

LAND FOR SALE OR BUILD TO SUIT NORTHEAST INDUSTRIAL AREA E. PESCADERO AVENUE, TRACY, CA

- SIZE:** 8.29± Acres
Parcel 1: 2.94± Acres
Parcel 2: 5.35± Acres
- ZONING:** Industrial-NEI Specific Plan, City of Tracy
- UTILITIES :** Water: City of Tracy
Sewer: City of Tracy
Storm: On-site
Gas & Electric: PG&E

FEATURES:

Rare, hard to find, “ready to build” industrial sites in Tracy, CA, San Joaquin County’s most desirable location. Easy access to I-205, I-5 and I-580. Strategically located 45 miles east of the Port of Oakland and 60 miles south of Sacramento. Owner will also consider build to suit opportunities.

Tracy’s Northeast Industrial Area (NEI) is home to Amazon, Home Depot, YRC Inc., Kellogg’s, McLane Food Services, Kuehne & Nagel, Restoration Hardware, Orchard Supply Hardware, Best Buy, Crate & Barrel and more.

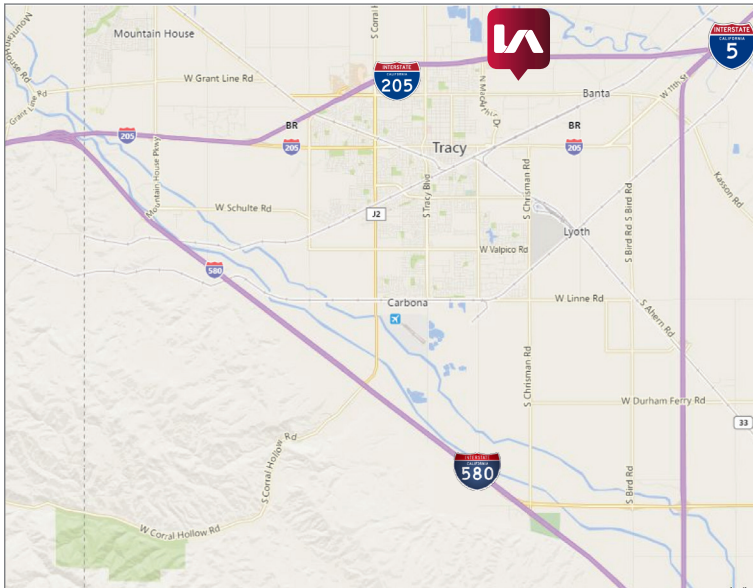
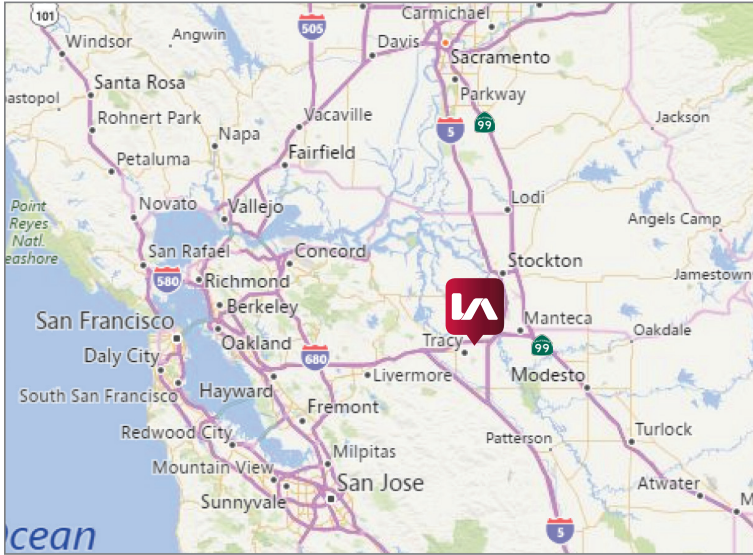


SALE PRICE: \$8.00 psf

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