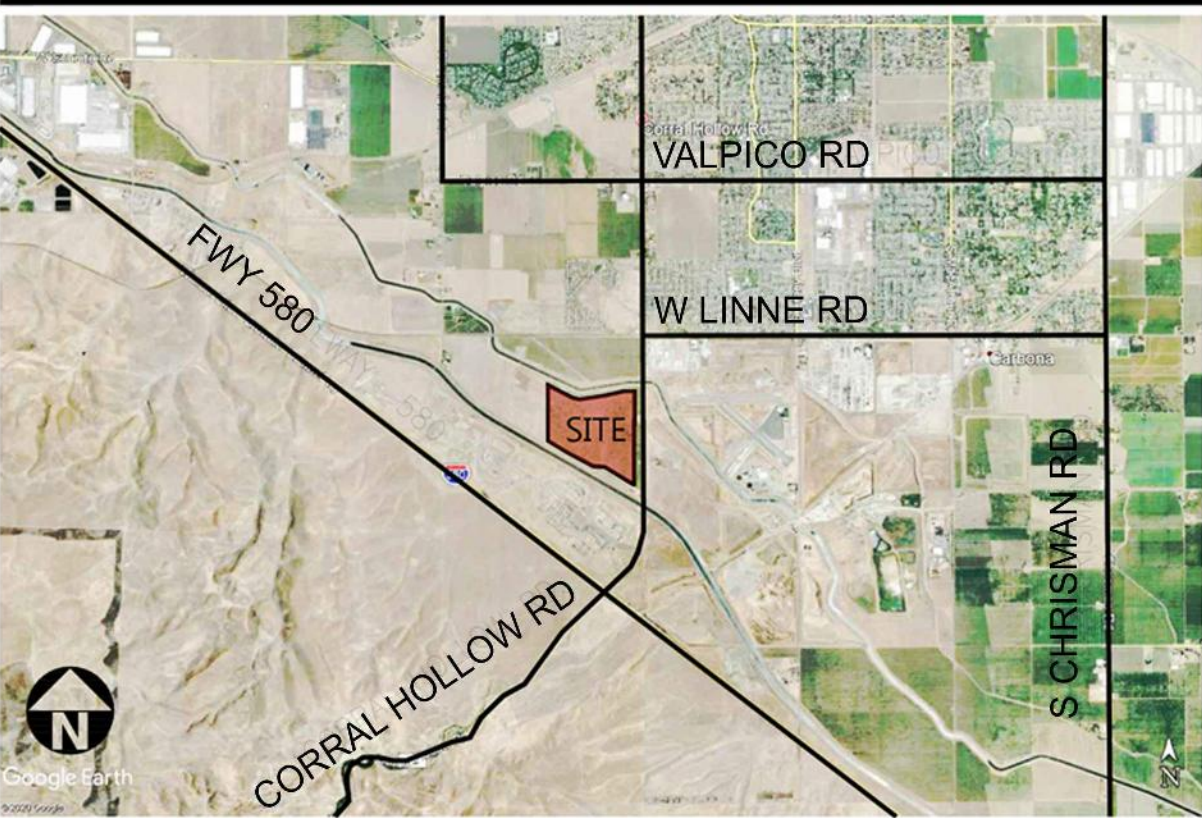


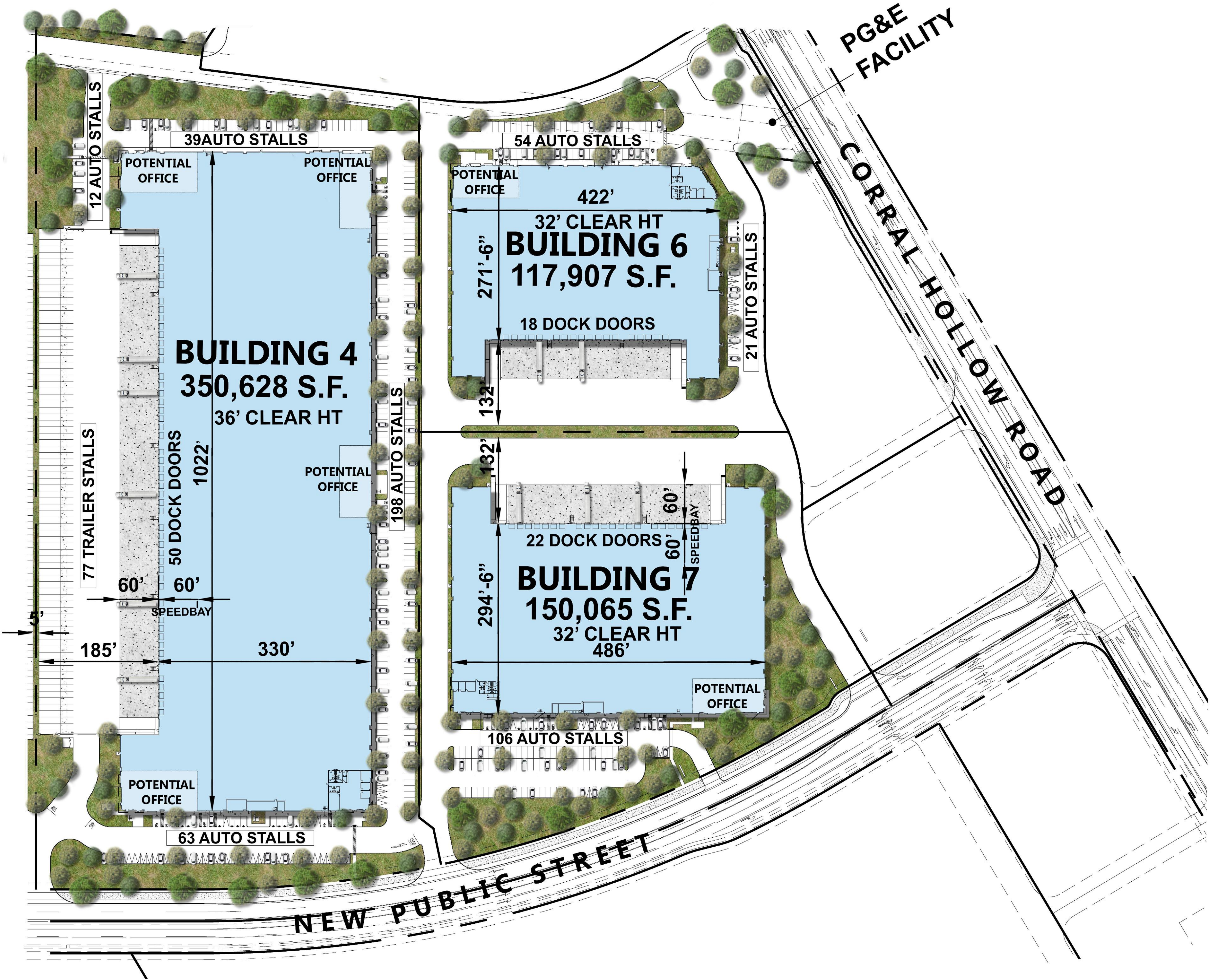
Aerial Map



Tabulation

	PARCL 4 BLDG. 4	PARCL 6 BLDG. 6	PARCL 7 BLDG. 7	TOTAL
SITE AREA				
In s.f.	759,372	301,936	358,408	1,419,716 s.f.
In acres	17.43	6.93	8.23	32.59 ac
BUILDING AREA				
Office	35,000	6,500	13,000	54,500 s.f.
Warehouse	315,628	111,354	136,809	563,791 s.f.
TOTAL	350,628	117,854	149,809	618,291 s.f.
FAA BUILDING HEIGHT (Subject to FAA AMSL limitations.)				
	270'	262'	267'	
DOCK DOOR PROVIDED				
	50	18	22	90
GRADE LEVEL DOOR PROVIDED				
	2	2	2	6
AUTO PARKING REQUIRED				
Office @ 1/250 S.F.	140	26	52	218 Stalls
Warehouse 1st 20K @ 1/1,000 S.F.	20	20	20	60 Stalls
Warehouse 2nd 20K @ 1/2,000 S.F.	10	10	10	30 Stalls
Above 40K @ 1/4,000 S.F.	69	18	24	111 Stalls
TOTAL	239	74	106	419 Stalls
EV AUTO REQUIRED				
EV Capable	63	17	25	105 Stalls
~ EV capable without EVSE	[48]	[9]	[19]	
~ EV capable with EVSE	[12]	[4]	[4]	
~ Accessible EV Parking (9' x 18'-6" + 5' Aisle)	[2]	[1]	[1]	
~ Accessible EV Van Parking (12' x 18'-6" + 5' Aisle)	[1]	[1]	[1]	
~ Ambulatory EV (10' x 18'-6")	[1]	[0]	[0]	
AUTO PARKING PROVIDED				
