

# AVAILABLE FOR LEASE | SOUTH TRACY BUSINESS PARK

125 GANDY DANCER DRIVE  
TRACY | CALIFORNIA



**AVAILABLE: UNIT 110 - ±3,500 SQ. FT.**

## EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

### WES WIDMER, SIOR

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3439 Brookside Rd, Suite 108  
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125 GANDY DANCER DRIVE

## PROPERTY FEATURES:

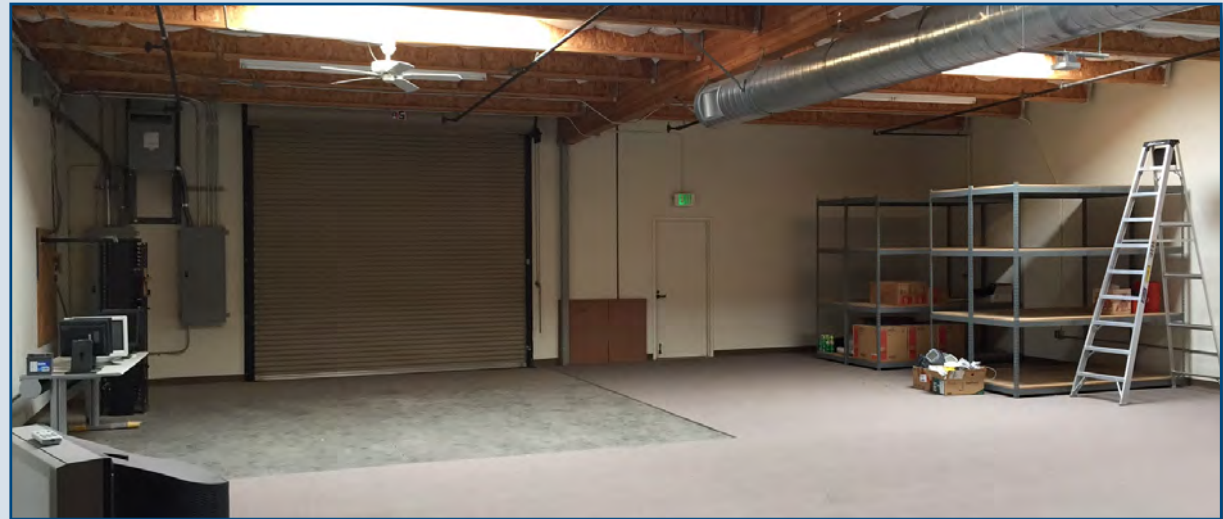
- > Building Size: ±14,700 SF
- > Clear Height: ±12' - ±14'
- > Zoning: M-1, Light Industrial (City of Tracy)
- > Concrete Tilt-Up Construction
- > Sprinklers
- > Skylights
- > Glass Storefront Entrance
- > Centrally Located within Tracy



## AVAILABLE UNITS:

### 125 Gandy Dancer - Unit 110

- > Size: ±3,500 SF
- > Office Size: ±600 SF
- > Roll-up Doors: One (1)
- > Indicated Power: 200 Amps, 277/480 Volts, 3 Phase
- > Restrooms: One (1)
- > Lease Rate: \$3,500/Month, plus CAMs
- > CAM: \$0.05 PSF/Month



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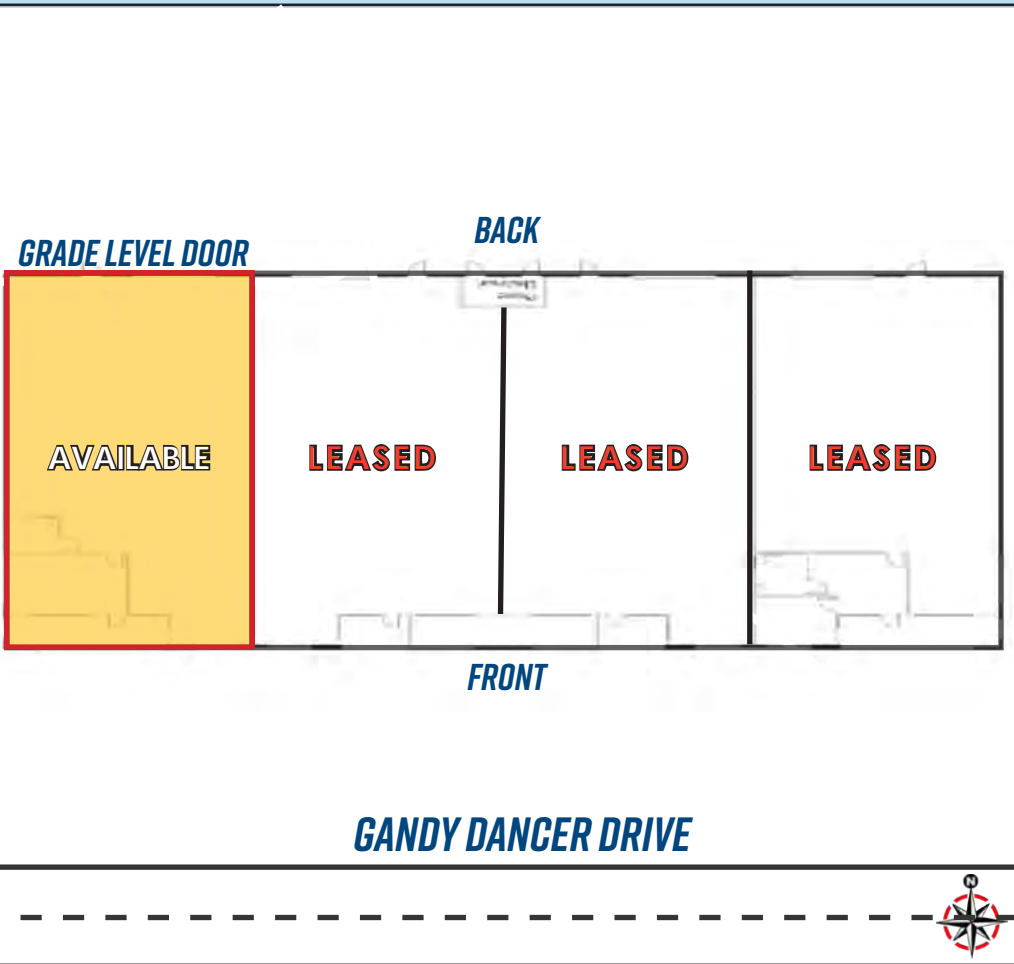


