

For Sale

±5.75 Acres of Light Industrial Zoned Land

6703 & 29998 S. Corral Hollow Road

Tracy, CA 95377

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Great Access to I-580 and proximity to Prologis' International Park of Commerce



Accelerating success.



## PROPERTY HIGHLIGHTS

# 6703 & 29998 S. Corral Hollow Road

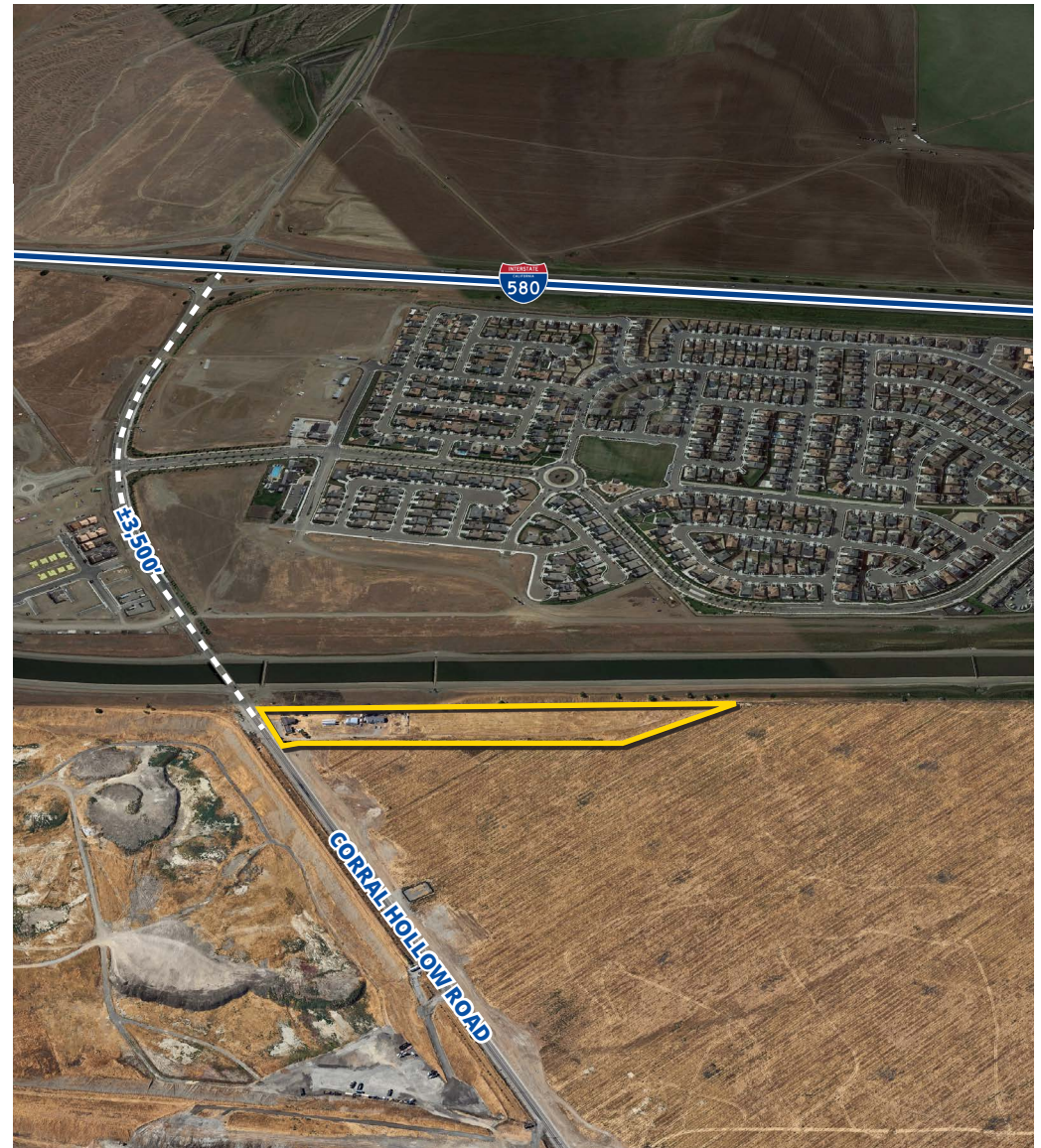
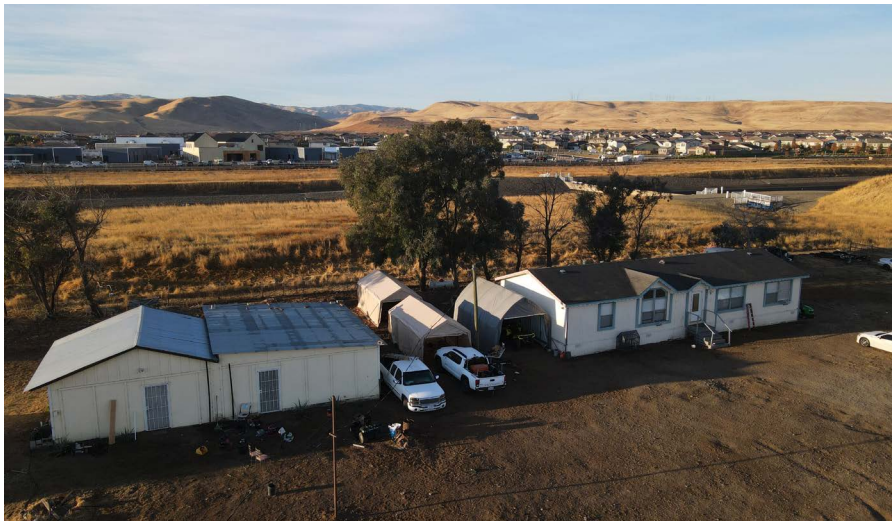
Tracy, CA 95377

