

8,640± SF DOCK HIGH SPACE FOR LEASE

950 GRANT LINE ROAD, SUITE 400, TRACY, CA

AVAILABLE SF: 8,640+ SF
OFFICE: SF 500± SF
DH DOORS: Three (3)
ELECT. SERVICE: 200 amps, 120/208 volt, 3 phase
ZONING: M-1 - Light Industrial (City of Tracy)

FEATURES:

- Distributed power
- Skylights
- 18± minimum ceiling clearance
- Concrete tilt up
- Fire sprinklers (.33 gpm/3,000 sf)
- Hard to find - small, dock-high unit
- Refinished offices with updated flooring and paint

LEASE RATE: \$0.68 PSF, NNN

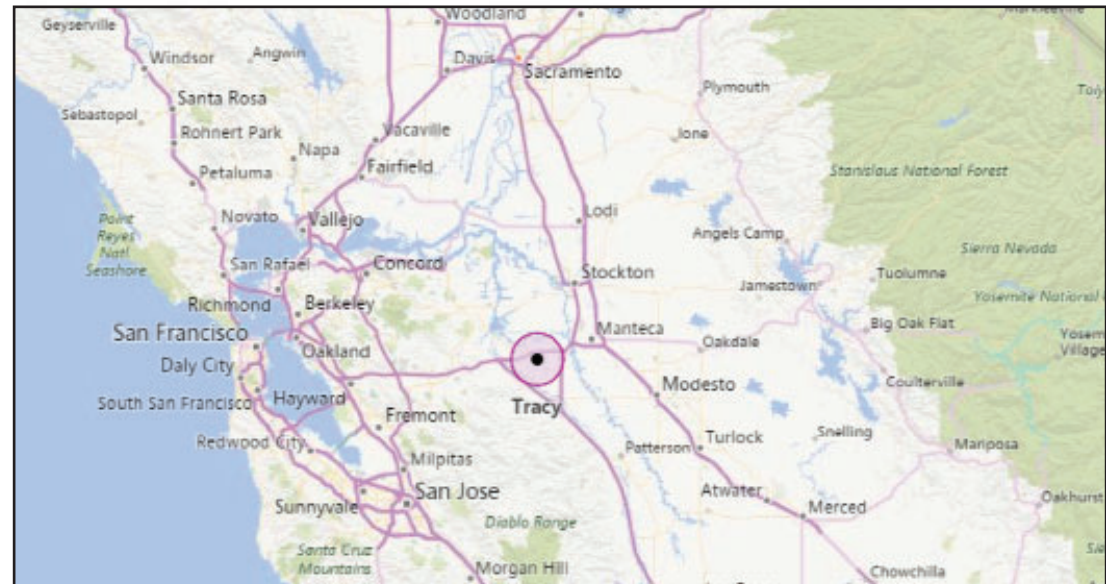
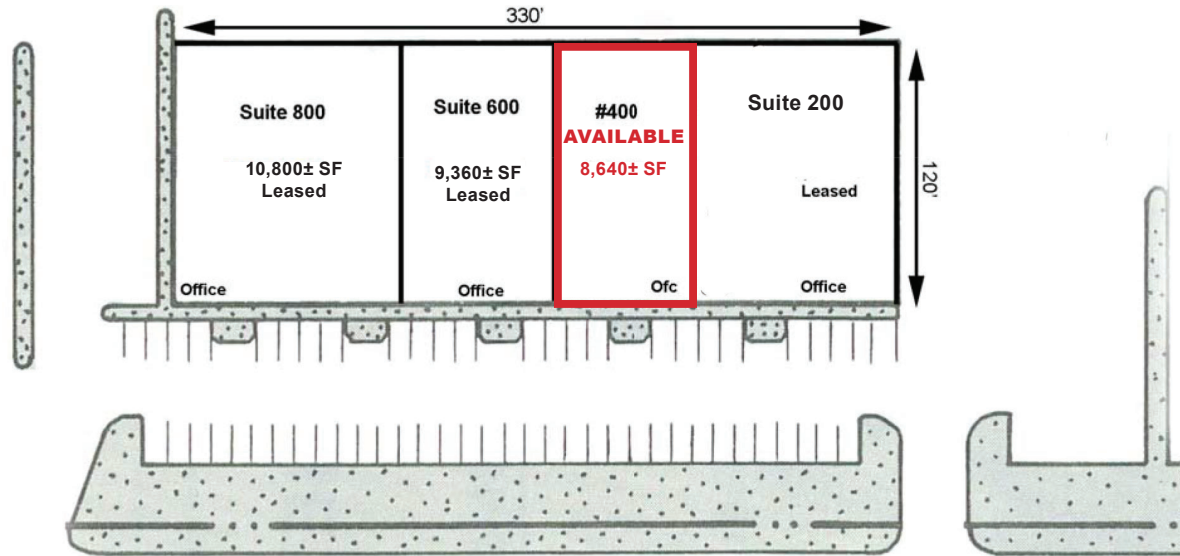
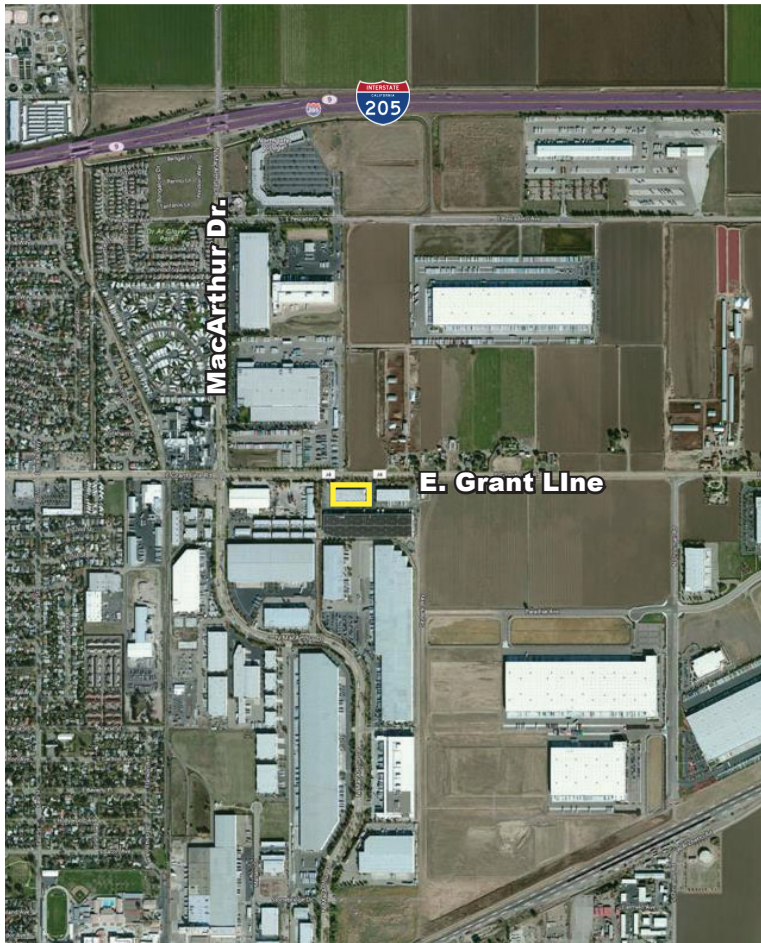
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