

AVAILABLE FOR SUBLEASE

40,982± SF CLASS A OFFICE AND DISTRIBUTION SPACE
6751 W. SCHULTE ROAD | TRACY, CA



FOR MORE INFORMATION CONTACT:

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PROPERTY SPECIFICATIONS

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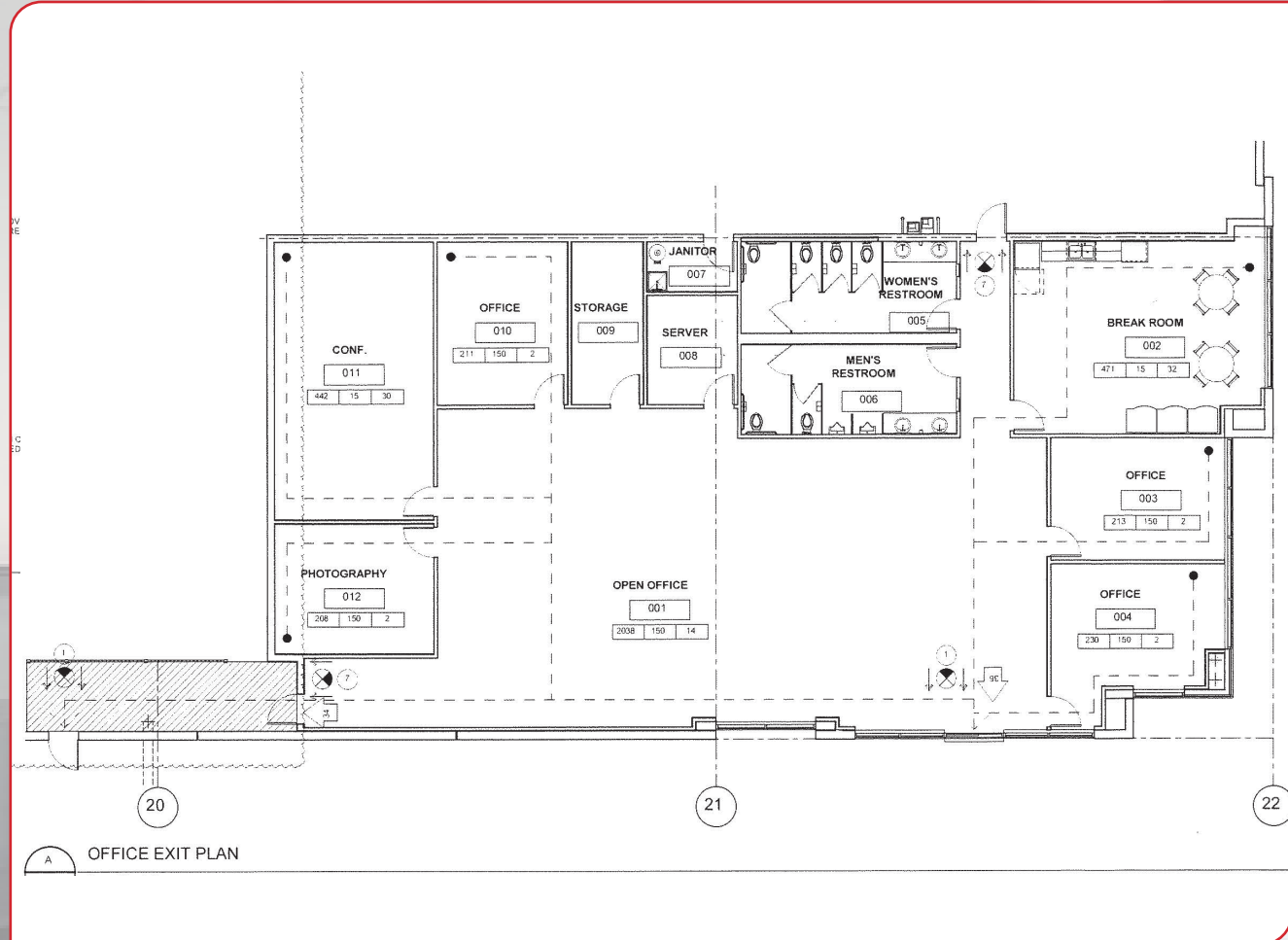
- **AVAILABLE FOR IMMEDIATE SUBLEASE**
- 35,982± SF Warehouse - Food Grade
- 5,000± SF Office constructed in 2022 comprised of large open bull-pen, large conference room, four (4) private offices, large break room and over sized men's and women's restrooms (office furniture can be available)
- ZONED- Business Park Industrial (BPI) City of Tracy
- 2% Skylights, insulated roof
- ESFR fire suppression system
- 7 Dock high doors w/ levelers and seals
- 36'± minimum ceiling clearance
- 56' x 50' typical column spacing
- 70' speed bay
- LED lights throughout warehouse
- Flexible terms (short or long)
- Sublease through November 2029