Colliers

~~Sales Price: \$5,200,000~~  
Reduced Sales Price: \$4,900,000

### Property Specifications

Parcel Size	±5.75 acres
APN	253-030-030, 253-380-010
Homes / Office	Two (2)
Water	Well
Sewer	Septic
Storm	On-Site
Power & Electric	PG&E
Zoning	THSP - M1, Light Industrial (City of Tracy)





CONVENIENT INTERSTATE ACCESS



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SURROUNDING INDUSTRIAL



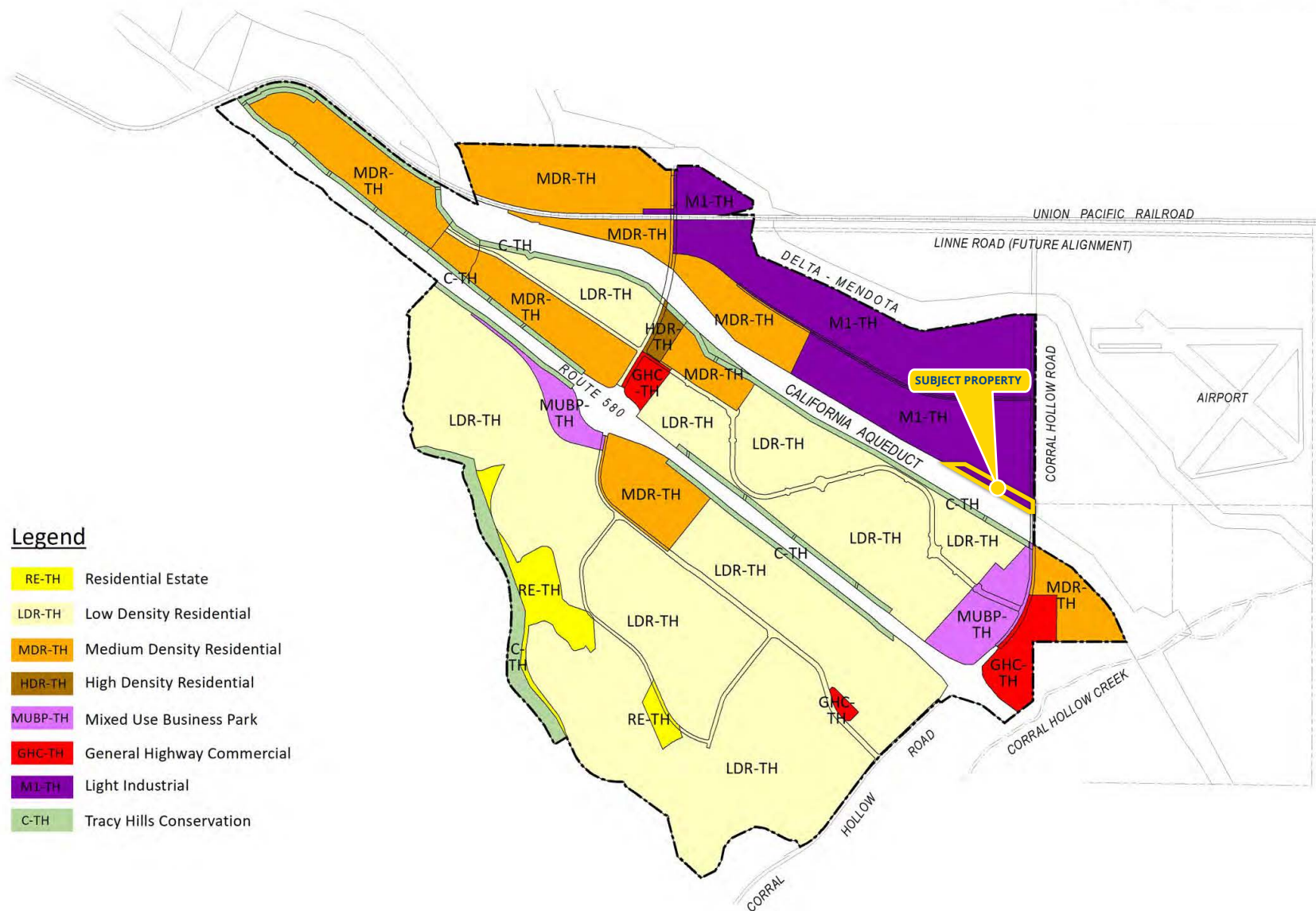
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### Legend

