

# 54,429± SF

## Industrial Space For Lease



## Prologis Park Tracy 7

2000 Chabot Court  
Tracy, Ca 95304



### LOCATION

- Situated within the master planned Prologis Park Tracy, with STAA route approved access to I-205 at MacArthur Drive Interchange
- Corporate neighbors include Amazon, Crate and Barrel, Best Buy, Home Depot

### FACILITY

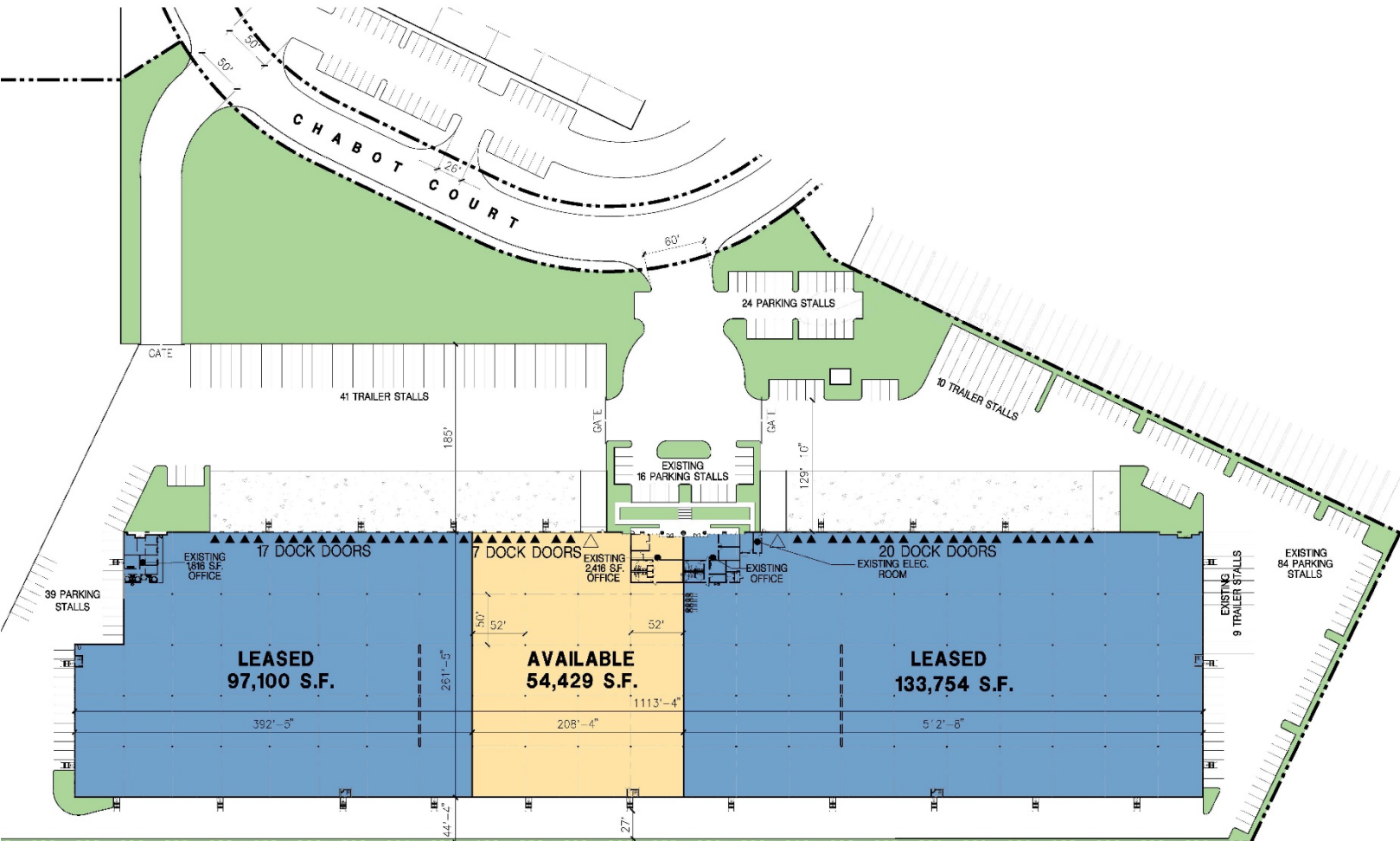
- 54,429± SF Warehouse/Distribution/Manufacturing space with 2,400± SF office including open area, conference room, private office, breakroom and two (2) restrooms
- Minimum Clear Height 30'±
- 2% vented skylights
- 200 Amp, 277/480 Volt, 3- Phase Power
- Fire Sprinklers – ESFR
- Doors: One (1) grade level, Seven (7) dock high (4 w/ levelers)
- T-8 Lighting with motion sensors
- Three (3) forklift charging stations
- Zoning: I-L, City of Tracy

### ADVANTAGES AND AMENITIES

- Available July 1, 2019
- Completely fenced/secured site with two (2) rolling electric gated entrances
- Additional land/yard for storage or trailer parking
- Ample trailer and employee parking
- State of the art distribution facility

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