

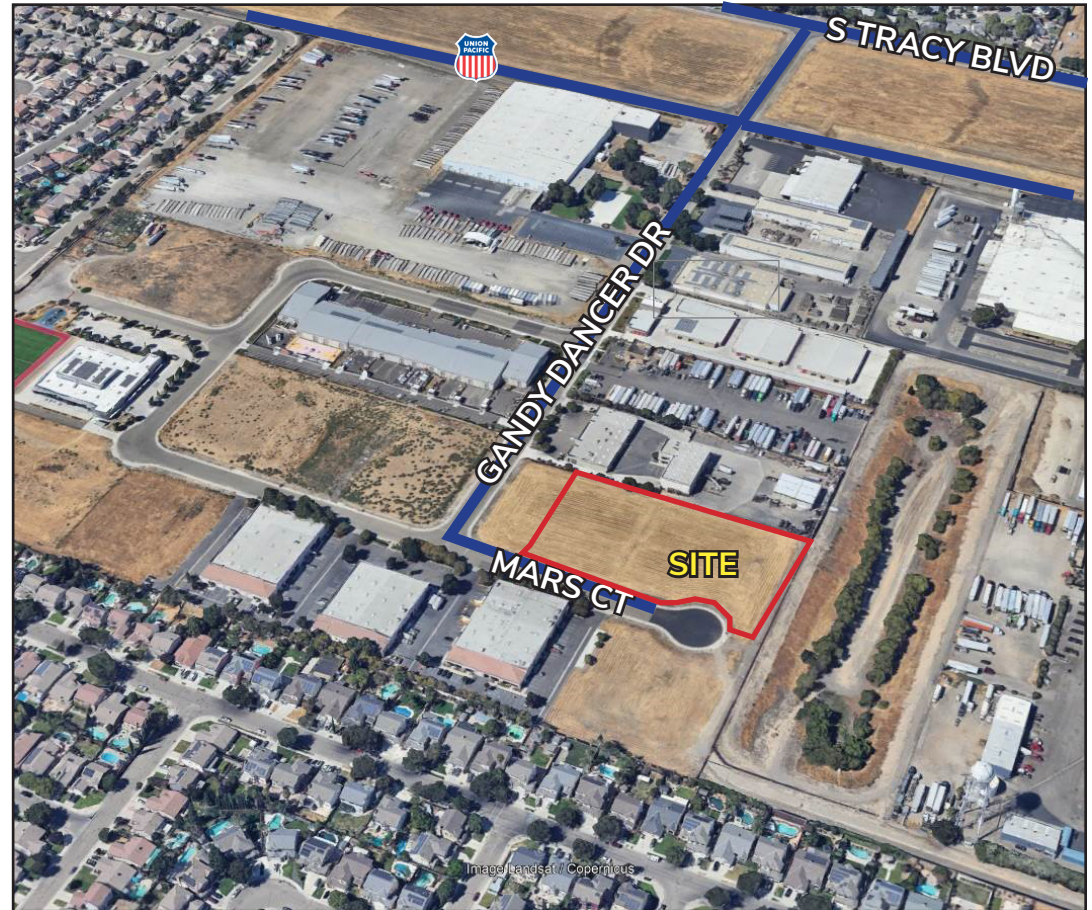
INDUSTRIAL LAND - FOR SALE SOUTH TRACY INDUSTRIAL PARK

3301 MARS COURT | TRACY, CA

SIZE: 2.67± Acres
ZONING: M-1 (Light Industrial)
UTILITIES : Water / Sewer / Storm: City of Tracy
Gas & Electric: PG&E

FEATURES:

- Plans/approvals for two (2) buildings - 18,000± sf and 16,000± sf
- Diverse mix of uses in South Tracy Industrial Park including Goldenstate Fire Apparatus (under construction), Caliber Collision, Hattrick Sports Club, Gowan Construction
- Close proximity to the Tracy ACE commuter train station
- Adjacent 1 and 2 acre parcels potentially available for larger requirements (separate owner)



SALE PRICE: \$19.50 psf (\$2,267,951.40)