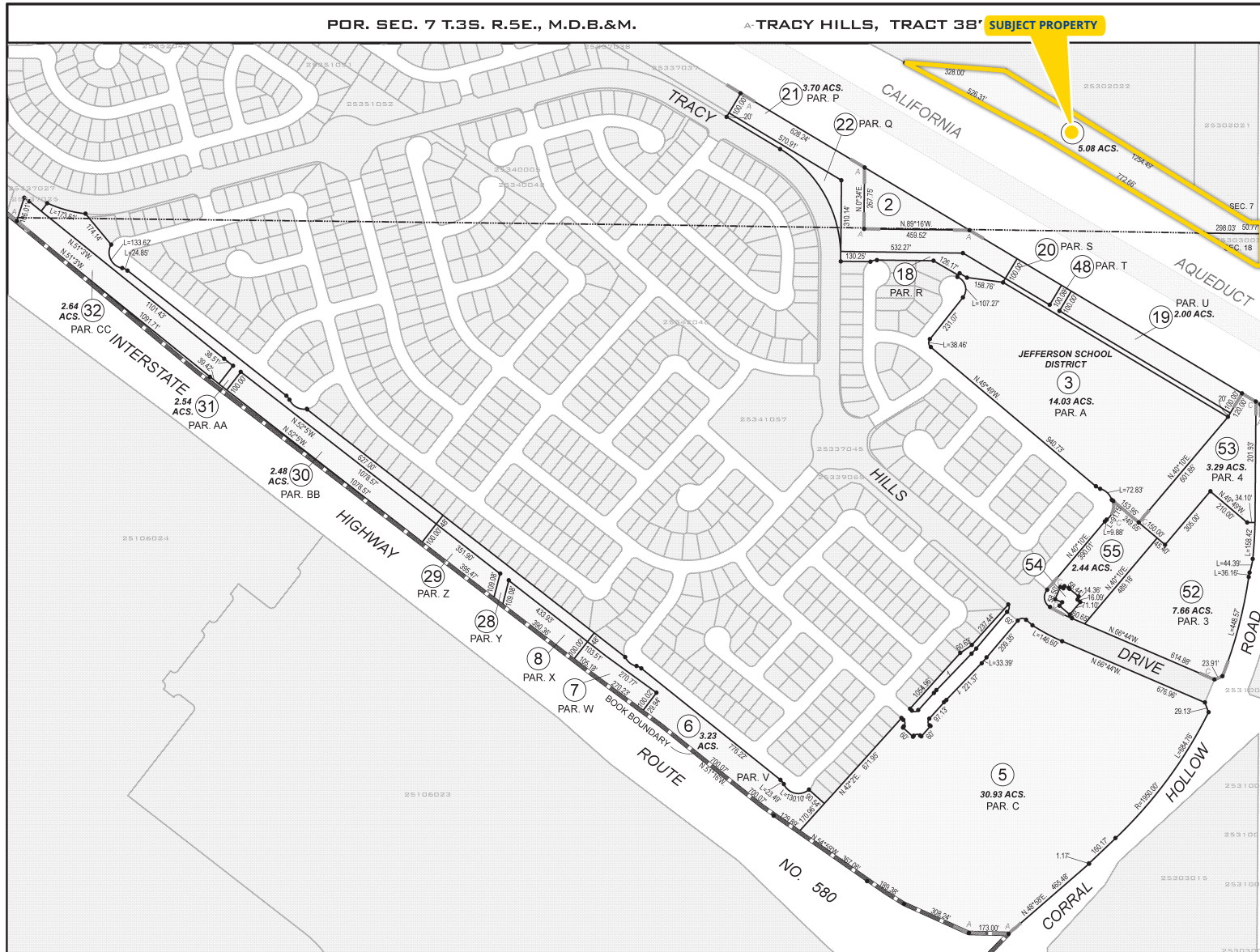
- RE-TH Residential Estate
- LDR-TH Low Density Residential
- MDR-TH Medium Density Residential
- HDR-TH High Density Residential
- MUBP-TH Mixed Use Business Park
- GHC-TH General Highway Commercial
- M1-TH Light Industrial
- C-TH Tracy Hills Conservation



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**253-38**

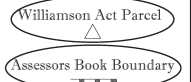
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY AND IS NOT FOR THE INTENT OF INTERPRETING LEGAL BOUNDARY RIGHTS, ZONING REGULATIONS AND/OR LEGALITY OF LAND DIVISION LAWS.



