

10,800± SF DOCK HIGH SPACE FOR LEASE

950 GRANT LINE ROAD, SUITE 800, TRACY, CA

AVAILABLE SF: 10,800+ SF
OFFICE: SF 1,000± SF (conference room, break room, private office, 2 restrooms)
DH DOORS: Four (4) w/ EOD Levelers
GL DOORS: One (1)
ELECT. SERVICE: 200 amps, 120/208 volt, 3 phase
ZONING: M-1 - Light Industrial (City of Tracy)

FEATURES:

- Mezzanine storage above office
- Distributed power
- Skylights, fluorescent and T-5 lighting
- 18± minimum ceiling clearance
- Concrete tilt up construction
- Fire sprinklers (.33 gpm/3,000 sf)
- Will be delivered with refreshed offices with updated flooring and paint

LEASE RATE: \$0.95 psf / NNN

***Available November 1, 2025**

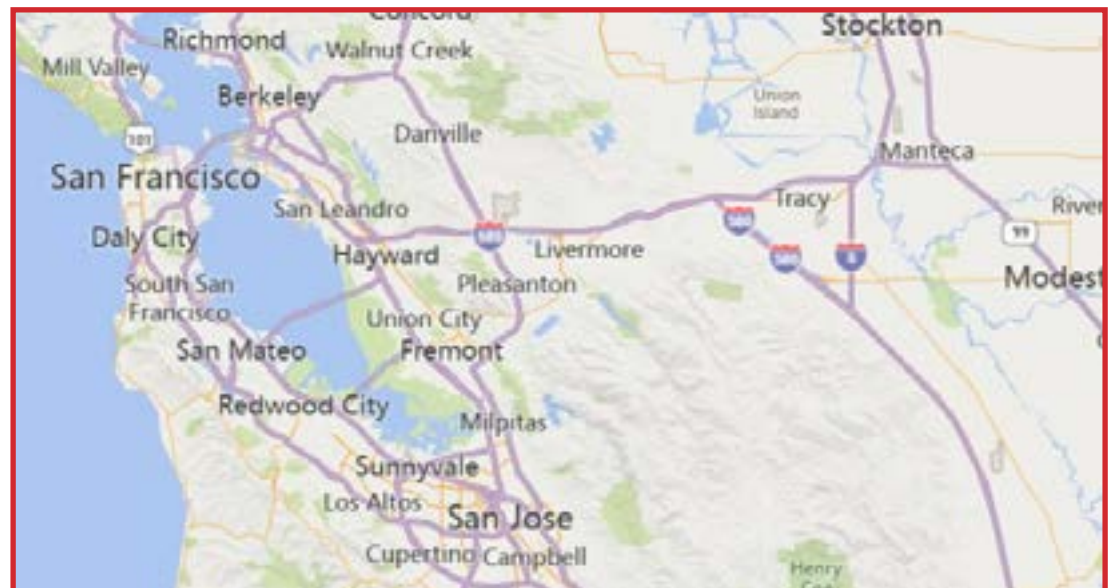
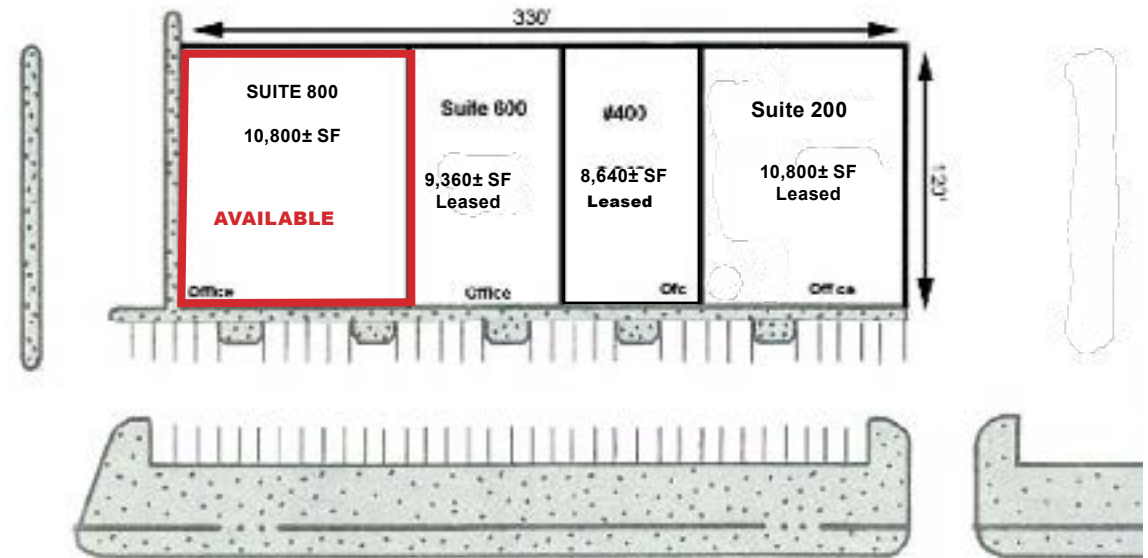
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