

FLEX UNIT FOR LEASE

450 LARCH ROAD, SUITE 6, TRACY, CA

SIZE: 2,205± Sq. Ft
POWER: 200 amp, 280/120 volt, 3 phase
LEASE RATE: \$.95/ SF, Modified Gross

FEATURES:

- Attractive glass store front
- Excellent exposure / signage visibility fronting Larch Road
- Fully fenced / secure complex
- Immediate access to I-205 via N. Tracy Blvd.
- Fully sprinklered
- Zoned PUD (City of Tracy)
- Two (2) ADA Compliant restrooms
- Completely conditioned space w/ HVAC, reception/bullpen and two(2) large office areas
- Ability to re-install 1 GL door



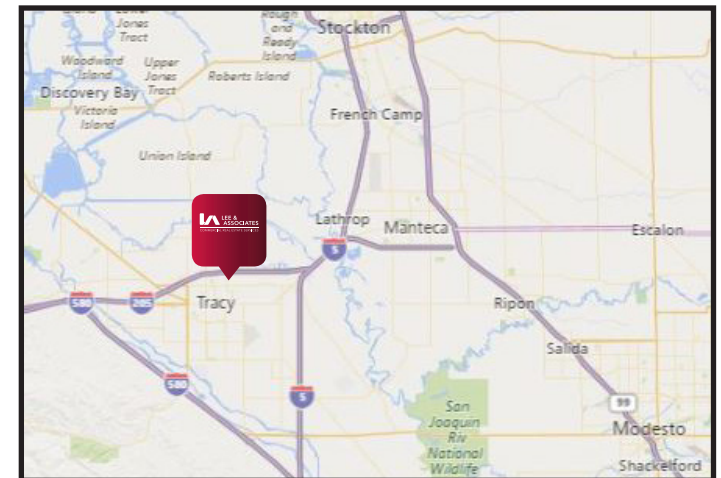
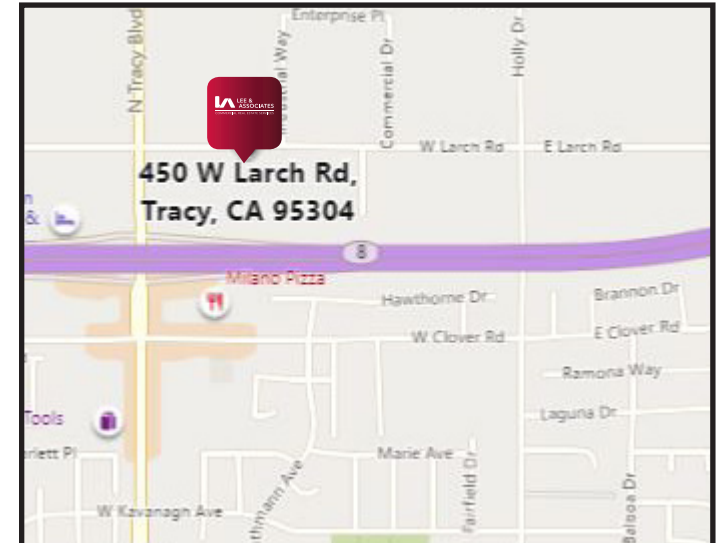
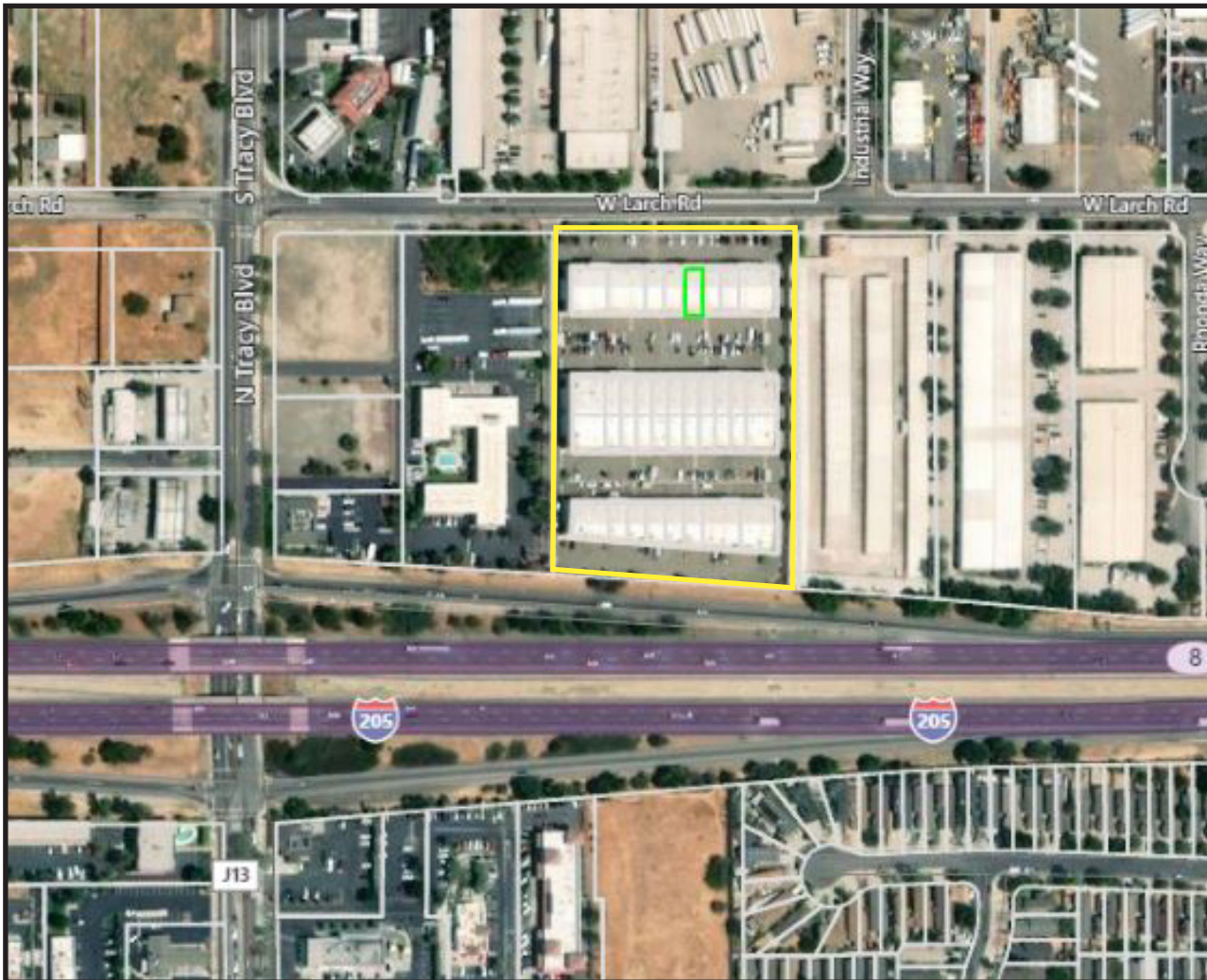
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