

**INDUSTRIAL SPACE FOR LEASE**  
**STONEBRIDGE INDUSTRIAL PARK**  
1325 N. MACARTHUR DRIVE, TRACY, CA



**AVAILABLE SF:** 16,800± SF on 1.02± AC  
**DH DOORS:** One (1)  
**GL DOORS:** Two (2)  
**MIN. CL. HEIGHT:** 16'±  
**POWER :** 200 amps, 240 volt, 3 phase

**COMMENTS:**

- In process of being restored from previous 'Pump It Up.' Office/restrooms to suit
- T-5 light fixtures
- Airlines & electrical distributed throughout
- Concrete tilt-up construction
- Insulated warehouse
- Fully sprinklered
- Paved loading and parking area
- Located in Stonebridge Industrial Park
- Excellent access to I-205, I-5 & I-580



**LEASE RATE:** \$0.68 PSF/month, NNN

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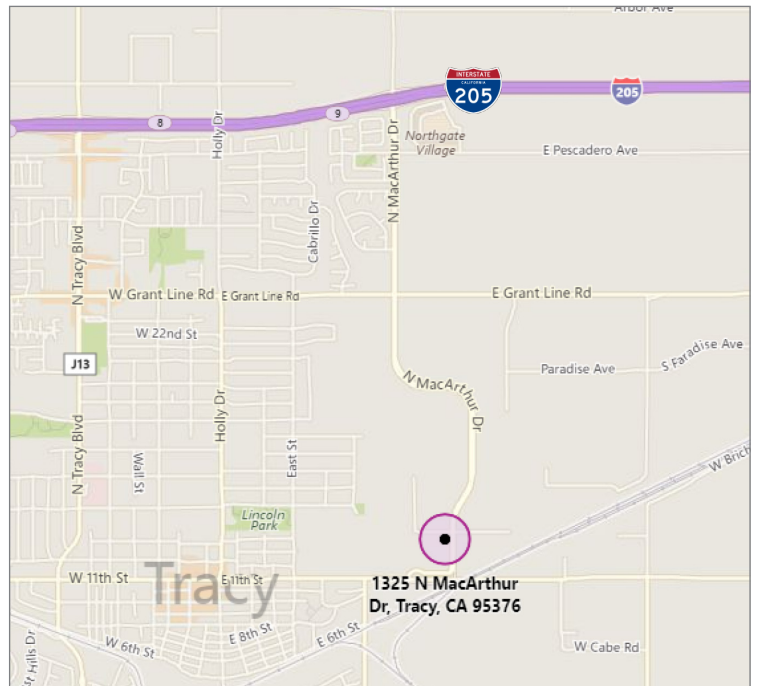
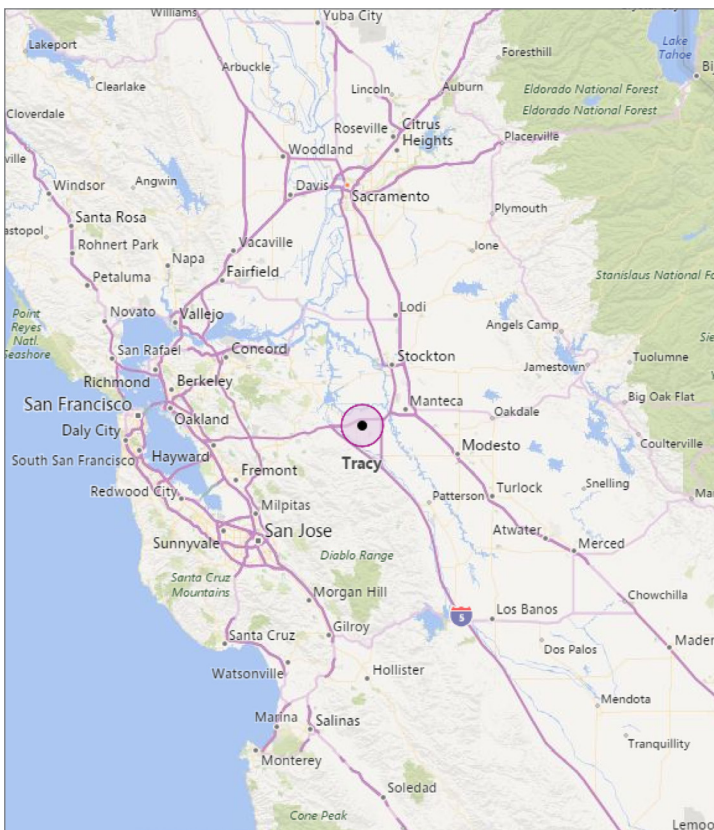
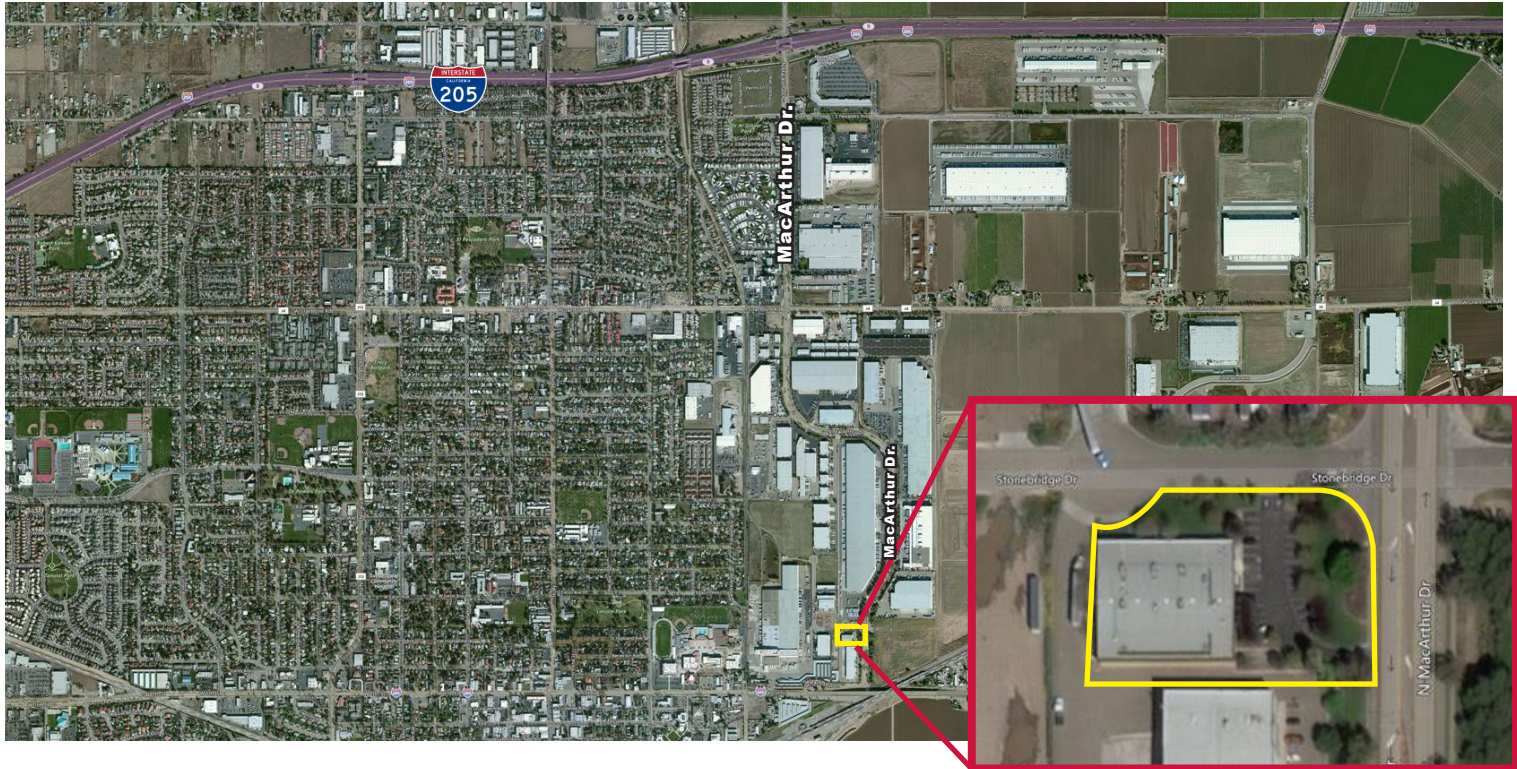
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