

10,800± SF DOCK HIGH SPACE FOR LEASE

950 GRANT LINE ROAD, SUITE 200, TRACY, CA

AVAILABLE SF:	10,800+ SF
OFFICE: SF	1,000± SF w/2 restrooms, breakroom, and reception area
DH DOORS:	Five (5)
GL DOORS:	Two (2)
ELECT. SERVICE:	200 amps, 120/208 volt, 3 phase
ZONING:	M-1 - Light Industrial (City of Tracy)

FEATURES:

- Distributed power
- Skylights
- T-5 light fixtures
- End cap unit
- 18± minimum ceiling clearance
- Concrete tilt up
- Fire sprinklers (.33 gpm/3,000 sf)
- Hard to find - small, dock-high unit

LEASE RATE: \$0.95 PSF, NNN

AVAILABLE - June 1, 2026

* Shown by appointment only - Do Not Disturb Tenants!

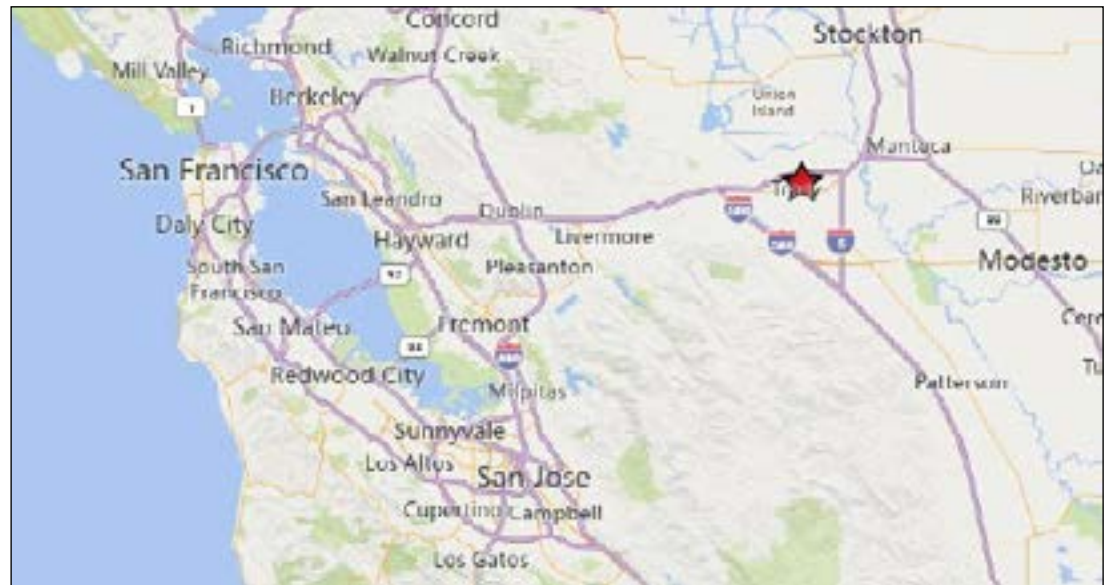
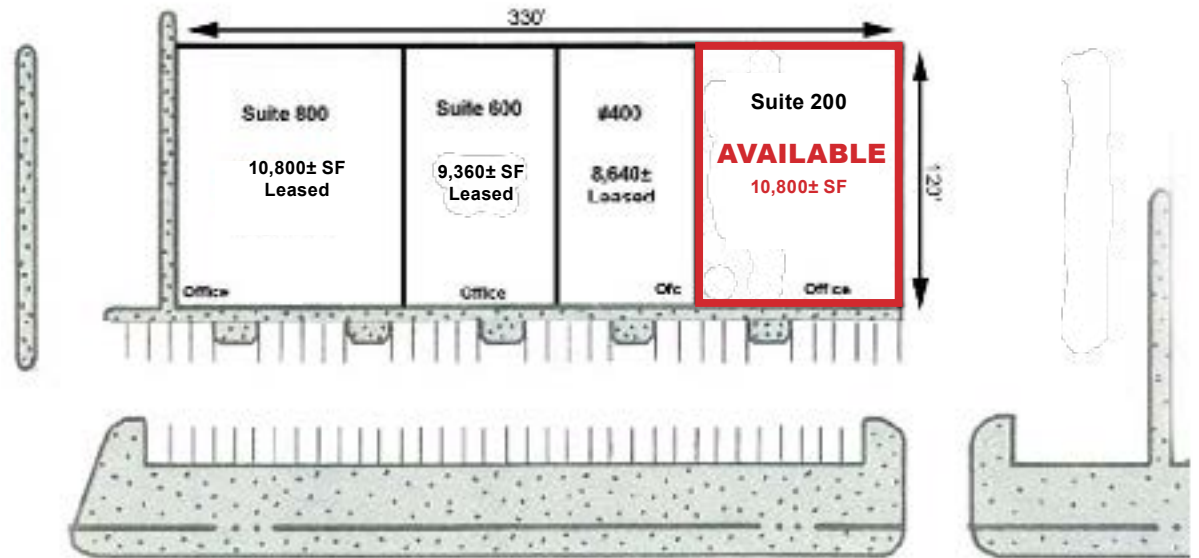
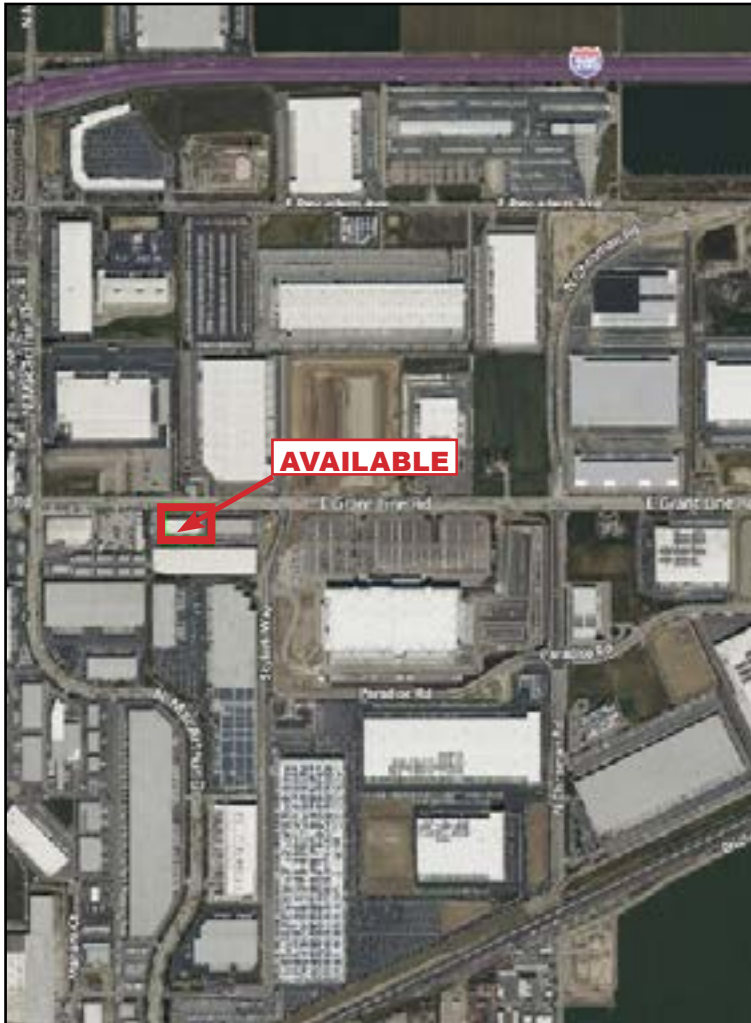


Jim Martin, SIOR
BRE #01214270
jmartin@lee-associates.com
D 209.983.4088
C 925.352.6948

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