



Holly Business Center

3941 Holly Dr, Tracy, CA 95304



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ARS Commercial

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Holly Business Center

\$13.20 /SF/YR

Nicely maintained complex. Office/warehouse suites include a private restroom & 12' x 14' grade level roll-up door. Low CAM estimate to be approx \$0.03 psf (\$75 per month!). Great easy access from the 205 freeway! Call to tour today!...



Rental Rate: \$13.20 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 33,224 SF

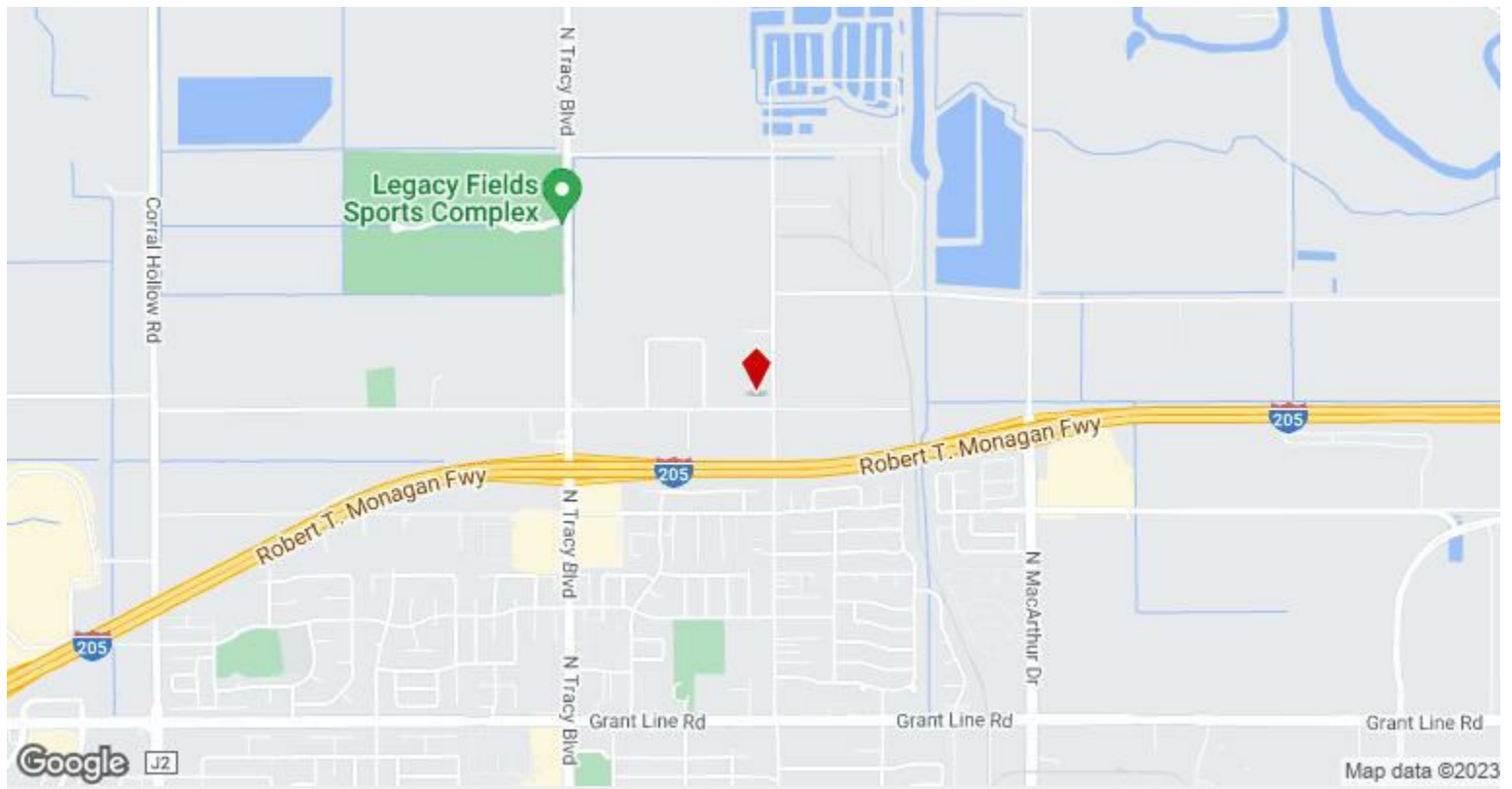
Year Built: 1989

Rental Rate Mo: \$1.10 /SF/MO

1st Floor Ste K

Space Available	2,375 SF
Rental Rate	\$13.20 /SF/YR
Date Available	July 10, 2023
Service Type	Modified Gross
Office Size	500 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Large approximate 15' x 20' reception office, two (2) private offices, one (1) restroom and approximately 1,875 SF of warehouse with a 12' x 14' grade roll up door.



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