

# South Tracy Industrial Complex

## 400 Gandy Dancer Drive

Tracy, CA 95377

For Owner/User Sale or Lease

Contact Brokers for Pricing

±16.09 Acres of Yard with ±159,040 SF Rail Served Warehouse on ±26.53 Acres



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Accelerating success.

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### BUILDING SPECIFICATIONS

<b>Building SF:</b>	±159,040 SF Warehouse	<b>Warehouse Lighting:</b>	LED
<b>Acreage:</b>	±26.53 acres	<b>Column Spacing:</b>	±25' x 80', typical
<b>Office SF:</b>	±6,000 SF	<b>Clear Height:</b>	Manufacturing area; 21'4" - 26' 10" Warehouse area; 24'7" - 26' 10"
<b>Loading:</b>	5 dock high, recessed loading doors 5 grade level roll up doors 2 rail doors serving dual rail tracks	<b>Skylights:</b>	Yes
<b>Rail Service:</b>	Union Pacific	<b>Sprinklers:</b>	Yes
<b>Parking:</b>	103 auto stalls Ample trailer parking	<b>Indicated Power:</b>	2,000 amps, 277,480V, 3-phase
<b>Yard:</b>	Fenced, lit and compacted yard area	<b>Zoning:</b>	M-1, Light Industrial City of Tracy
<b>Year Built:</b>	1980	<b>Electric:</b>	PG&E
<b>Construction Type:</b>	Steel frame metal	<b>Natural Gas:</b>	2" service provided by PG&E
<b>Security:</b>	Upgraded security system including exterior cameras.	<b>Sewer:</b>	City of Tracy 375 gallons per ECU / 5 ECU's per acre (capacity)
<b>Insulation:</b>	Thermax insulation throughout building	<b>Water &amp; Storm:</b>	City of Tracy
<b>Excess Land:</b>	±18.33 acres		

