

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
jmartin@lee-associates.com
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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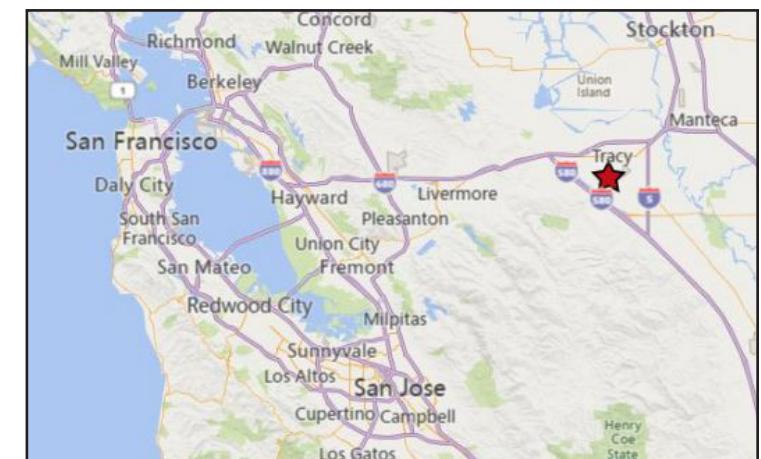
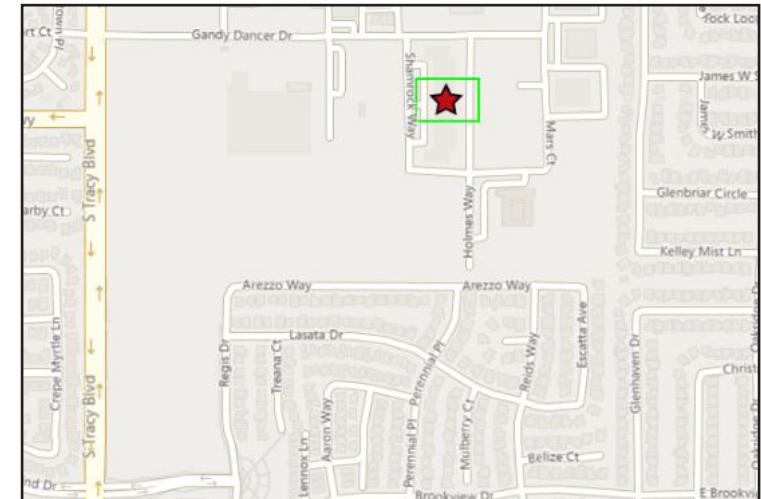
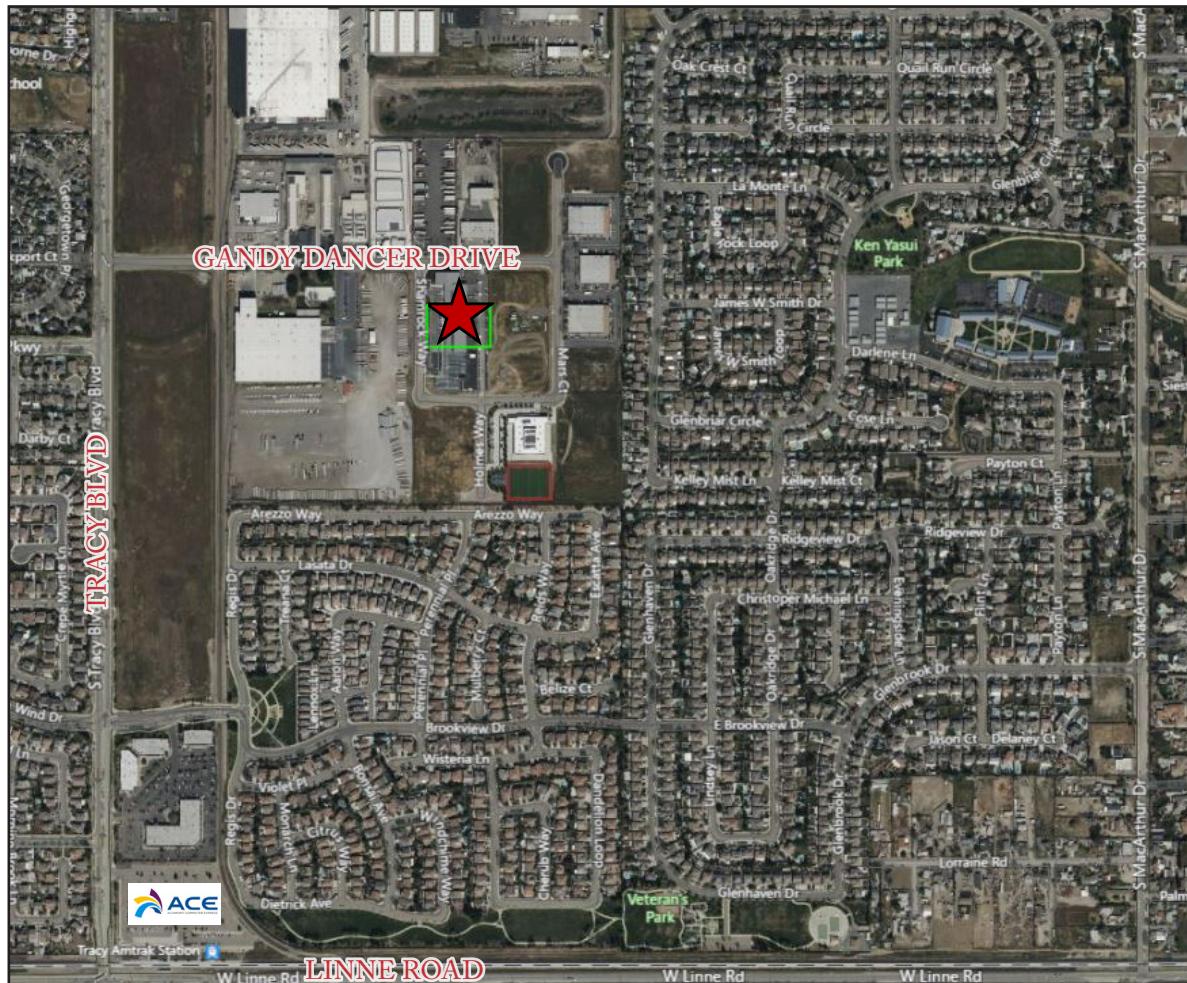
Gowan Construction Co. Inc.
License #696797

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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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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