

FOR LEASE

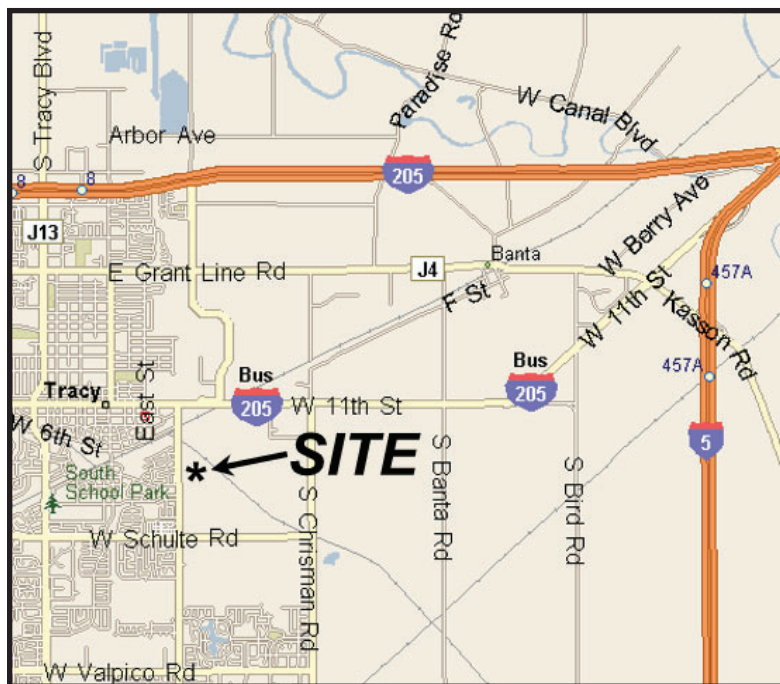
LIGHT INDUSTRIAL/WAREHOUSE SPACE
24486 S. MACARTHUR DRIVE
TRACY, CA

ICE HOUSE INDUSTRIAL PARK



PROPERTY FEATURES:

- ±3,285 sq. ft. (45' x 73') insulated warehouse
- One (1) grade level door
- ±144 sq. ft. office with glass storefront
- ±21' clear height
- 200A, 277/480V, 3 phase power
- Metal halide lighting
- Common restrooms
- Close proximity to I-5 & I-205
- Zoned I-L (Limited Industrial-San Joaquin Co.)
- Lease rate: \$1.10/sf NNN
- Expenses: \$0.29/sf



SOUZA
REALTY &
DEVELOPMENT

For further information, please contact:

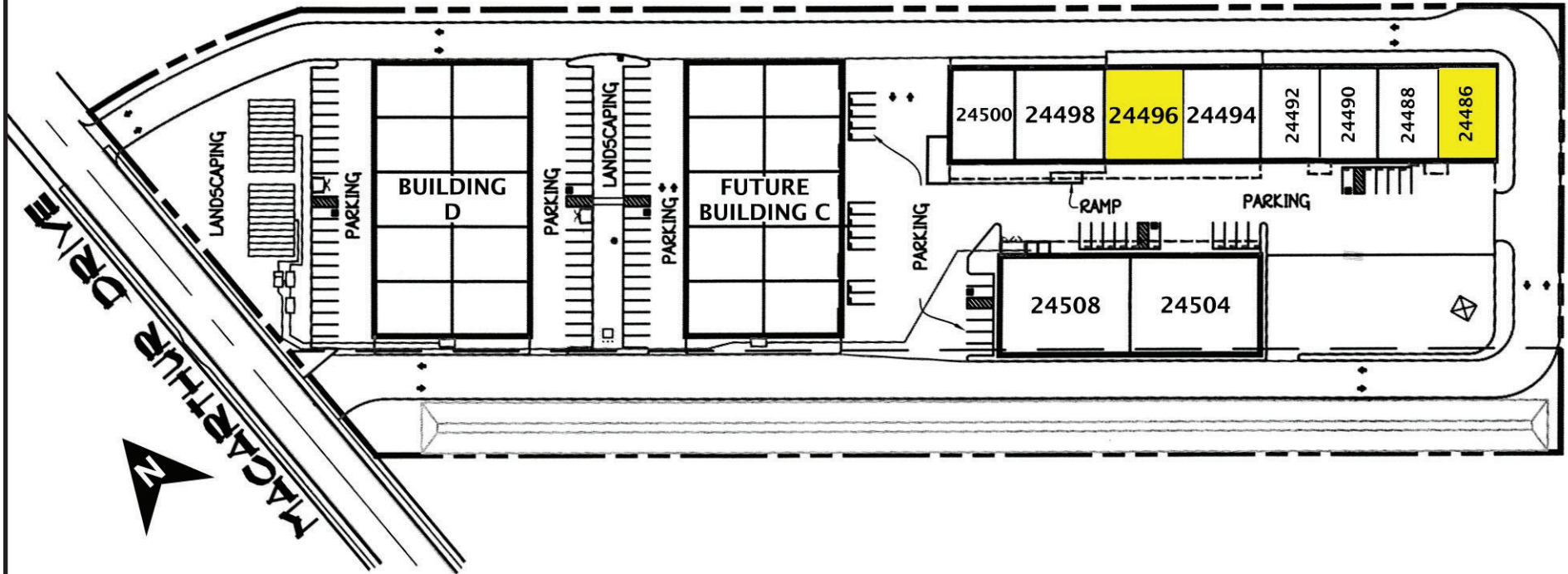
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ICE HOUSE INDUSTRIAL PARK

SITE PLAN

 Available units



SUITE DETAIL

Suite	24486	24488	24490	24492	24494	24496	24498	24500	24504	24508
Sq. Ft.	3,285	3,285	3,285	3,285	4,380	4,380	5,037	3,650	7,600	7,600
Clear Height	21'	21'	21'	21'	21'	21'	14'	14'	18'	18'

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