

FOR LEASE

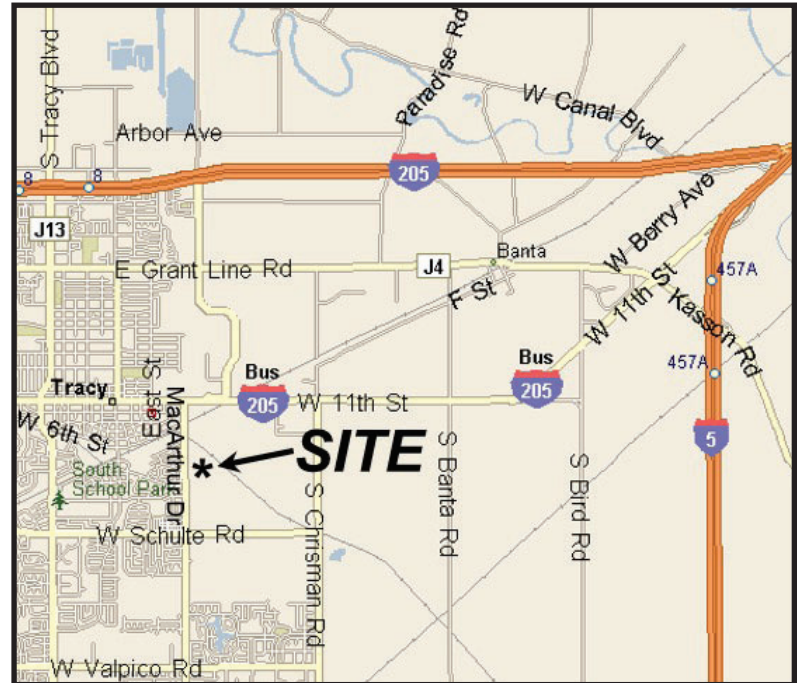
INDUSTRIAL SPACE
24556 S. MACARTHUR DRIVE
TRACY, CA

*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) $\pm 12' \times 14'$ sealed and insulated grade level door with electric opener
- Metal frame construction with stucco facade
- Sprinklered
- 125 amp, 120/208V, 3 Phase power
- $\pm 20'$ 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.

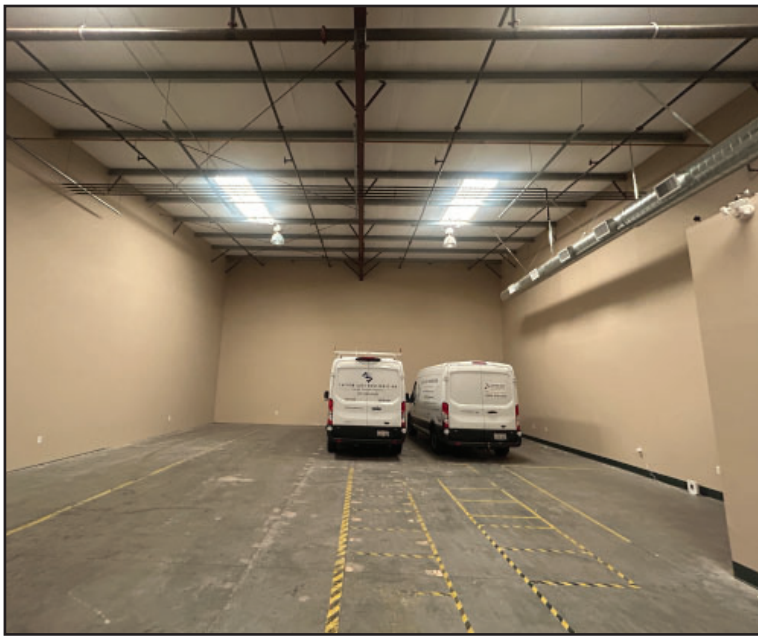


For further information, please contact:

Mike Glazzy
DRE #01204579
mglazzy@souzard.com

672 West 11th Street • Suite 108 • Tracy, CA 95376
(209) 229-7767

The information provided herein has been secured from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All information should be verified prior to sale or lease.



FLOOR PLAN