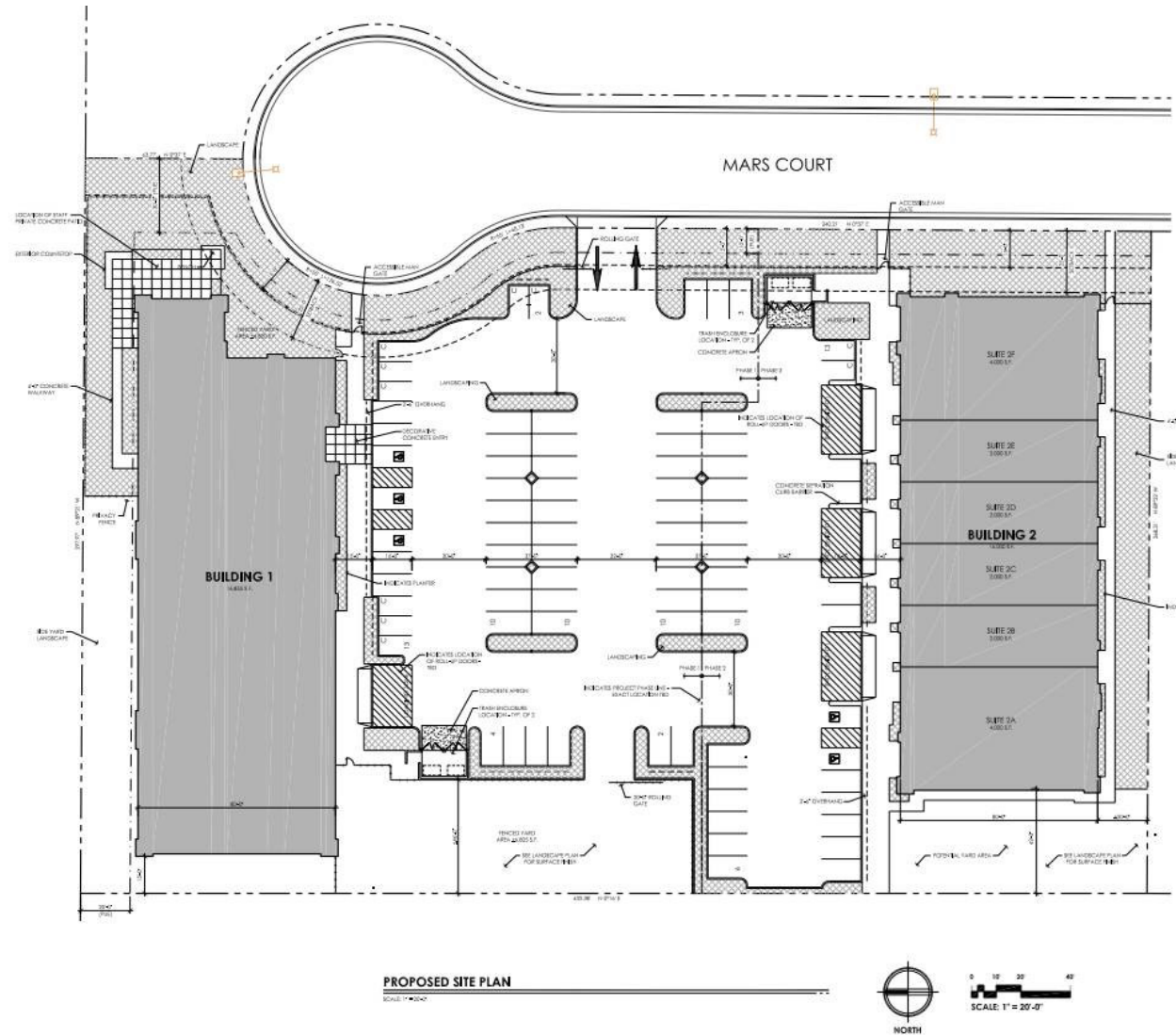
Jim Martin, SIOR
BRE #01214270
jmartin@lee-associates.com
D 209.983.4088
C 925.352.6948

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

INDUSTRIAL LAND - FOR SALE
SOUTH TRACY INDUSTRIAL PARK
3301 MARS COURT | TRACY, CA



Conceptual site plan (approved through City)



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

INDUSTRIAL LAND - FOR SALE

SOUTH TRACY INDUSTRIAL PARK

3301 MARS COURT | TRACY, CA

ELEVATIONS



BUILDING 2 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 1 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

