

26700 S.  
BANTA ROAD  
TRACY, CA

±32,150 SF INDUSTRIAL FACILITY ON ±15.02 ACRES WITH RAIL - DIVISIBLE

AVAILABLE FOR SALE OR LEASE



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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



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## PROPERTY PHOTOS

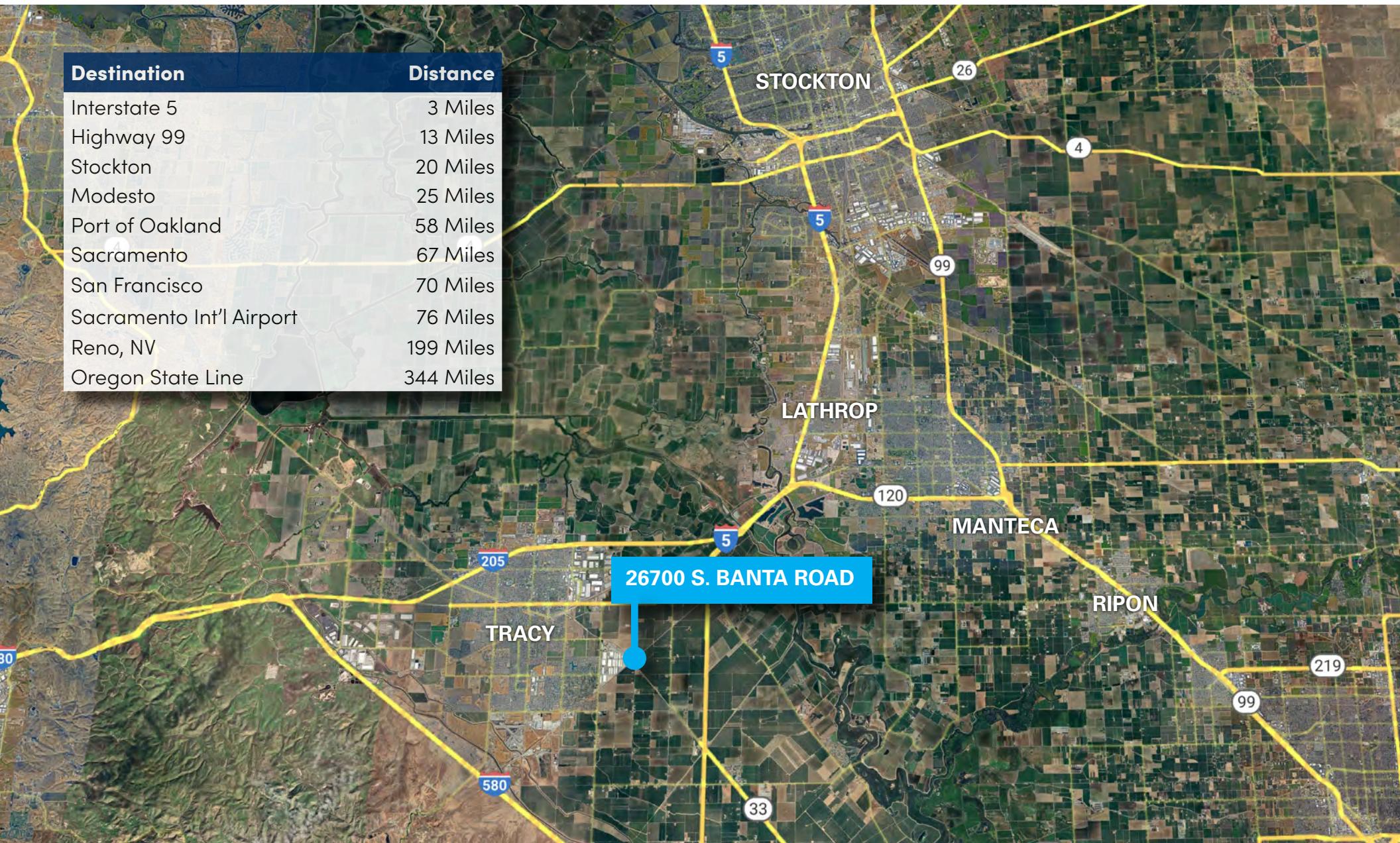


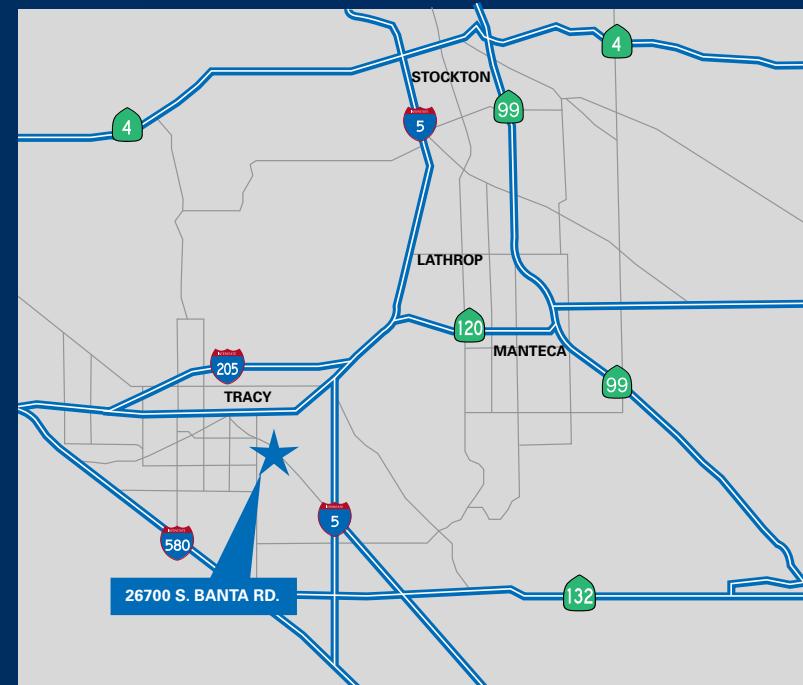
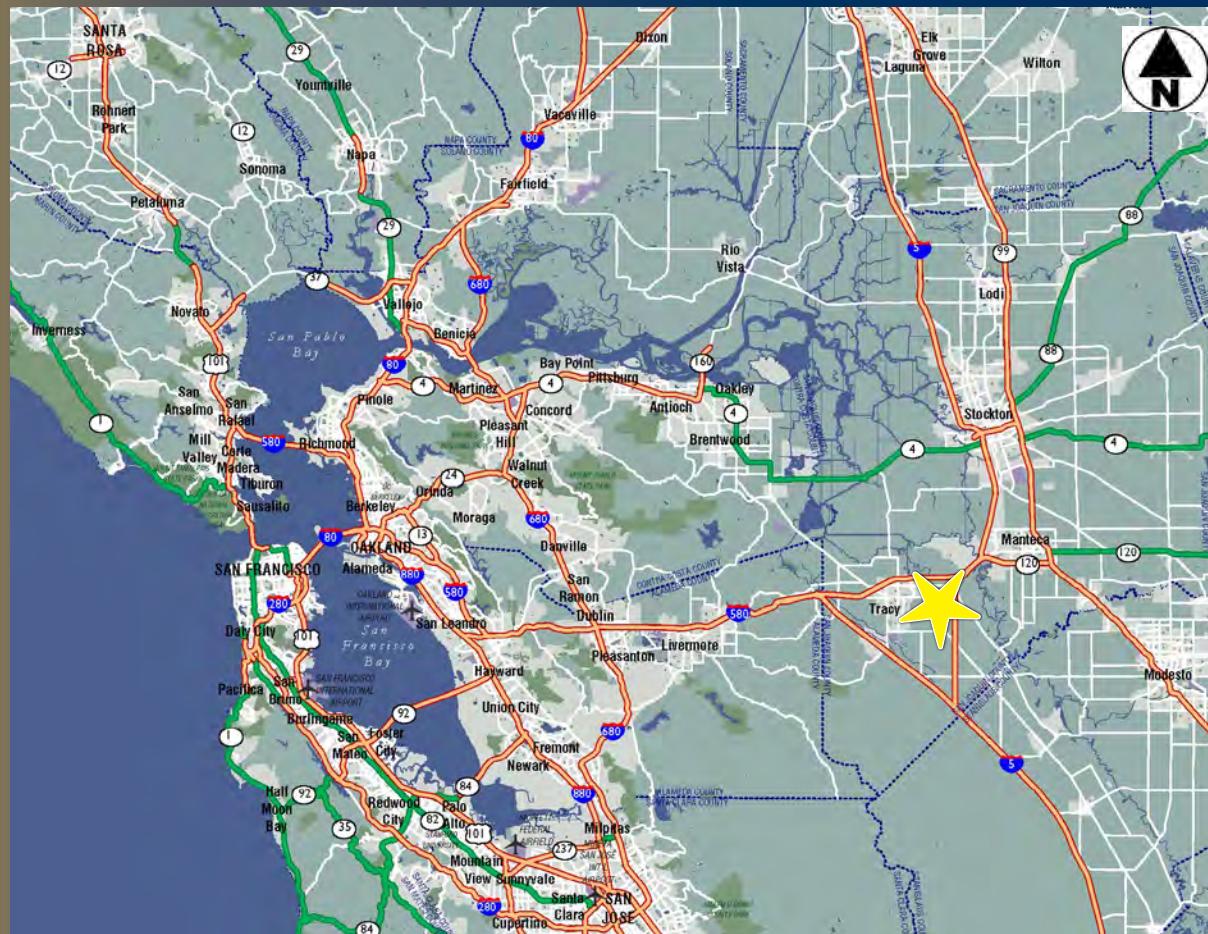
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## REGIONAL MAP





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