

FOR LEASE

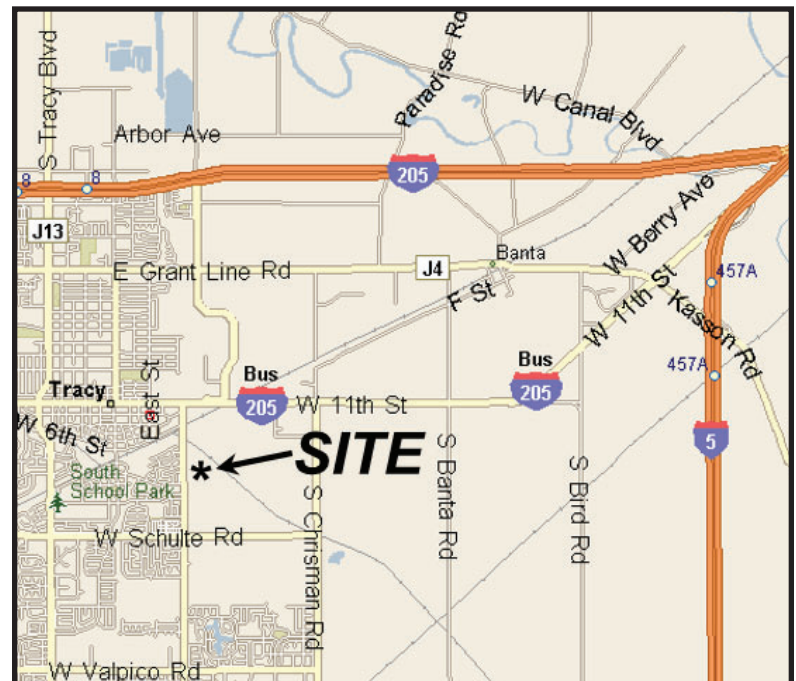
LIGHT INDUSTRIAL/WAREHOUSE SPACE
24496 S. MACARTHUR DRIVE
TRACY, CA

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:

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