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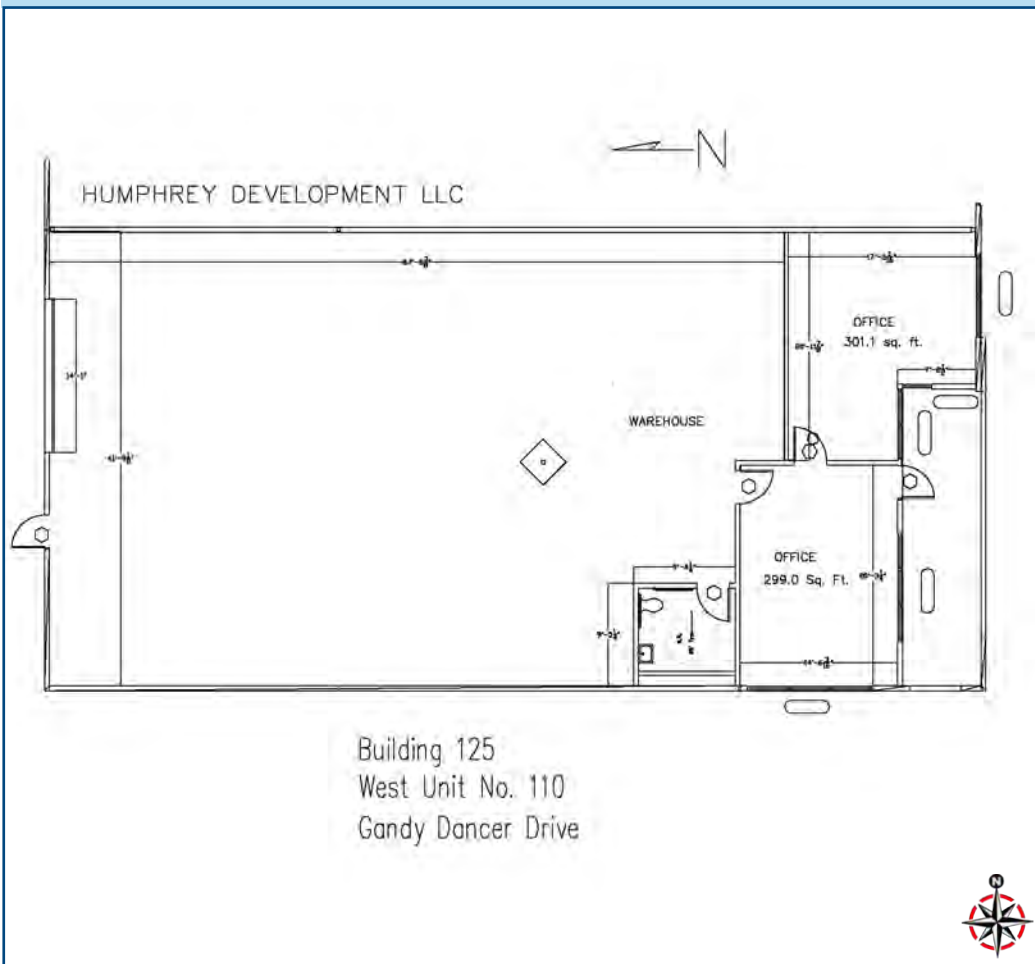
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### BUILDING PLAN



### FLOOR PLAN



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