**MAPPING/GIS**  
 0 100 200 300 400  
 1"=400'

**LEGEND**

Example of a Standard Assessors Parcel Number (APN)  
**000-000-000-000**  
 Book Pages Parcel Internal Block Number Use  
 R.M. = Recorded Subdivision Map  
 P.M. = Recorded Parcel Map  
 R.S. = Recorded Survey Map



A.R.M. BK. 43 PG. 017  
 C.P.M. BK. 26 BK. 131

SAN JOAQUIN COUNTY ASSESSORS PARCEL NUMBER ISSUED PER ROLL YEAR		
ROLL	PAR #	PAR #
19-20	48	49
20-21	53	
22-23	55	

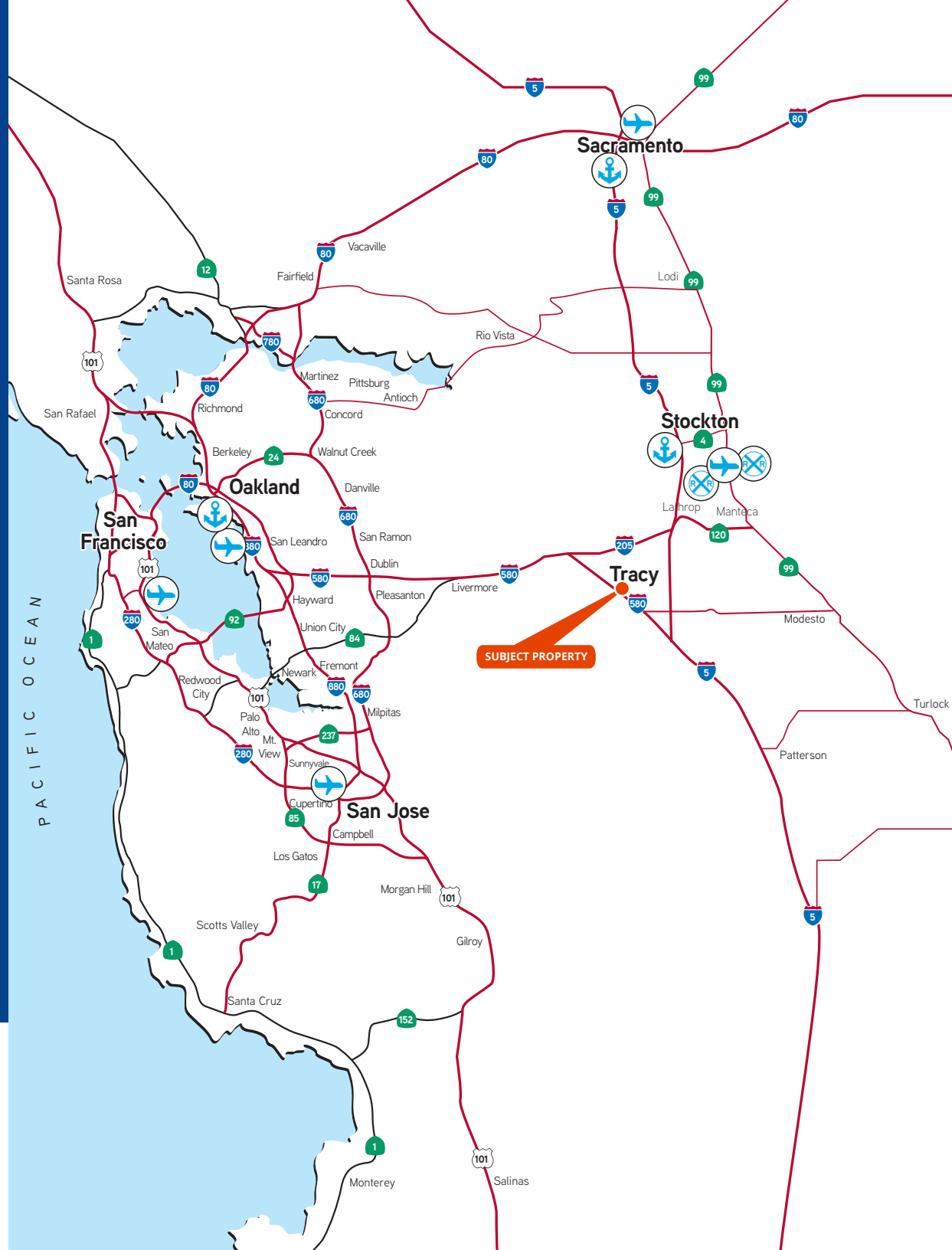
**BK. 253 PG. 38**  
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