

FOR LEASE

INDUSTRIAL CONDO

NEW HORIZON BUSINESS PARK
1416 MARIANI COURT SUITE 110
TRACY, CA



FEATURES:

- ±1,963 SF
- ±440 SF of office including reception area, one (1) private office and one (1) restroom
- Parking ratio: 2/1,000 SF; 50 spaces
- 200A, 120/208V, 3 Phase Power
- One (1) grade level door with electric opener
- Warehouse lighting
- ±18' clear height
- Zoned M-1 (Light Industrial-City of Tracy)
- Attractive glass storefront
- Street exposure
- APN 250-290-07
- Lease rate: \$2,700 per month - Gross



For further information, please contact:

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Floor Plan

