

WAREHOUSE UNIT FOR LEASE

MACARTHUR BUSINESS CENTER

2266 N. MACARTHUR DRIVE, TRACY, CA

AVAILABLE SF: 3,135± SF
OFFICE: 400± SF
CLEAR HEIGHT: 23'± min
GRADE LEVEL DOORS : Two (2) (12'x14')
ZONING: I-L (Limited Industrial)
(City of Tracy)

COMMENTS:

- Concrete tilt-up construction
- Industrial center with well-maintained common areas, landscaping and driveway/parking areas
- Approximately 400± square feet of office space
- One (1) Restroom and two (2) private offices
- 200 amp, 120/208 volt, 3 phase electrical service
- Easy access to I-205, I-5, & I-580
- Fire sprinkler system
- Warehouse lights installed

LEASE RATE: \$3,500/MO/NNN

Jim Martin, SIOR

BRE #01214270

jmartin@lee-associates.com

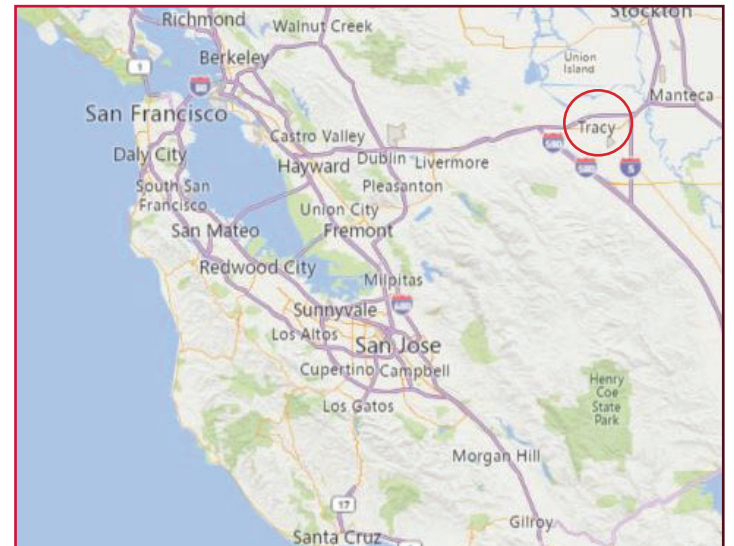
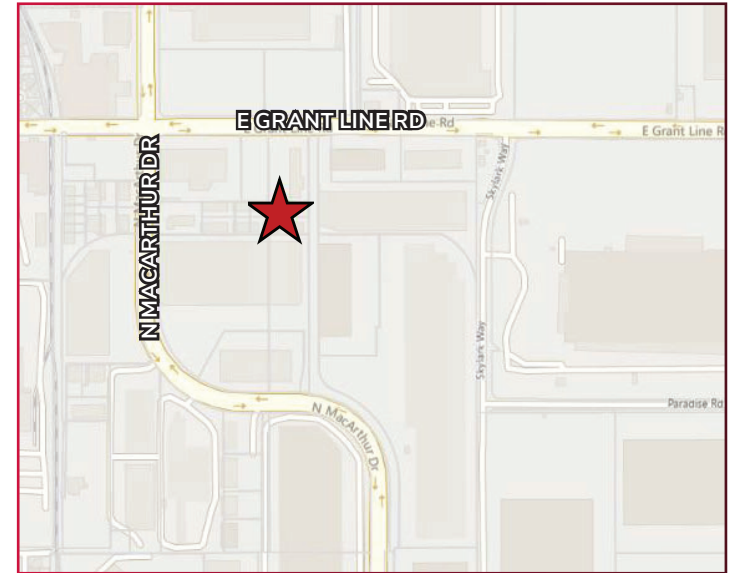
D 209.983.4088

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WAREHOUSE UNIT FOR LEASE MACARTHUR BUSINESS CENTER 2266 N. MACARTHUR DRIVE, TRACY, CA



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