

26700 S. BANTA ROAD

TRACY, CA

±32,150 SF INDUSTRIAL FACILITY ON ±15.02 ACRES WITH RAIL - DIVISIBLE
AVAILABLE FOR SALE OR LEASE



NEWMARK

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PROPERTY HIGHLIGHTS

- » ±32,150 Square Feet Total (5 Buildings)
- » ±15.02 Acre Site - Divisible
- » Rail served with UPRR spur
- » Paved, fenced, lighted yard with two (2) gated entrances
- » Two (2) 40,000 gallon fire suppression tanks
- » Two (2) 2,000 amps, 277/400-volt, 3-phase electrical services
- » Zoned I-W ([Industrial Warehouse, San Joaquin County](#))
- » APN: 252-150-080
- » Asking Sale Price: \$9,250,000
- » Lease Rate: \$45,000 per month, NNN



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SITE PLAN



±19,850 SF DISTRIBUTION/ WAREHOUSE

- Eight (8) loading docks
- One (1) grade level ramp
- Rail siding/spur
- 800 amps of electrical service distributed

±3,900 SF STORAGE BUILDING

- Two (2) grade level doors
- Three (3) restrooms

±2,800 SF MAINTENANCE SHOP

- Four (4) grade level drive-in doors
- ±1,200 SF office
- Quincy OGV-50 compressor

±2,200 SF STORAGE SHED

±3,750 SF OFFICE

- Ten (10) private offices
- Conference room
- Two (2) restrooms
- Breakroom/kitchen