SUB LEASE RATE: CONTACT BROKER FOR PRICING



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE PLAN

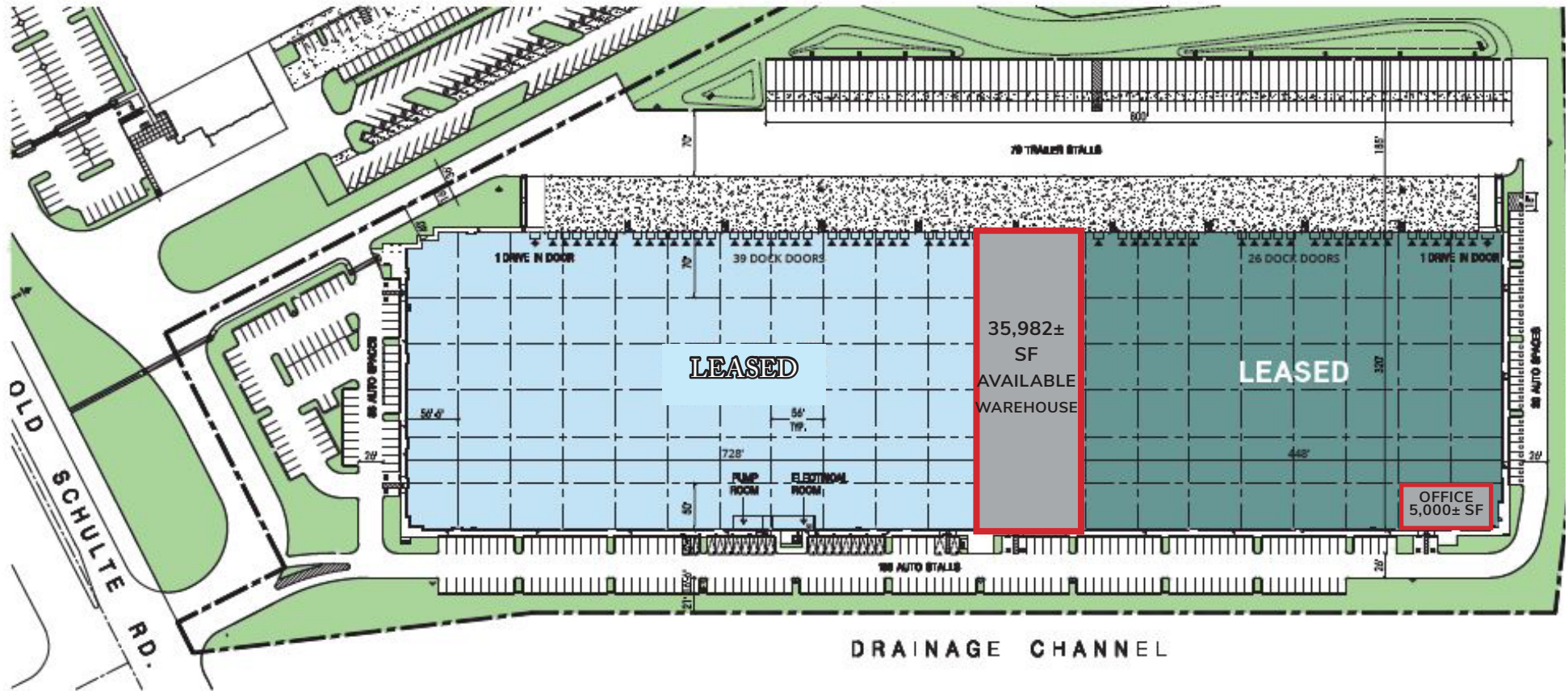


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SITE PLAN



 = AVAILABLE SPACE

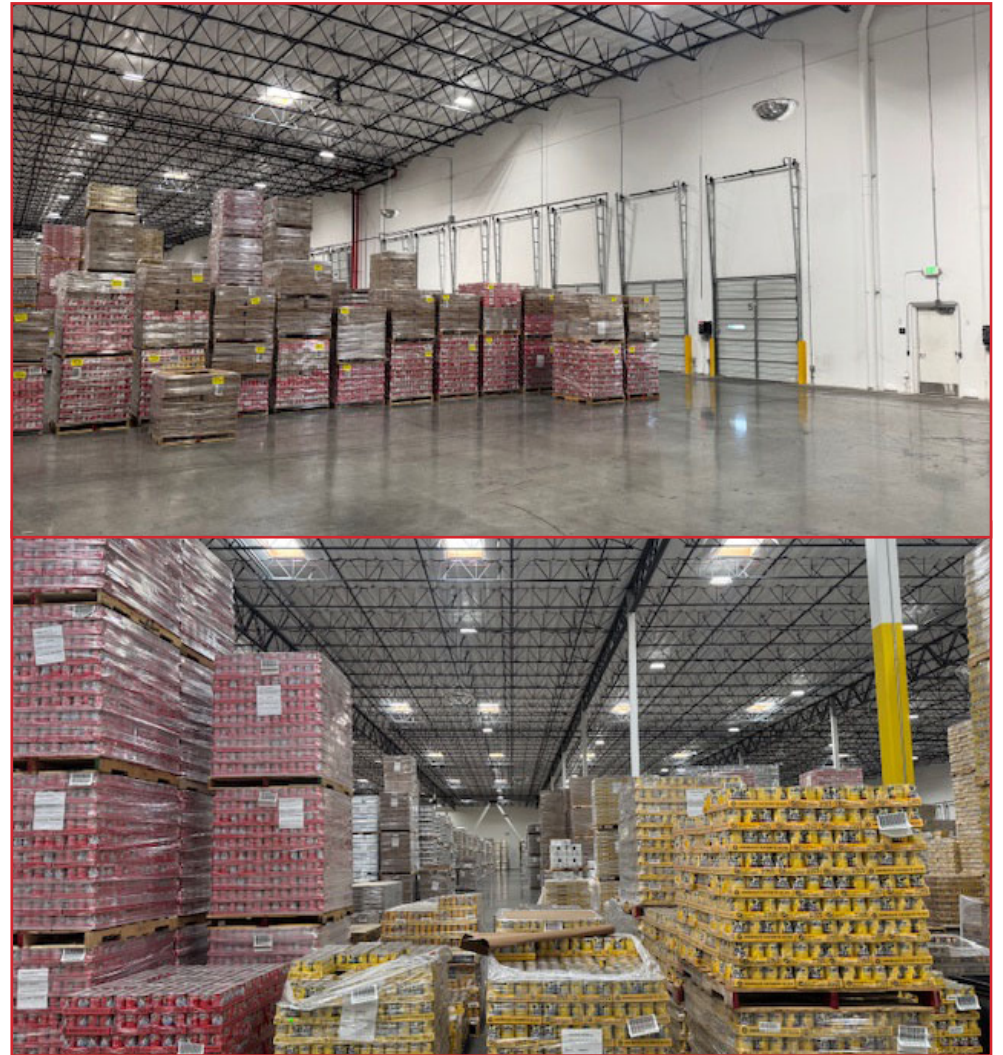
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INTERIOR WAREHOUSE



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LOCATED IN THE INTERNATIONAL PARK OF COMMERCE



DISTANCE TO:

I-580: 0.5 Miles

I-205: 1.5 Miles

Port of Oakland: 47 Miles

Oakland Airport: 42 Miles

West Tracy location offering exceptional access to Bay Area and entire Central Valley

