

FOR SALE

±1,963 SF INDUSTRIAL CONDO

1416 MARIANI CT. SUITE 120

TRACY, CA



PROPERTY FEATURES:

- ±1,963 sq. ft.
- ±440 sq. ft. of office including reception area, one (1) private office and one (1) restroom
- Parking ratio: 2/1,000 SF
- 200 Amp 3 Phase Power
- One (1) grade level door
- Warehouse lighting
- Zoned M-1 (Light Industrial-City of Tracy)
- Attractive storefront
- Association dues: \$250 per month
- Price: \$560,000 (\$285/sq. ft.)



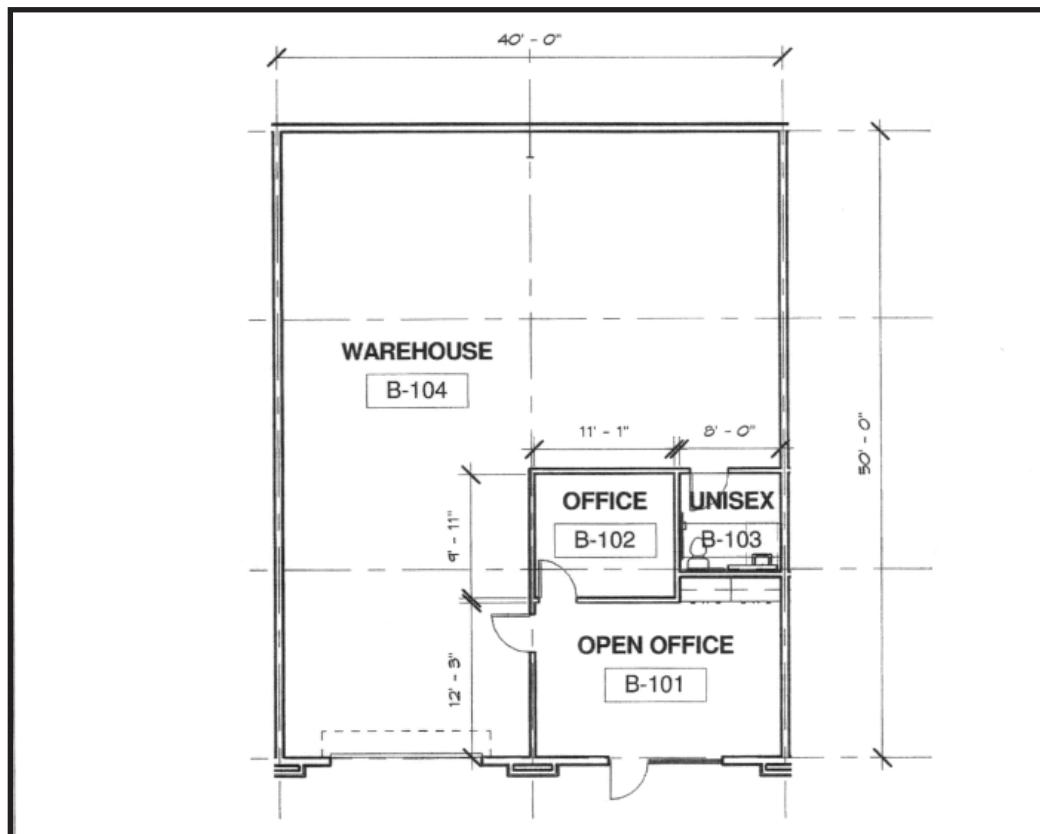
For further information, please contact:

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Typical Floor Plan



Site Plan

