

FOR LEASE

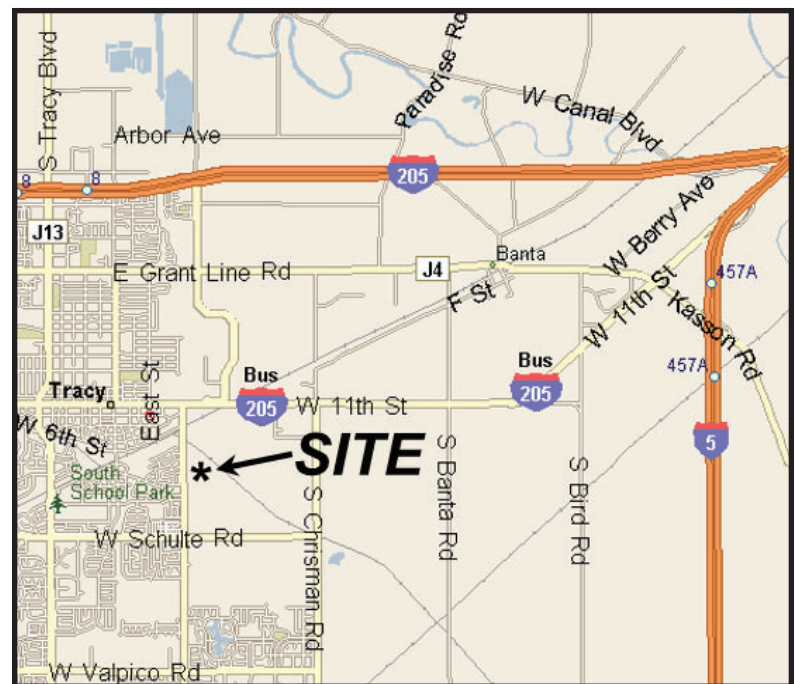
LIGHT INDUSTRIAL/WAREHOUSE SPACE
24492 S. MACARTHUR DRIVE
TRACY, CA

ICE HOUSE INDUSTRIAL PARK



PROPERTY FEATURES:

- ±3,285 sq. ft. (45' x 73') insulated warehouse
- One (1) ±144 sq. ft. (12' x 12') office
- One (1) grade level door
- ±144 sq. ft. office with glass storefront
- ±21' clear height
- 200A, 277/480V, 3 phase power
- Metal halide lighting
- Common restrooms
- Close proximity to I-5 & I-205
- Zoned I-L (Limited Industrial-San Joaquin Co.)
- Lease rate: \$1.10/sf NNN
- Expenses: \$0.29/sf



For further information, please contact:

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