



Available For Lease Eastgate Business Park

1396 Mariani Court | Tracy, CA

±26,019 SF Class “A” Warehouse / Distribution Building

UNDER CONSTRUCTION
Q4 2026 Delivery

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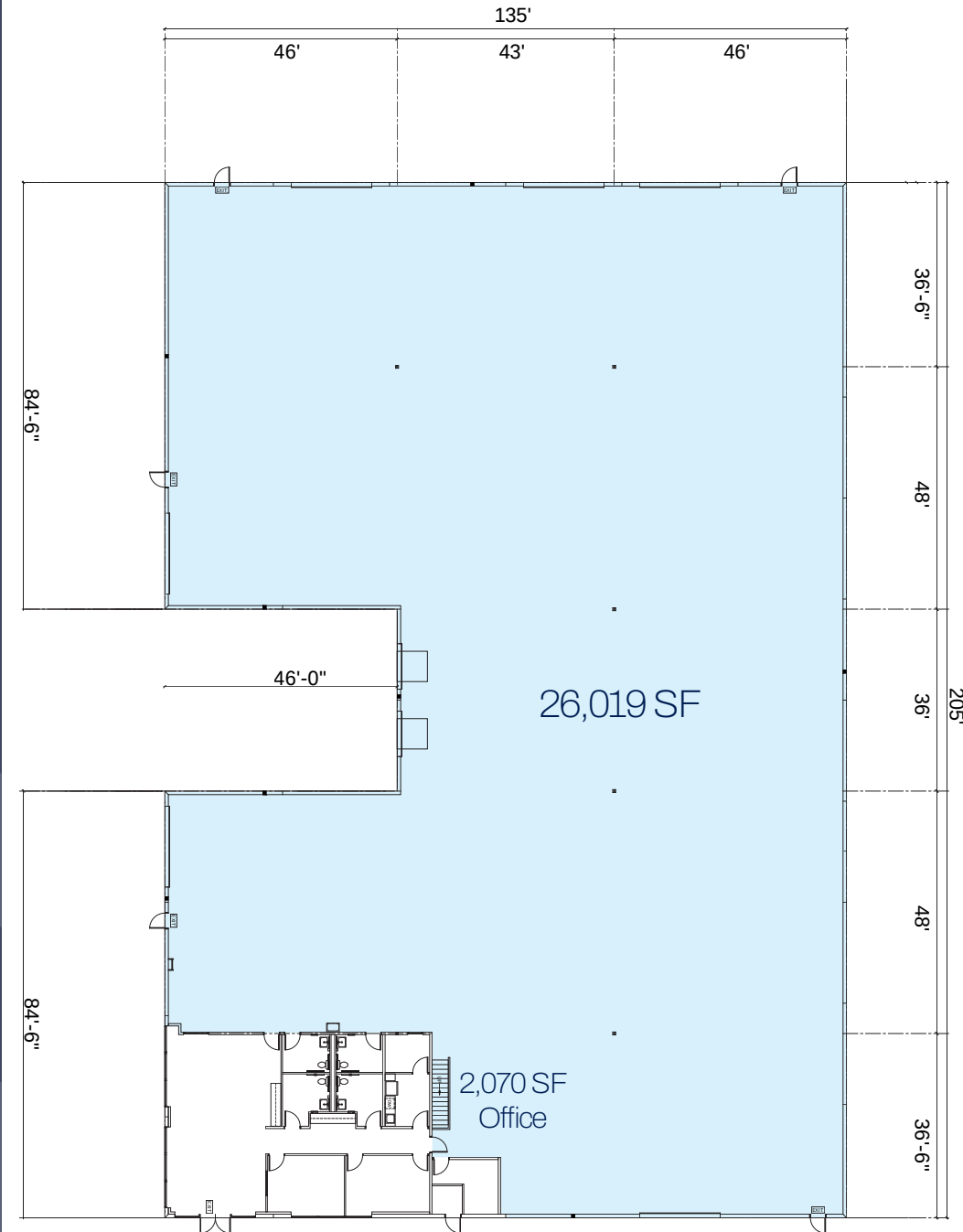
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BUILDING 1 SPECIFICATIONS

Building Size	±26,019 SF
Building Dimensions	135' D x 205' W
Office Size	±2,070 SF
Mezzanine Storage	±2,047 SF
Dock High Doors	2 (9' x 10') (w/ Dock Levelers and Bumpers)
Grade Level Doors	6 (12' x 16')
Power	800 Amps, 277/480V, 3-Phase
Lighting	LED
Clear Height	±22'
Sprinklers	ESFR
Column Spacing	36.6 - 48' x 43 - 46'
Year Built	2026 (under construction)
Skylights	Yes
Auto Parking	30 stalls
Roof Deck Insulation	R-19
Water	City of Tracy
Storm / Storm	City of Tracy
Power & Electric	PG&E
Zoning	M-1, Light Industrial (City of Tracy)

SITE PLAN





1396 MARIANI COURT BUILDING PHOTOS





EXCLUSIVE BROKERS:

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