PROPERTY PHOTOS

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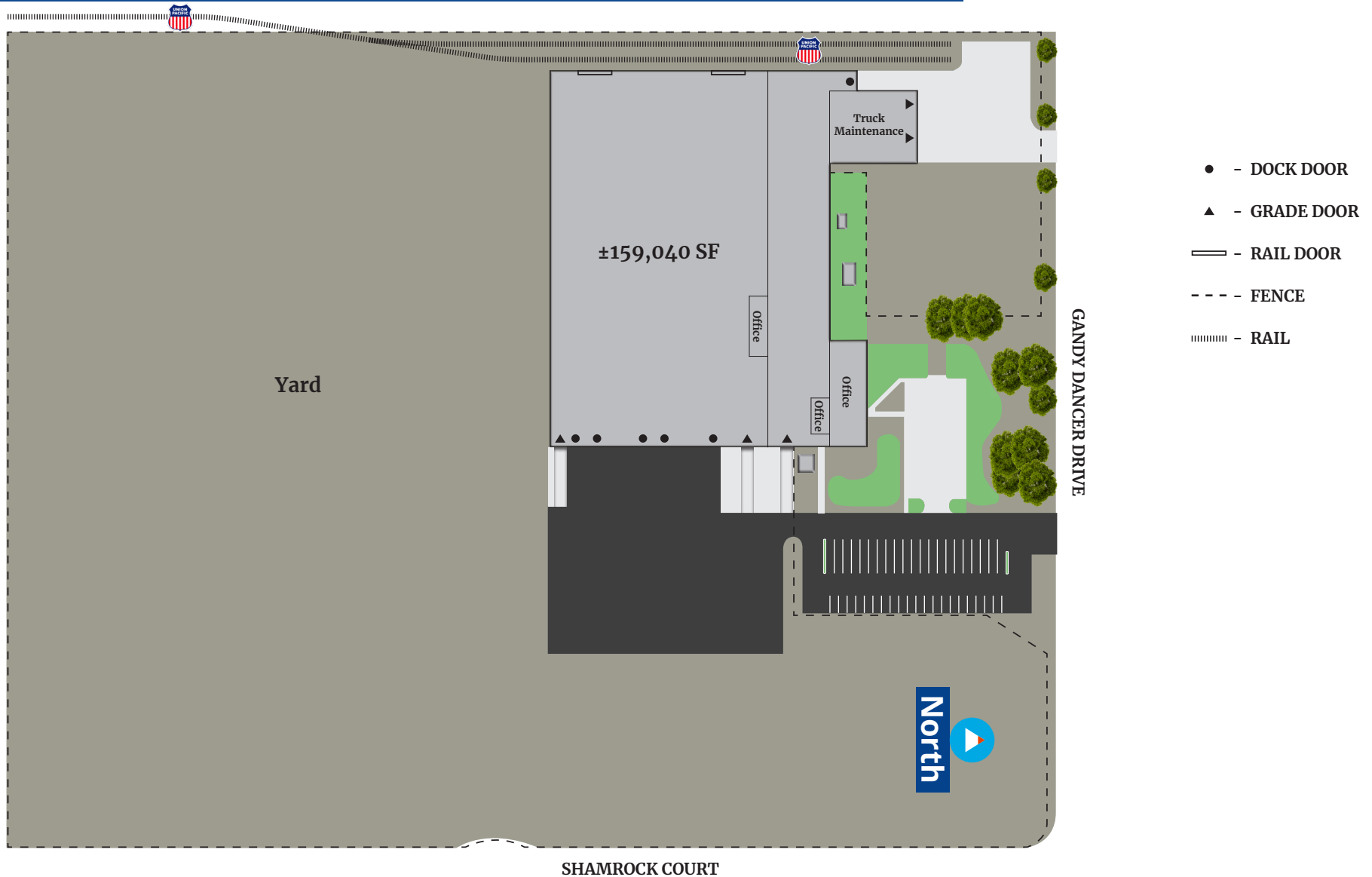
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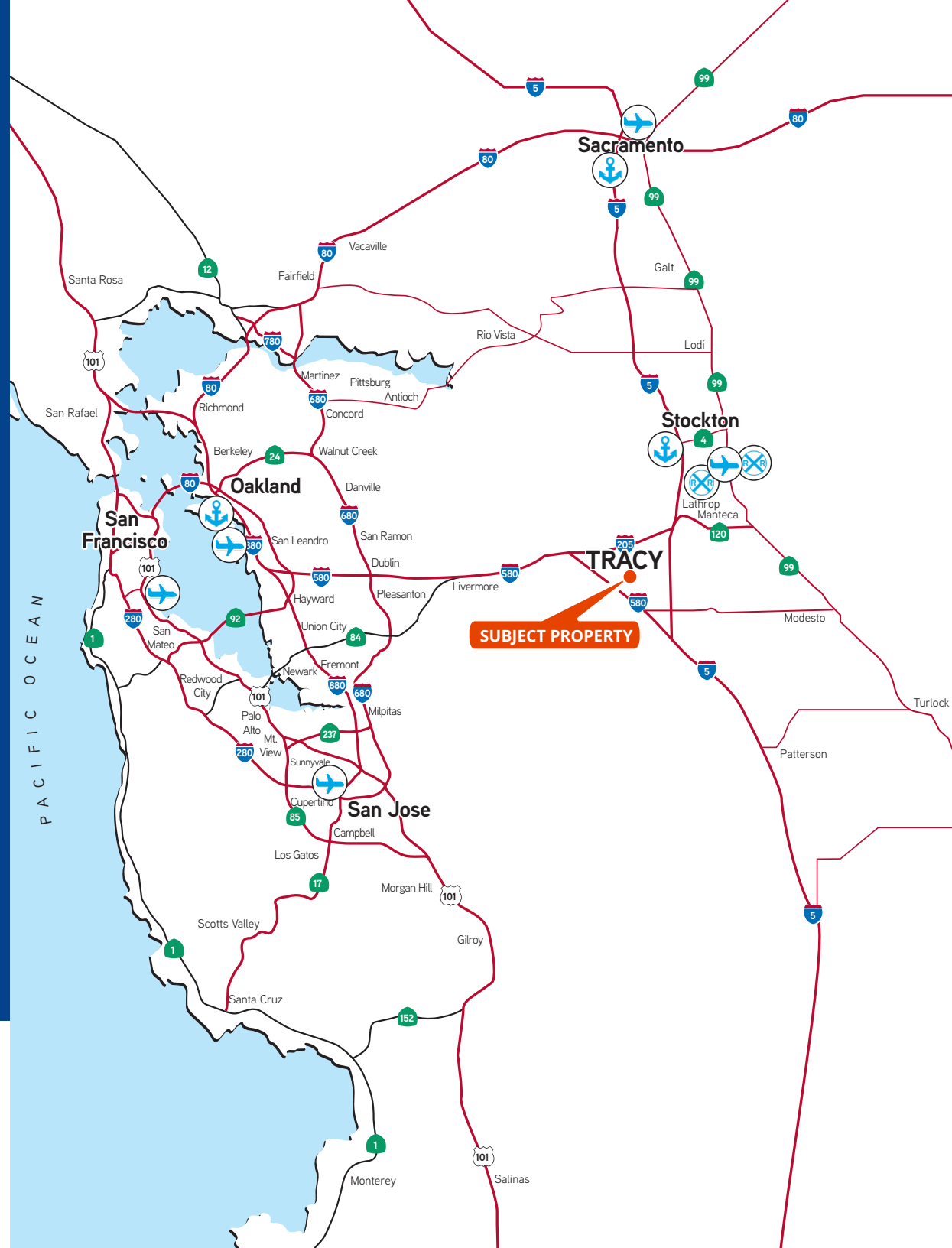
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