

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 with HVAC throughout
- 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

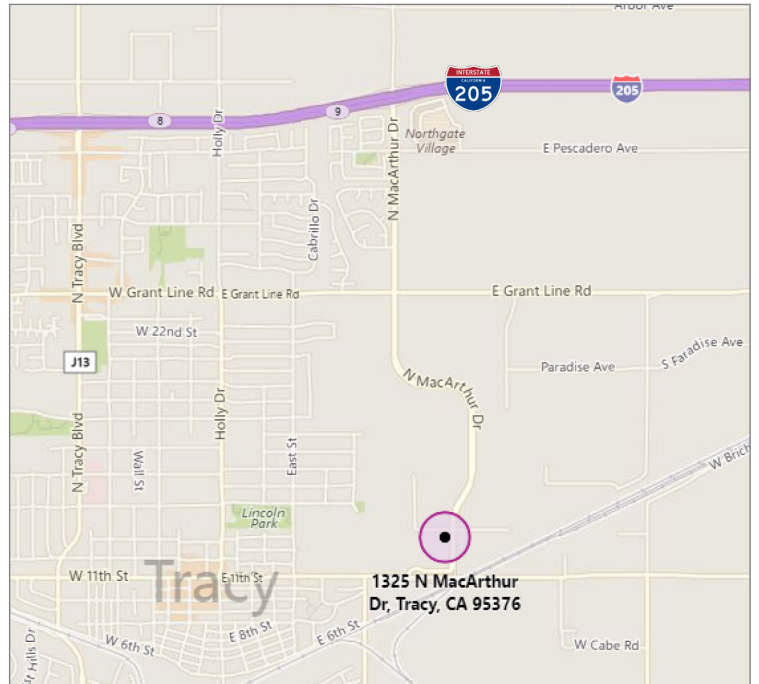
