

# WAREHOUSE UNIT FOR LEASE

## MACARTHUR BUSINESS CENTER

2266 N. MACARTHUR DRIVE, TRACY, CA

**AVAILABLE SF:** 3,000± SF  
**OFFICE:** 400± SF  
**CLEAR HEIGHT:** 20'± min  
**GRADE LEVEL DOORS :** Two (2) (12'x14')  
**ZONING:** I-L  
(Limited Industrial - City of Tracy)

### COMMENTS:

- Concrete tilt-up construction
- Industrial center with well-maintained common areas, landscaping and driveway/parking areas
- Office includes reception, one private office and ADA compliant restroom
- 225 amp, 120/208 volt, 3 phase electrical service
- Easy access to I-205, I-5 and I-580
- Fire sprinkler system
- Warehouse lights installed

**LEASE RATE:** \$1.00 PSF, NNN

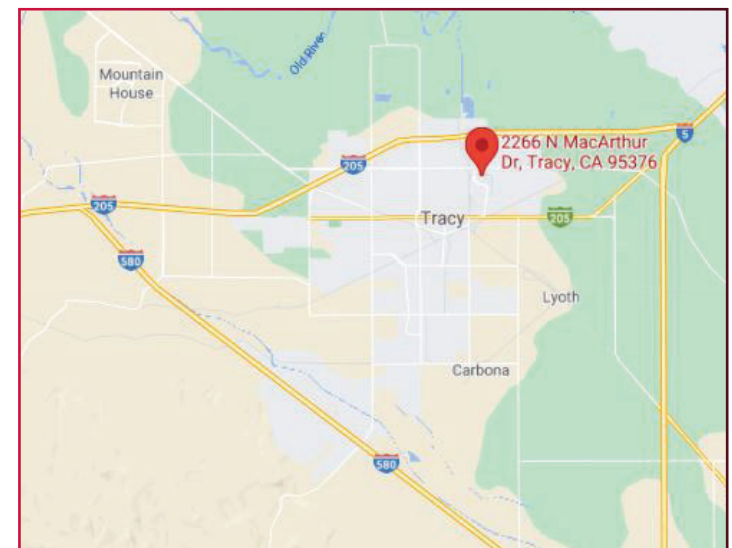
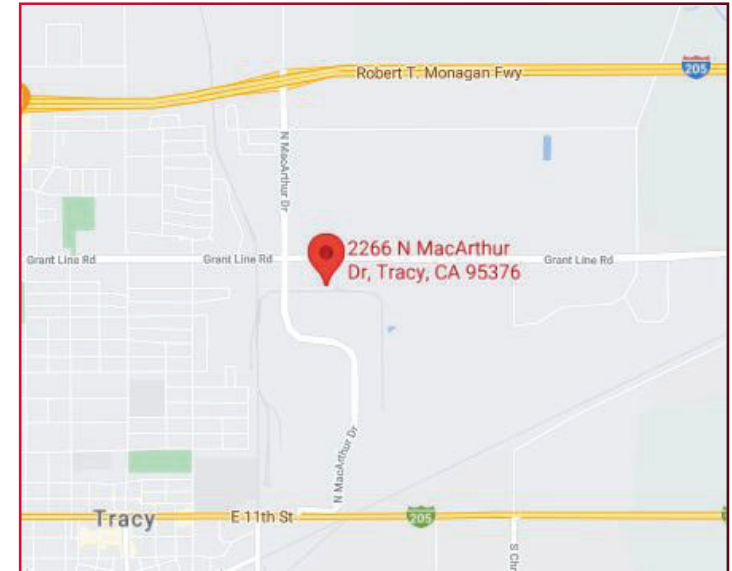
### Guy Grace

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# WAREHOUSE UNIT FOR LEASE MACARTHUR BUSINESS CENTER 2266 N. MACARTHUR DRIVE, TRACY, CA



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