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PROPERTY PHOTOS



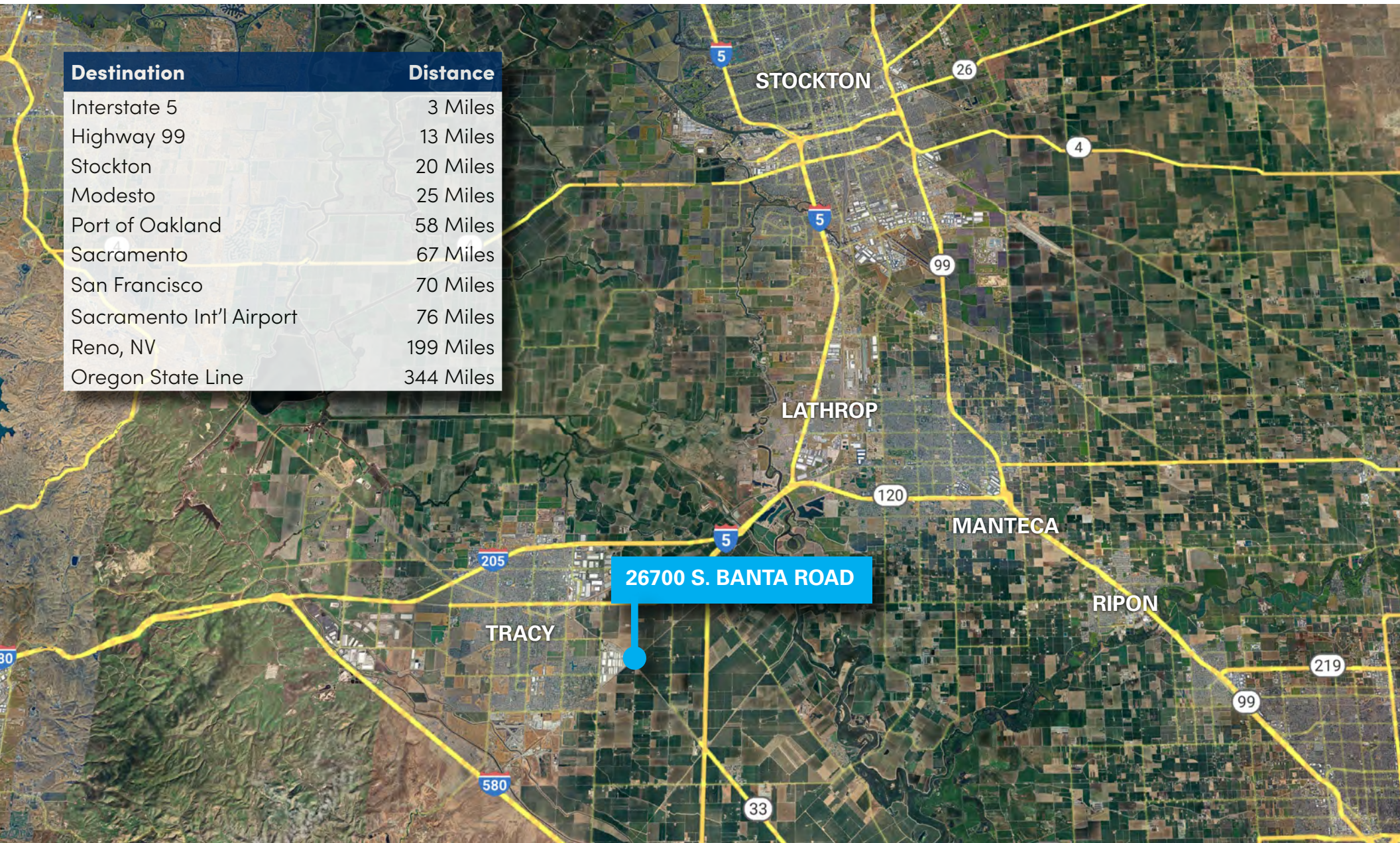
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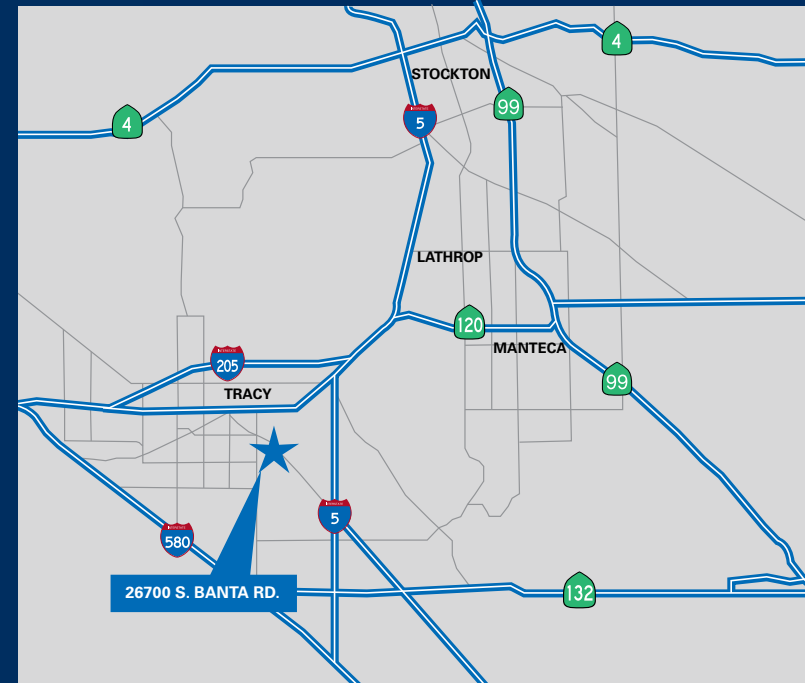
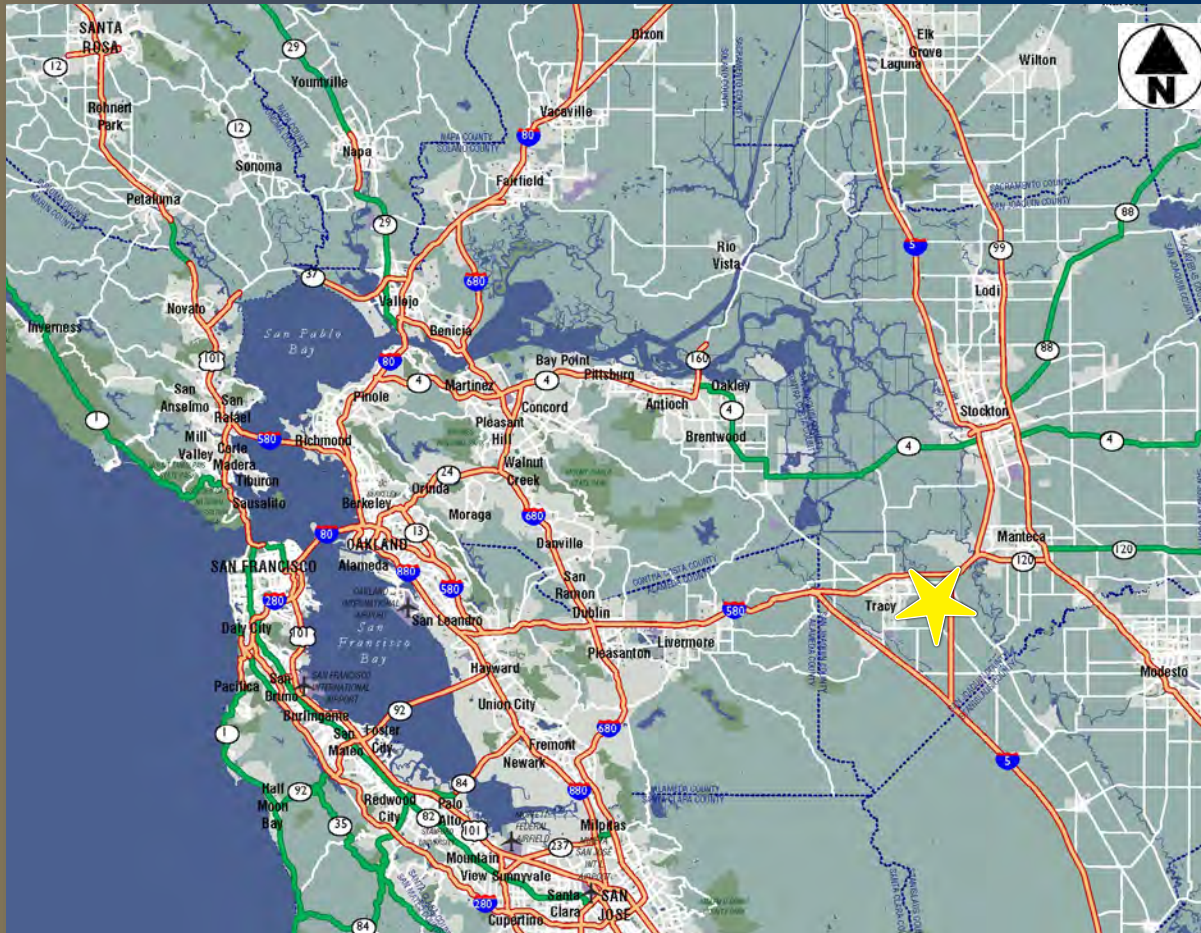
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REGIONAL MAP

Destination	Distance
Interstate 5	3 Miles
Highway 99	13 Miles
Stockton	20 Miles
Modesto	25 Miles
Port of Oakland	58 Miles
Sacramento	67 Miles
San Francisco	70 Miles
Sacramento Int'l Airport	76 Miles
Reno, NV	199 Miles
Oregon State Line	344 Miles





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