

# INDUSTRIAL UNIT W/ FENCED YARD FOR LEASE

3608 SHAMROCK WAY, UNIT 101, TRACY, CA

## SHAMROCK BUSINESS CENTER



LEASE RATE: \$1.25 MO / PSF / NNN

Jim Martin, SIOR  
BRE # 01214270  
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D 209.983.4088



**AVAILABLE SPACE:**

7,290± SF

**OFFICE:**

Approximately 425± square feet  
of office space w/ reception, private  
office and restroom

**ZONING:**

M-1, Light Industrial, City of Tracy

**UTILITIES:**

Water, Sewer and Storm provided  
by City of Tracy, El electricity provided  
by P G & E

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## FEATURES:

- Attractive glass storefronts
- Two (2) ground level doors
- Fenced/secured yard area and trash enclosure (approximately 3,800± sf)
- 200 amp, 120/208 volt, 3 phase electrical service
- Located within the South Tracy Industrial Park in close proximity to retail amenities, ACE commuter rail station, affordable housing and abundant labor/workforce
- Available September 1, 2025
- Do Not Disturb Tenants

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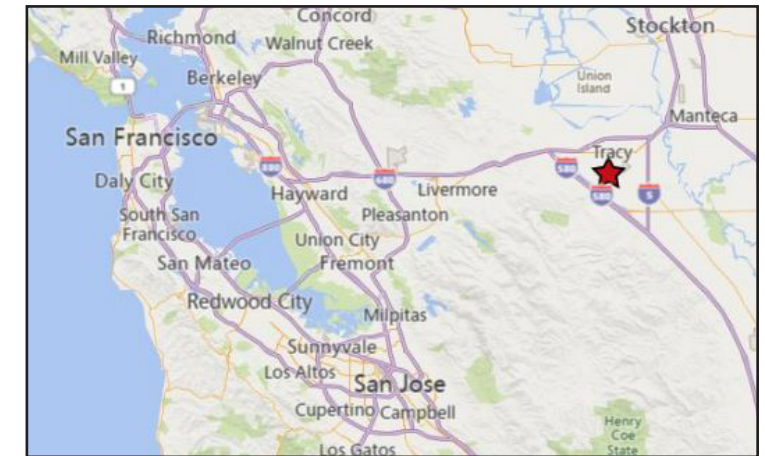
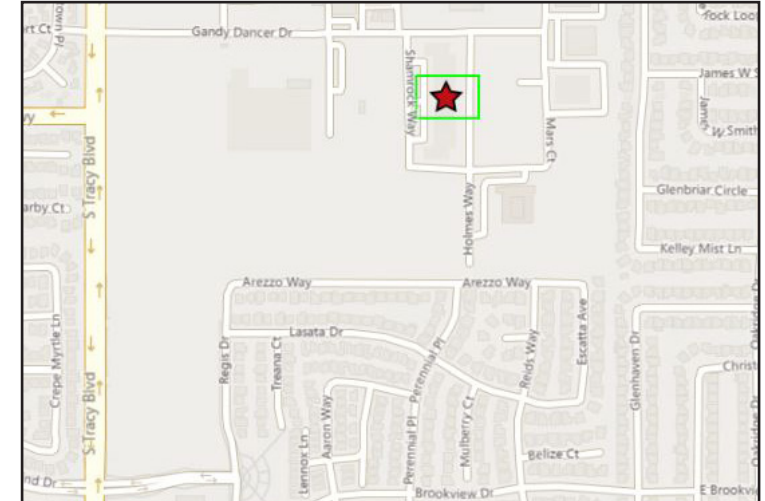
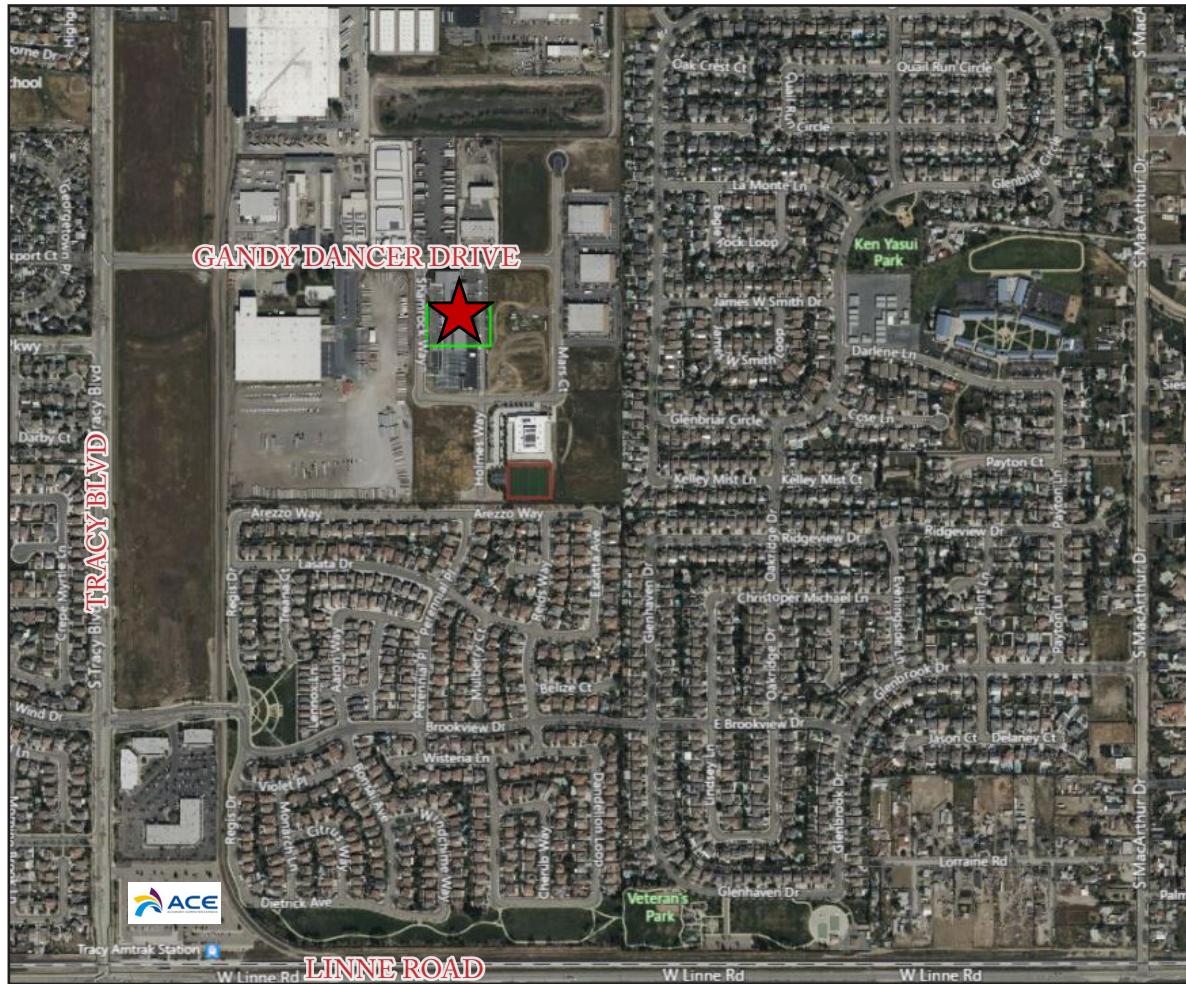


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**Available September 1, 2025**  
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