

FOR LEASE

LIGHT INDUSTRIAL/WAREHOUSE SPACE
24488-24490 S. MACARTHUR DRIVE
TRACY, CA

ICE HOUSE INDUSTRIAL PARK



PROPERTY FEATURES:

- ±3,285-6,570 sq. ft. insulated warehouse
- Two (2) ±144 sq. ft. (12' x 12') offices
- Two (2) grade level doors
- ±21' clear height
- 200A, 277/480V, 3 phase power
- Metal halide and LED lighting
- Common restrooms
- Close proximity to I-5 & I-205
- Zoned I-L (Limited Industrial-San Joaquin Co.)
- Lease rate: \$1.20/sf NNN
- Expenses: \$0.29/sf



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SITE PLAN

