

**EXCELLENT OWNER / USER OPPORTUNITY
FOR SALE OR LEASE
157 SLOAN COURT, TRACY, CA**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



TOTAL BUILDING: 33,460± SF
AVAILABLE SPACE: 23,085± SF
OFFICE SPACE: 5,585± SF Two Stories
GL DOORS: Two (2) (14' X 14')
with electric openers
DOCK DOORS: One (1) dock high well
MIN. CEILING HEIGHT: ±25'
POWER: 800 Amps, 120/208 Volt, 3 Phase

COMMENTS:

- Metal construction
- Fenced and secured
- Fire sprinklers
- Warehouse heaters & swamp coolers
- Fully insulated with skylights
- Central location with direct access to I-205, I-5, Hwy 120, Hwy 99 & I-580

FOR MORE INFORMATION CONTACT:

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SITE PLAN

AVAILABLE SPACE:

OFFICE: 5,585± sf

First Floor:

3 private offices,
3 restrooms, breakroom, open
bullpen/reception area

Second Floor:

2 restrooms, 1 conference room,
1 training room, open bullpen

LEASED SPACE:

Units B & C: 10,368± sf

Office: One in each unit

GL Doors: 4 (14' x 14')

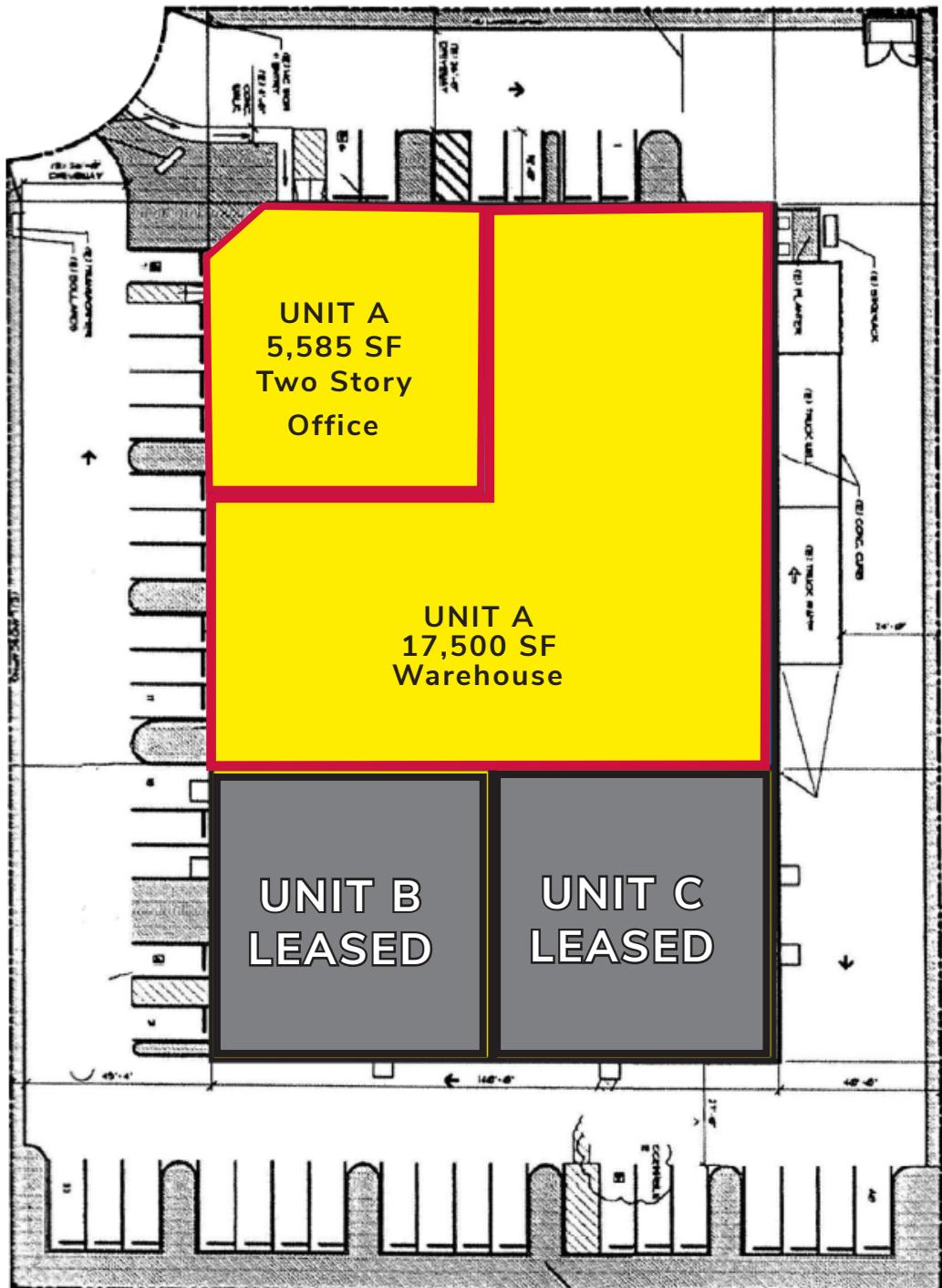
Rent: \$8,131.14 gross/mo

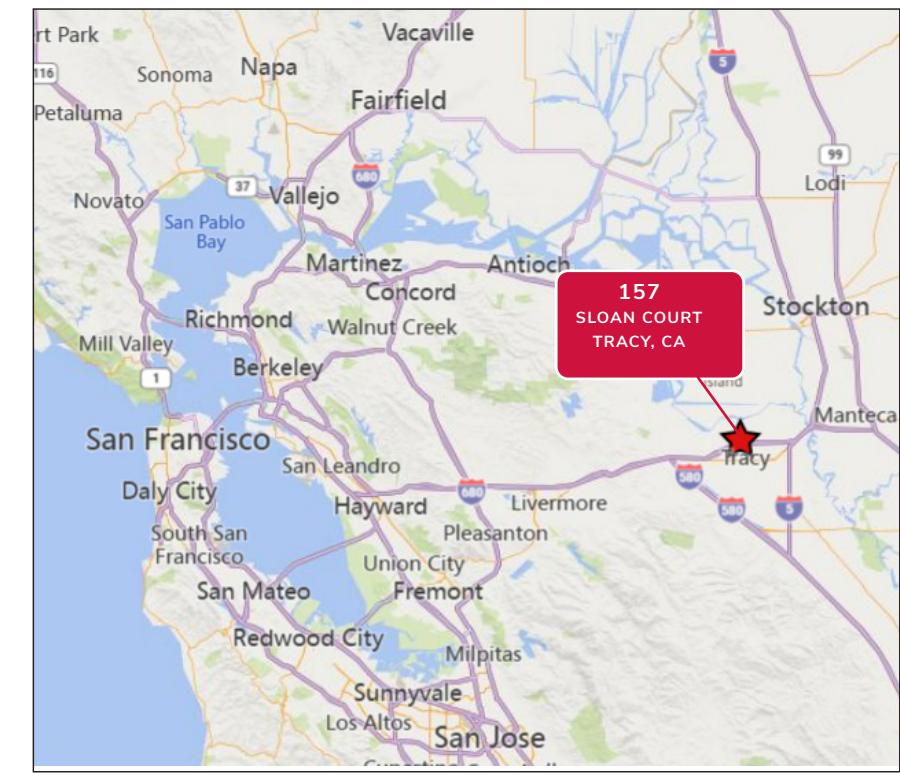
Increases: 4% annual

Expiration: September 30, 2030

Options: None

Tenant: All-In Machining





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