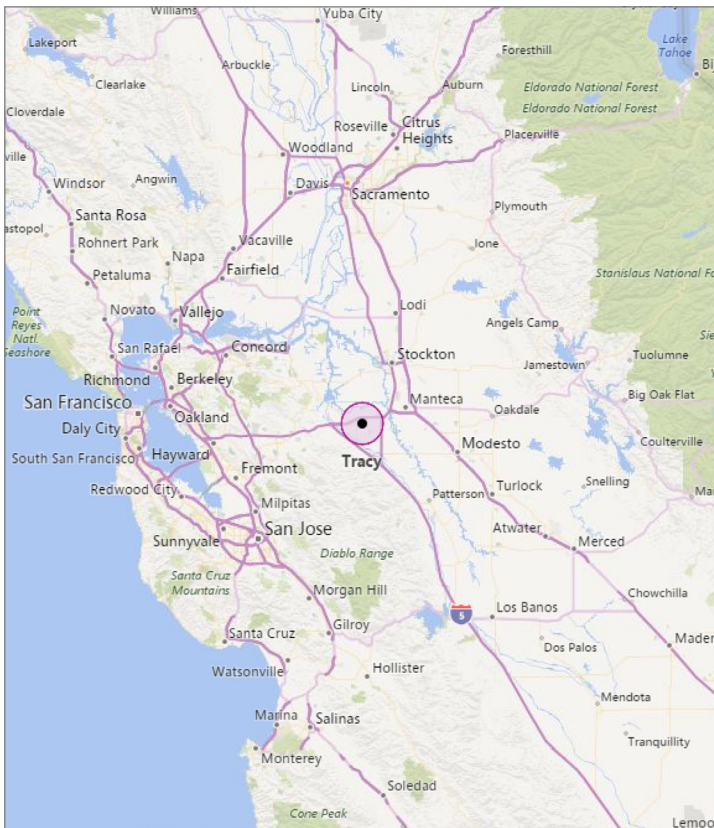
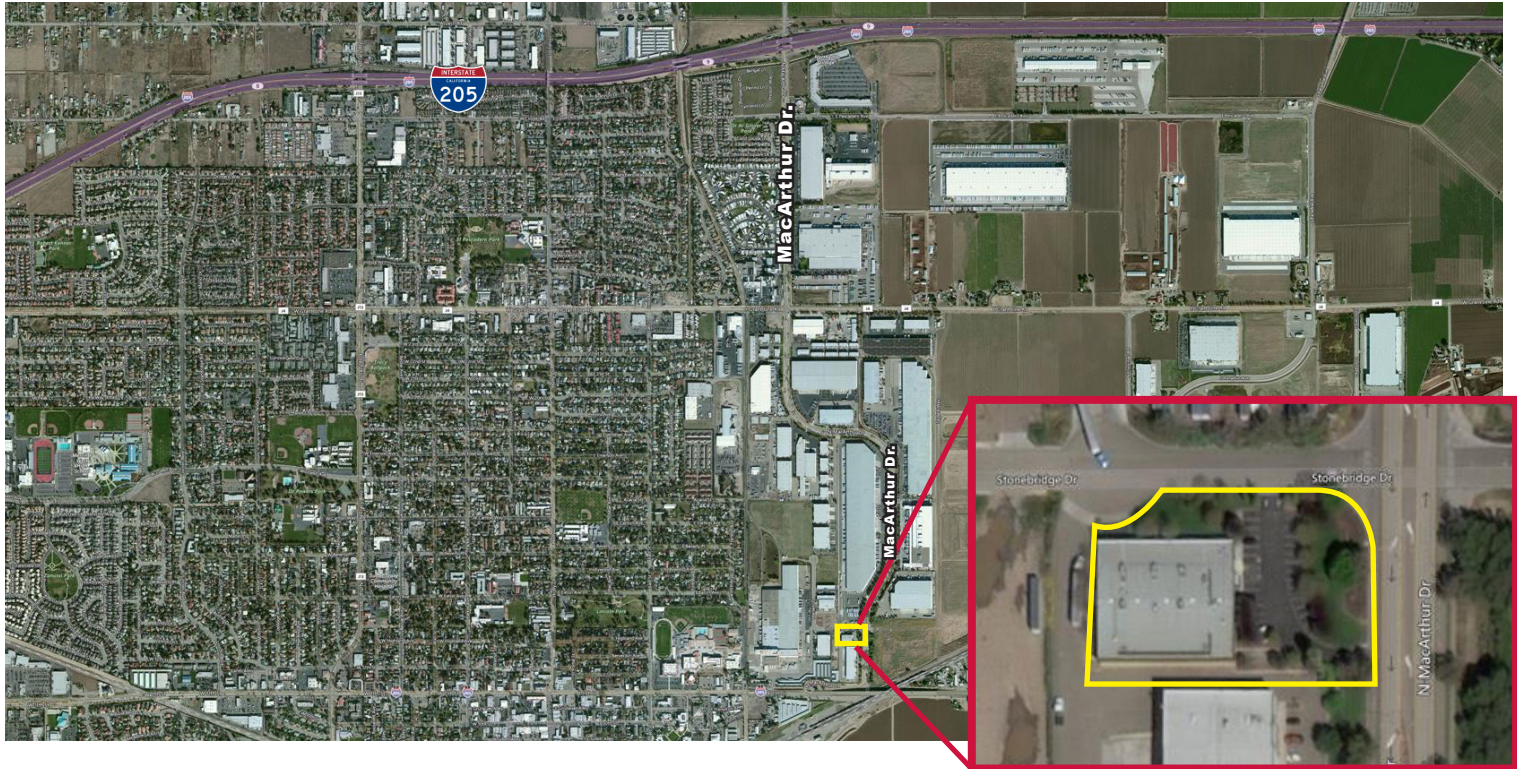
Jim Martin, SIOR
BRE #01214270
jmartin@lee-associates.com
D 209.983.4088

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