

# INDUSTRIAL YARD FOR LEASE

## LARCH ROAD COMMERCE CENTER

503 W. LARCH ROAD, TRACY, CA

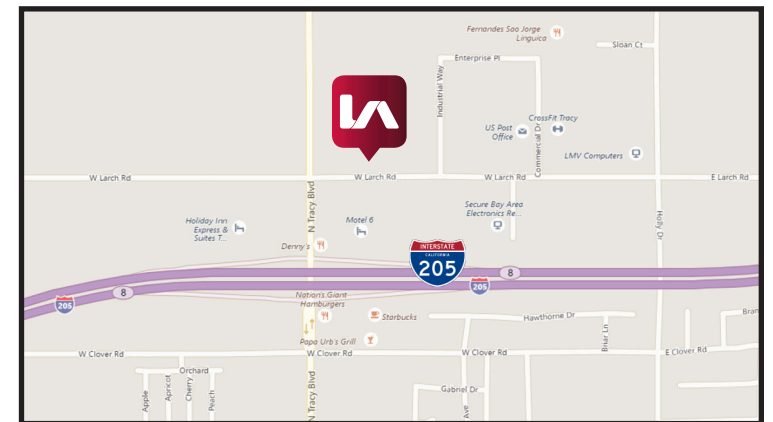
**TOTAL BLDG SIZE:** 86,875± SF (3 buildings)  
**LOT SIZE:** 4.77± acres  
**AVAILABLE YARD:** 13,500± SF paved/fenced  
**ZONING :** M-1 (Light Industrial-City of Tracy)

### FEATURES:

- 86,875±SF multi-tenant industrial park
- Paved, fenced secure yard
- Gated and secure access
- Excellent location in North Tracy, CA
- Located just north of I-205 & N. Tracy Blvd. Providing immediate access to I-205 and the surrounding area

### ECONOMIC DATA:

**YARD RATE:** \$2,700.00 PER MONTH, GROSS



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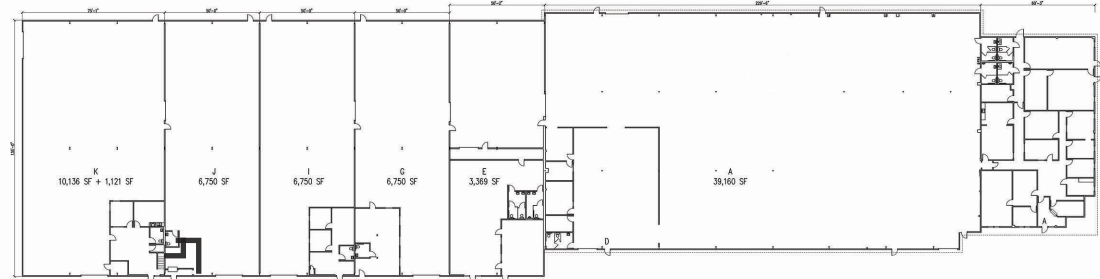
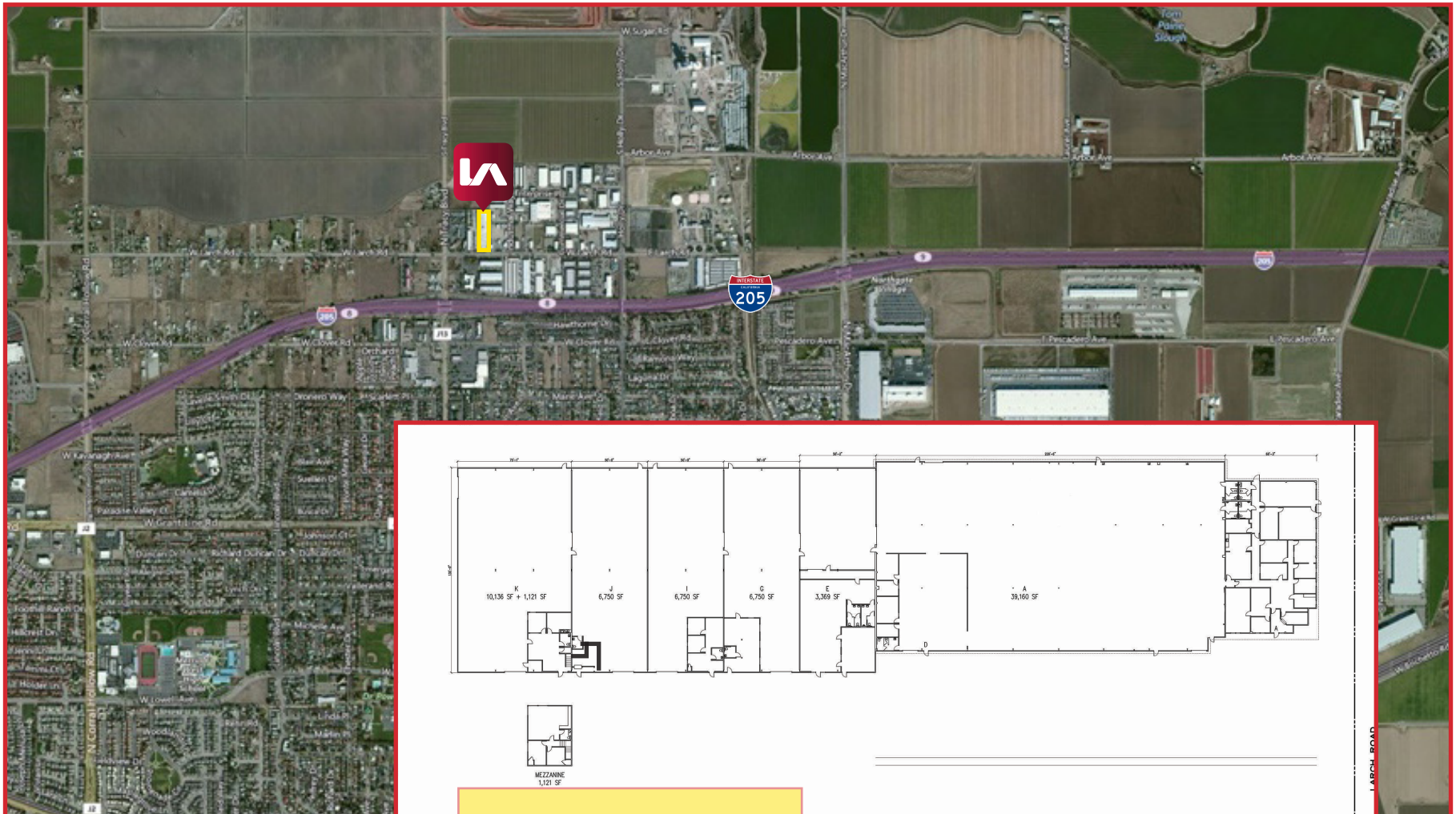
C 209.598.1180

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**AVAILABLE YARD:  
13,500± SF**



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