Standard (9' x 18'-6")	238	54	76	368 Stalls
Accessible Parking (9' x 18'-6" + 5' Aisle)	5	2	3	10 Stalls
Accessible Van Parking (12' x 18'-6" + 5' Aisle)	5	2	2	9 Stalls
EV Capable	64	17	25	106 Stalls
~ EV capable without EVSE	[48]	[11]	[19]	
~ EV capable with EVSE	[12]	[4]	[4]	
~ Accessible EV Parking (9' x 18'-6" + 5' Aisle)	[2]	[1]	[1]	
~ Accessible EV Van Parking (12' x 18'-6" + 5' Aisle)	[1]	[1]	[1]	
~ Ambulatory EV (10' x 18'-6")	[1]	[0]	[0]	
Total	312	75	106	493 Stalls
TRAILER PARKING PROVIDED				
Trailer (10' x 53')	77	0	0	77 Stalls
BICYCLE RACK REQUIRED				
Short term (5% of total stalls)	16	4	6	26 Stalls
Long term (5% of total stalls)	16	4	6	26 Stalls
BICYCLE RACK PROVIDED				
Short term (5% of total stalls)	16	4	6	26 Stalls
Long term (5% of total stalls)	16	4	6	26 Stalls
ZONING ORDINANCE FOR CITY				
Zoning Designation - Tracy Hills Specific Plan - Light Industrial Zone (M1-TH)				
MAXIMUM BUILDING HEIGHT ALLOWED				
Height - 55'				
SETBACKS				
Refer to Tracy Hills specific plan.				

NOTE: PG & E Facility is not included in the tabulation.



Tracy Hills Commerce Center

29592 S. Corral Hollow Road
Tracy, CA

