

FOR SALE

EXCELLENT OWNER/USER OPPORTUNITY

157 SLOAN COURT | TRACY, CA 95304

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SALE PRICE: \$4,500,000

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PROPERTY OVERVIEW

BUILDING SF:	33,460± SF
LAND AREA:	1.69± Acres
AVAILABLE SF:	23,085± SF
OFFICE SF:	5,535± SF (2 - Story)
POWER:	800 Amp, 120/208 Volts, 3 phase
CLEAR HEIGHT:	25'
DOORS:	Two (2) - 12' X 14' Grade Level (Electric) One (1) Dock High (Dock Well)
APN:	212-220-030
ZONING:	M-1 - (CITY OF TRACY)

ADDITIONAL FEATURES

- Fully insulated metal construction
- Fully fenced and secured facility
- Skylights
- Gas heaters and swamp coolers in warehouse
- Fire sprinklers
- Gated and secure access with attractive glass storefront
- Immediate access to I-205 via N. Tracy Blvd.



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.

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AVAILABLE SPACE:

UNIT A: 23,085± SF

OFFICE:

FIRST FLOOR:

3 private offices

3 restrooms, breakroom, bullpen/
reception area

SECOND FLOOR:

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

LEASED SPACE:

Units B & C: 10,368± SF

Office: One per unit

GL Doors: Four (4) - 14' x 14'

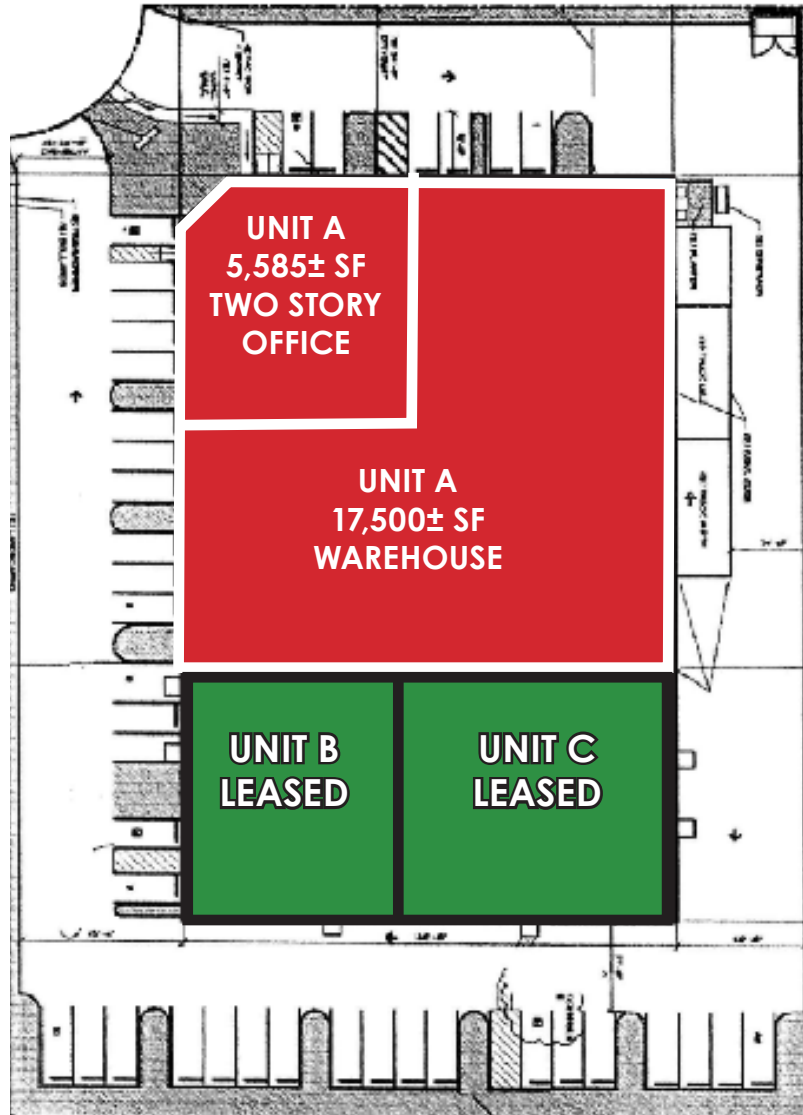
Rent: \$8,131.14 gross/mo

Increases: 4% annually

Expiration: 9/30/2030

Options: None

Tenant: All-In Machining



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