



South Tracy Industrial Building 6

3502 Mars Way, Tracy, CA 95377



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South Tracy Industrial Building 6

\$15.00 /SF/YR

Class A/Concrete Tilt Up Multi Tenant Building. Light & General Industrial Zoned Flex Space.
Glass Store Front Office Entries.
One Handicapped Restrooms
Minimum 16' clear height; 100 amps/3 phase
One (10 x 12) Grade Level Roll Up Doors .
Modified Gross Expenses estimated at \$0.18 p.s.f.
Unit dimensions approximately 38' x 72'...



Rental Rate:

\$3,420 Base Rent +492.48 CAM = \$3,912.48 per month

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 25,542 SF

Year Built: 2005

Rental Rate Mo: \$1.25 /SF/MO

1st Floor Ste 141

Space Available	2,736 SF
Rental Rate	\$15.00 /SF/YR
Date Available	May 15, 2024
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Fully Air conditioned and insulated warehouse.

