

FOR LEASE

TRACY COMMERCE CENTER

280 E. Larch Road, Tracy, CA



Marcus & Millichap

Contact:

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3741 Douglas Blvd.
Suite 200
Roseville, CA 95661

LISTING DATA

AVAILABLE SF: ± SF 2,160
DIVISIBLE TO: ± SF 2,160
CONTIGUOUS SF: ± SF 4,320
OFFICE SF: 345± - 435± SF per unit
DOORS : One (1) 12' x 14' GL Door per unit
CLEAR HEIGHT: 18' - 21' minimum
POWER: 200 Amp, 110/208 Volt, 3 phase
ZONING : M-1 (Light Industrial-City of Tracy)

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap. All rights reserved.

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- 2 Units Available 2,160 SF - 4,320 SF
- New Solarban 90 low-e storefront glass
- New premium 120-watt LED wall packs and 250-watt LED parking lot fixtures
- Concrete tilt up construction
- AT&T Fiber available
- New exterior paint scheme
- Security camera monitoring
- Central HVAC in office areas
- One (1) restroom per unit
- Fully sprinklered and monitored
- Fluorescent indoor lighting
- Excellent location in North Tracy, CA
- Freeway visibility from I-205
- Located just north of I-205 & N. Tracy Blvd. providing immediate access to I-205 and the surrounding area

LEASE RATE: \$1.15 PSF, NNN

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SUBJECT PROPERTY



195,000 VPD