



*For
Lease*

1685 TIDE COURT

WOODLAND, CA

±129,600 SF - AVAILABLE DISTRIBUTION SPACE



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PROPERTY HIGHLIGHTS



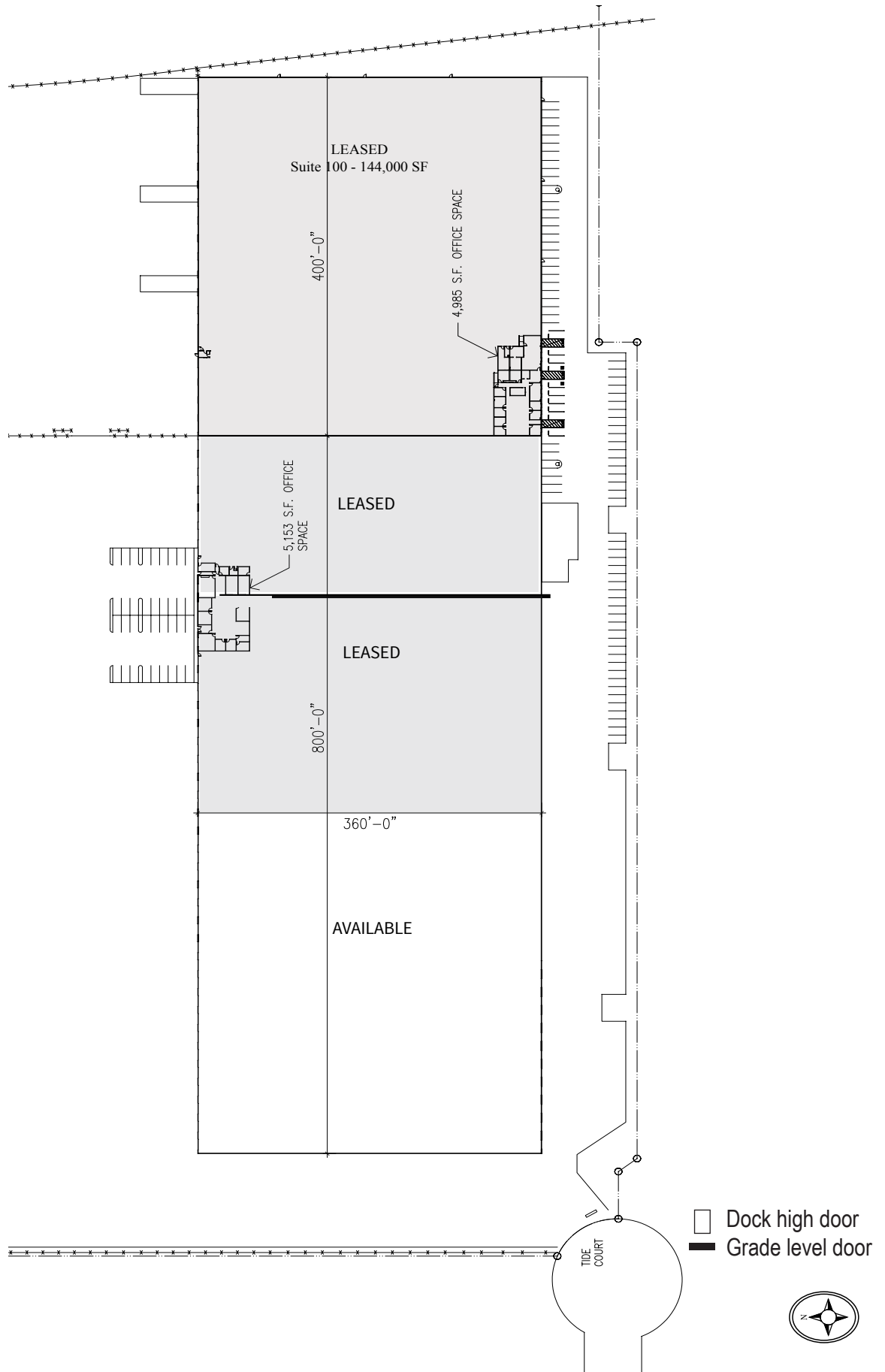
- ± 129,600 SF Total Available
- Office Space to Suit
- 40'x50' Column Spacing
- Twenty-Four (9'x10') Dock High Doors Equipped with Pit Levelers and Lights (Dock Levelers are Kelley Model M638K S #A021651) with 30,000 lb Capacity
- Two (14'x14') Grade Level Doors
- 2000 amp 277/480 Volt Electrical Service
- T-5 Motion Sensors
- 24' Clear Height
- ±100 Trailer Storage Spaces
- .33 GPM / 3,000 SF Density Sprinklers (Can Be Upgraded to ESFR)
- Skylights
- 70-foot Concrete Dock Apron
- Exterior LED Lighting Around Entire Site
- Fenced & Secured Site Including a Security Checkpoint Station
- Metal Roof with R-19 Insulation
- Easy Access to Interstate 5



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Site Plan



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Woodland, CA: The city of Woodland is strategically located for companies looking to distribute to the West Coast of the United States. Woodland is ±80 miles northeast of San Francisco located on Interstate 5 (border to border) near the junction to Interstates 50 and 80 (coast to coast). Woodland is located ±15 minutes north of downtown Sacramento and less than 10 minutes from Sacramento International Airport. Woodland is seen as a desirable distribution location due to access to same day drive times. Current distribution tenants include Walgreens, Rite Aid, Target, True Value Hardware and SC Johnson.

Low Rental Cost: Woodland has been a favorite destination for large distribution users due to its excellent freeway access, non-congested roadways and low rental rates compared to surrounding markets. Monthly market rates in Woodland are \$0.10/SF below those in the Stockton market and nearly \$0.20/SF less than those in the Fairfield market.



CONTACT

Mike Zimmerman, SIOR
Executive Vice President
mike.zimmerman@am.jll.com
RE License # 01514055

tel +1 916 491 4312

Sean Merold, SIOR
Executive Vice President
sean.merold@am.jll.com
RE License # 01803204

tel +1 916 491 4313

Abbie Wertheim
Senior Associate
abbie.wertheim@am.jll.com
RE License # 02065976

tel +1 916 440 1830



Jones Lang LaSalle Brokerage, Inc.
License #: 01856260