

# LAND FOR SALE

## NORTHEAST INDUSTRIAL AREA

E. PESCADERO AVENUE, TRACY, CA

**SIZE:** 4.73± Acres  
**ACCESS:** Easily accessible via STAA approved MacArthur Dr./ I-205 Interchange  
**APN:** 213-070-83  
**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 site 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.

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



**SALE PRICE: \$1,650,000 (\$8.00 psf)**

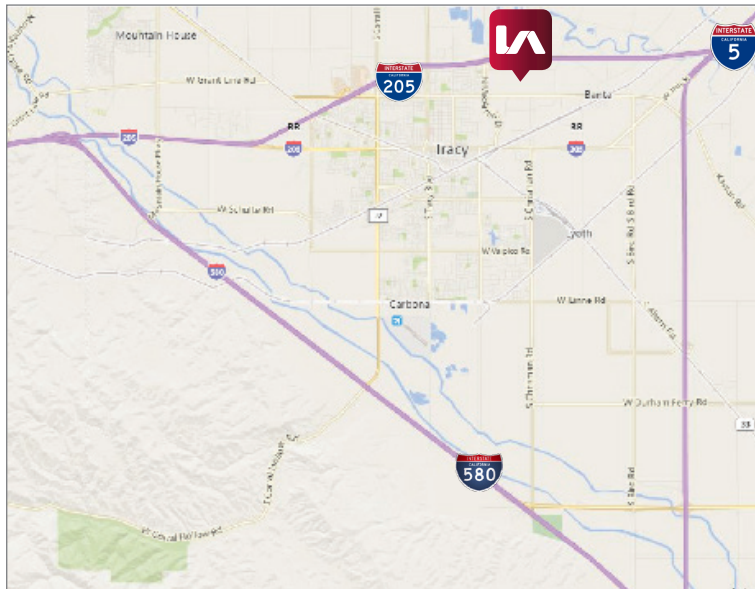
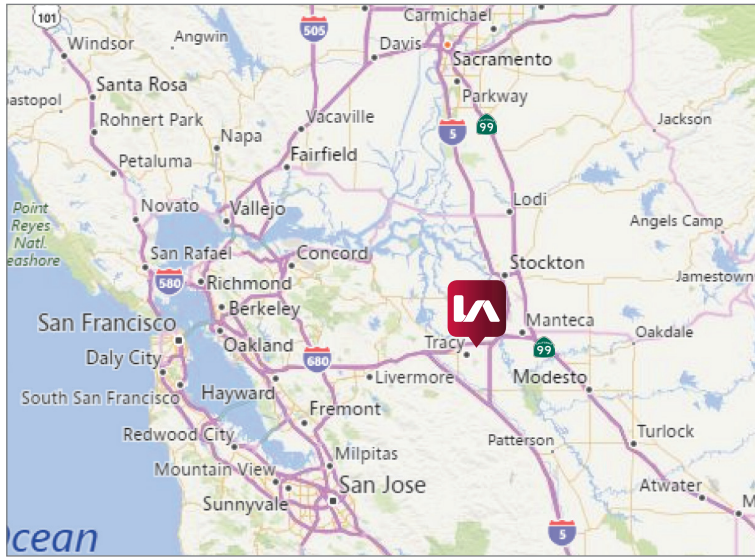
Jim Martin, SIOR  
BRE #01214270  
jmartin@lee-associates.com  
D 209.983.4088  
C 925.352.6948

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.

# LAND FOR SALE

## NORTHEAST INDUSTRIAL AREA

E. PESCADERO AVENUE, TRACY, CA



Jim Martin, SIOR  
BRE #01214270  
jmartin@lee-associates.com  
D 209.983.4088  
C 925.352.6948

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.