

FOR LEASE

INDUSTRIAL SPACE
24556 S. MACARTHUR DRIVE
TRACY, CA

ICE HOUSE
INDUSTRIAL PARK



PROPERTY FEATURES:

- 2,520 sq. ft. with glass storefront plus one (1) 12' x 12' office and one (1) restroom
- Fully insulated and conditioned throughout
- One (1) ±12' x 14' sealed and insulated grade level door with electric opener
- Metal frame construction with stucco facade
- Sprinklered
- 125 amp, 120/208V, 3 Phase power
- ±20' clear height
- High bay warehouse lighting
- Skylights
- Zoned I-L (Limited Industrial-San Joaquin Co.) which provides for a wide array of uses such as light manufacturing, construction services, warehousing and distribution.
- Lease Rate: \$1.30/Sq. Ft. NNN
- Expenses: \$0.31/Sq. Ft.

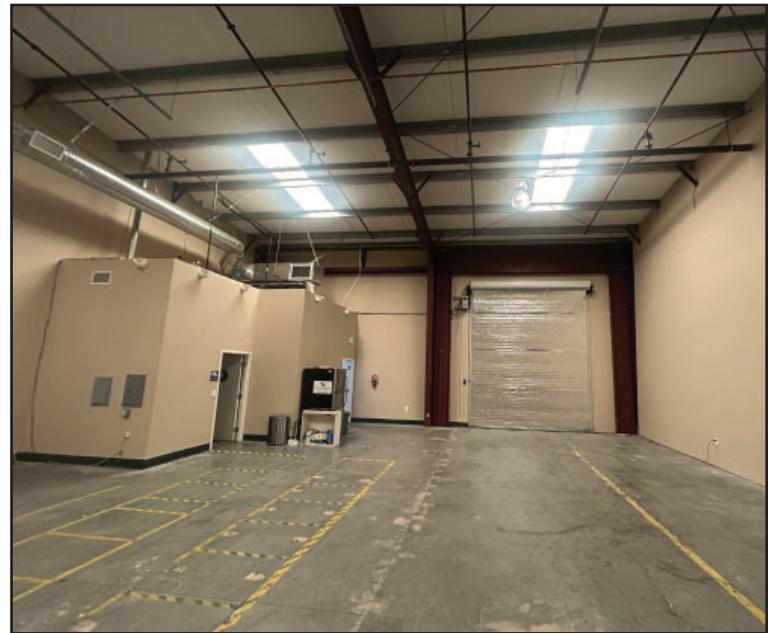
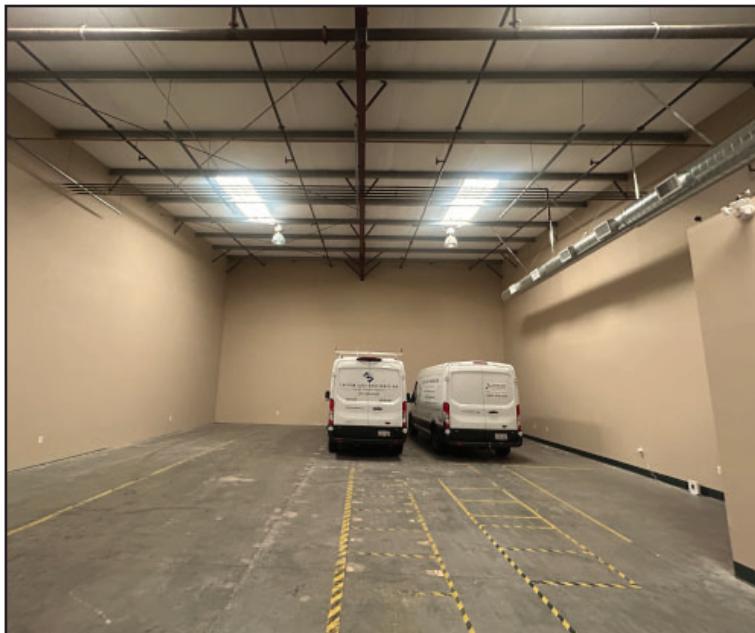


For further information, please contact:

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FLOOR PLAN

