

# FOR LEASE

**LIGHT INDUSTRIAL/WAREHOUSE SPACE  
3941 HOLLY DRIVE • SUITE G  
TRACY, CA**

**HOLLY  
BUSINESS CENTER**



## **PROPERTY FEATURES:**

- **±2,375 sq. ft. insulated warehouse**
- **±500 sq. ft. office with glass storefront**
- **One (1) 12' x 14' grade level door**
- **±14' - 16' minimum clear height**
- **100A, 3 phase power**
- **Flourescent tube lighting**
- **One (1) restroom**
- **Close proximity to I-205**
- **56 parking stalls; 1.66/1,000 sq. ft.**
- **Zoned M-1 (Light Industrial-City of Tracy) providing for a wide array of uses such as construction services, warehousing, distribution, and light manufacturing**
- **Lease rate: \$3,000 per month (Gross)**



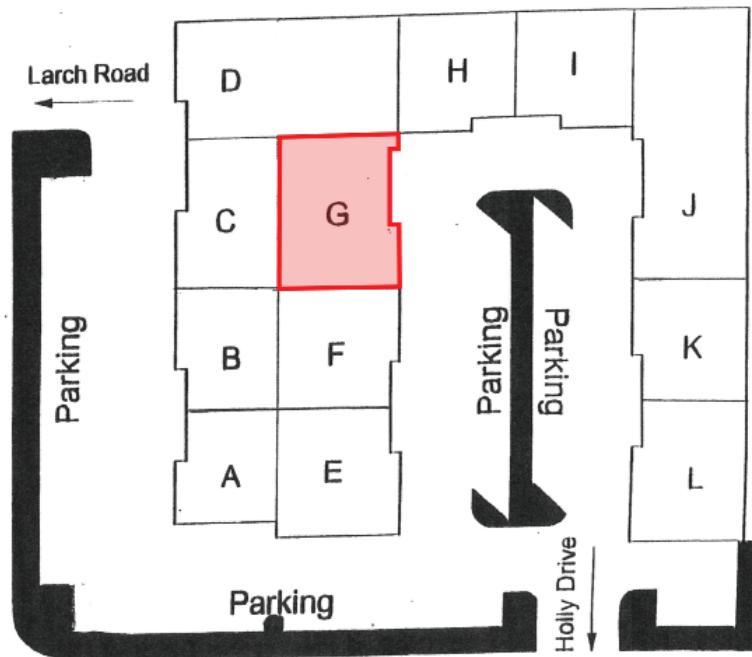
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# HOLLY BUSINESS CENTER - SITE PLAN



## SUITE G - FLOOR PLAN

