

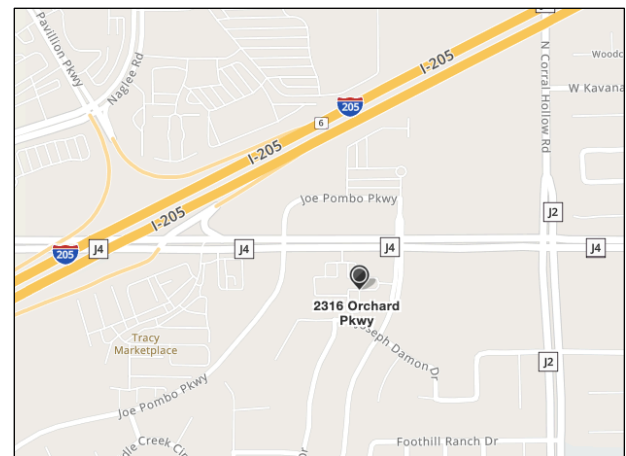
# FOR LEASE | Office/Medical Building

## 2316 Orchard Parkway | Tracy, CA



### Features:

- **Availabilities include suites #110: ±1,282sf #130: ±1,832sf (can be combined) and #200: ±7,785sf**
- **Central Location with Easy Access to Many Amenities**
- **Elevator Served**
- **Security System in Building, including Cameras**
- **Medical Uses Allowed**
- **Well Maintained Building/Professionally Managed**
- **Parking 5/1000**
- **Lease Rate: \$2.00/SF/Month (NNN)**
- **Flexible Lease Terms**



### For More Information Contact:

**Brian Kelly**

Principal

+1 408 295 7180

kellycommercial@aol.com

CA License No. 00826102

**Kyle Kelly**

Associate

+1 408 497 8661

kyle.kellycommercial@gmail.com

CA License No. 02090012



**KELLY**  
COMMERCIAL  
Real Estate Services

# Property Overview

## Features:

- Central Location with Easy Access to Many Amenities
- Flexible Floor Plan
- Elevator Served
- Security system in building including cameras
- Medical Uses Allowed
- Fire Alarms and Sprinklers Throughout
- Four Suites (100% Occupied)
- Renovated in 2016
- Well Maintained Building/Professionally Managed

Address: 2316 Orchard Parkway Tracy, Ca

Parcel Number: 238-19-012

Building Square Footage: 14,083

Land Size: 1.05 Acres

Year Built: 2005

Zoning: General Highway Commercial (GHC)

Parking: 5.0/1000

Number of Suites: 4