INDUSTRIAL LAND - FOR SALE

SOUTH TRACY INDUSTRIAL PARK

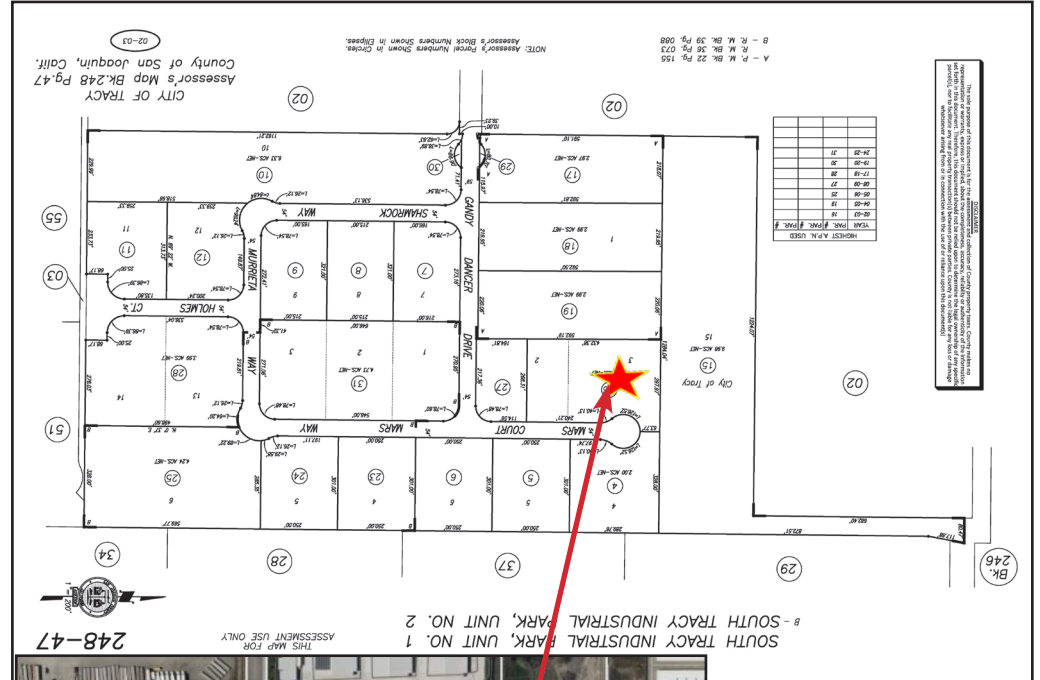
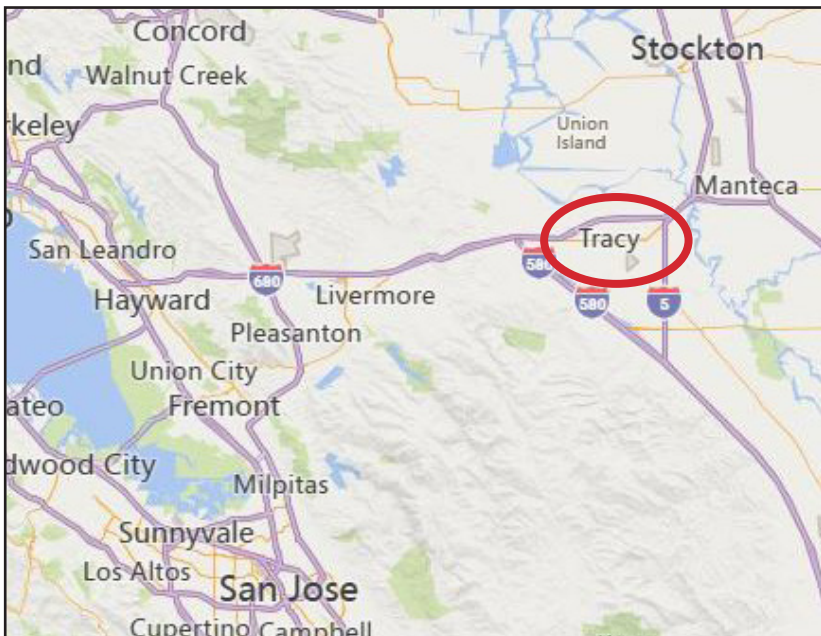
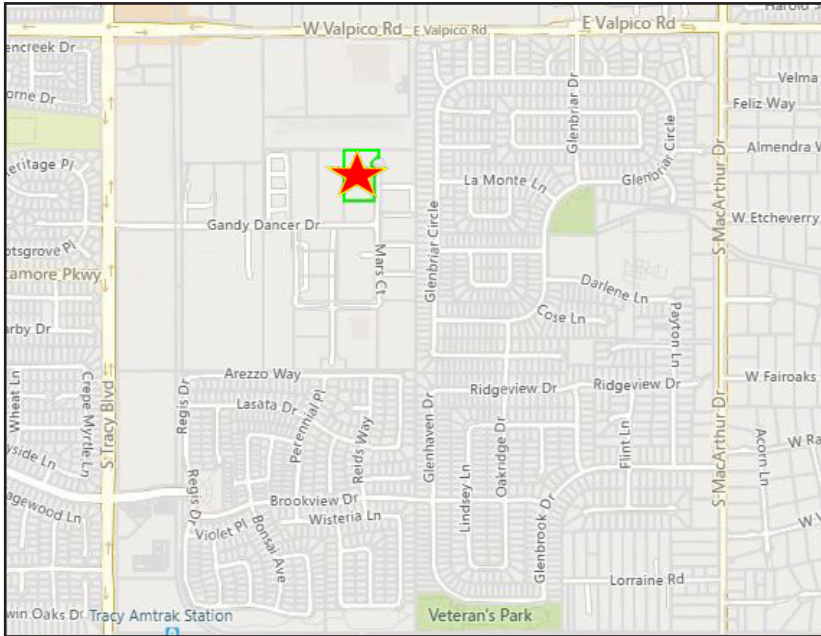
3301 MARS COURT | TRACY, CA



INDUSTRIAL LAND - FOR SALE

SOUTH TRACY INDUSTRIAL PARK

3301 MARS COURT | TRACY, CA



Jim Martin, SIOR
BRE #01214270
jmartin@lee-associates.com
D 209.983.4088
C 925.352.6948

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.