

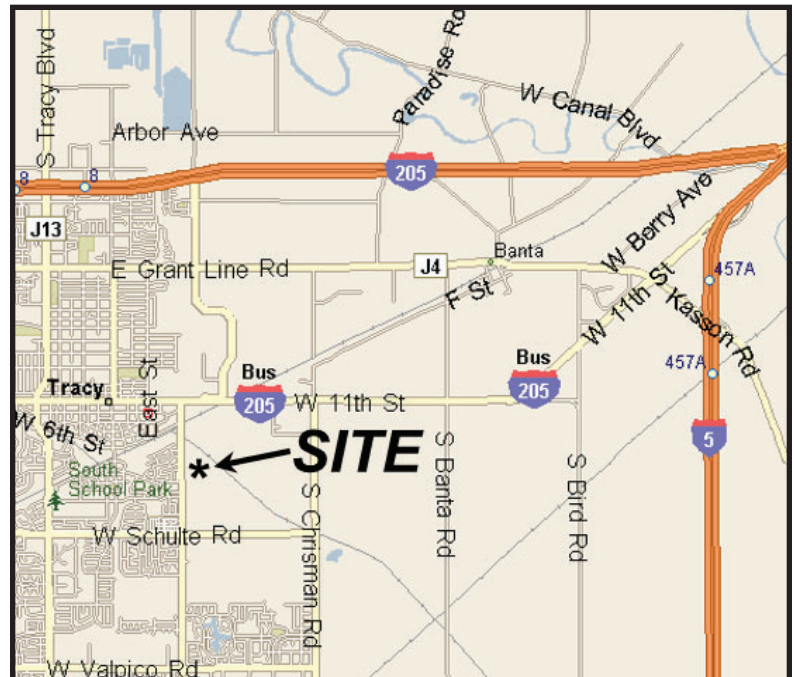
FOR LEASE

LIGHT INDUSTRIAL/WAREHOUSE SPACE
24504 S. MACARTHUR DRIVE
TRACY, CA



PROPERTY FEATURES:

- ±7,600 sq. ft. (76' x 100') insulated warehouse
- Includes ±780 sq. ft. of office
- Two (2) 12' x 14' grade level doors
- ±18' 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 County) which provides for a wide array of uses such as construction services, distribution, warehousing, and light manufacturing
- Available January 1, 2026
- Lease rate: \$1.05/sf NNN
- Expenses: \$0.29/sf



For further information, please contact:

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