

FOR LEASE

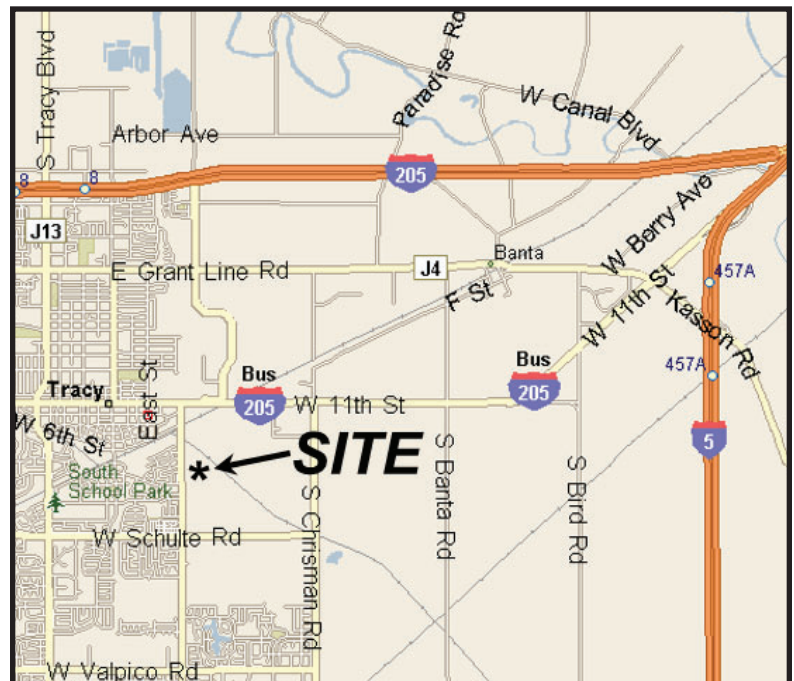
LIGHT INDUSTRIAL/WAREHOUSE SPACE
24496 S. MACARTHUR DRIVE
TRACY, CA

ICE HOUSE
INDUSTRIAL PARK



PROPERTY FEATURES:

- ±4,380 sq. ft. (60' x 73') insulated warehouse
- Two (2) grade level doors; drive-thru capability
- ±144 sq. ft. office with glass storefront
- ±21' clear height
- 200A, 277/480V, 3 phase power
- LED lighting
- Common restrooms
- Shared dock facility
- Close proximity to I-5 & I-205
- Zoned I-L (Limited Industrial-San Joaquin Co.) providing for a wide array of uses such as construction services, distribution, warehousing, and light manufacturing
- Lease rate: \$1.10/sf NNN
- Expenses: \$0.29/sf



For further information, please contact:

Mike Glazzy
DRE #01204579
mglazzy@souzard.com

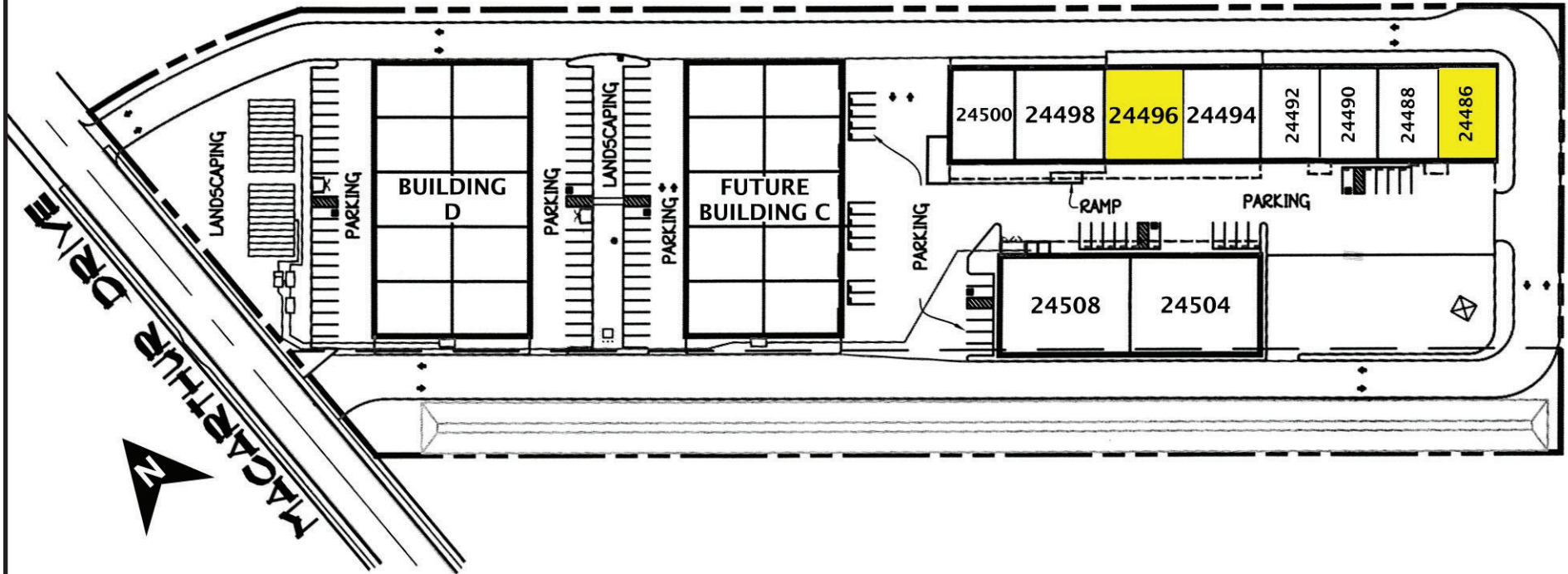
672 West 11th Street • Suite 108 • Tracy, CA 95376
(209) 229-7767

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 is subject to errors, omissions and changes and should be verified prior to sale or lease.

ICE HOUSE INDUSTRIAL PARK

SITE PLAN

 Available units



SUITE DETAIL

Suite	24486	24488	24490	24492	24494	24496	24498	24500	24504	24508
Sq. Ft.	3,285	3,285	3,285	3,285	4,380	4,380	5,037	3,650	7,600	7,600
Clear Height	21'	21'	21'	21'	21'	21'	14'	14'	18'	18'

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 is subject to errors, omissions and changes and should be verified prior to sale or lease.