

INDUSTRIAL LAND - FOR SALE SOUTH TRACY INDUSTRIAL PARK

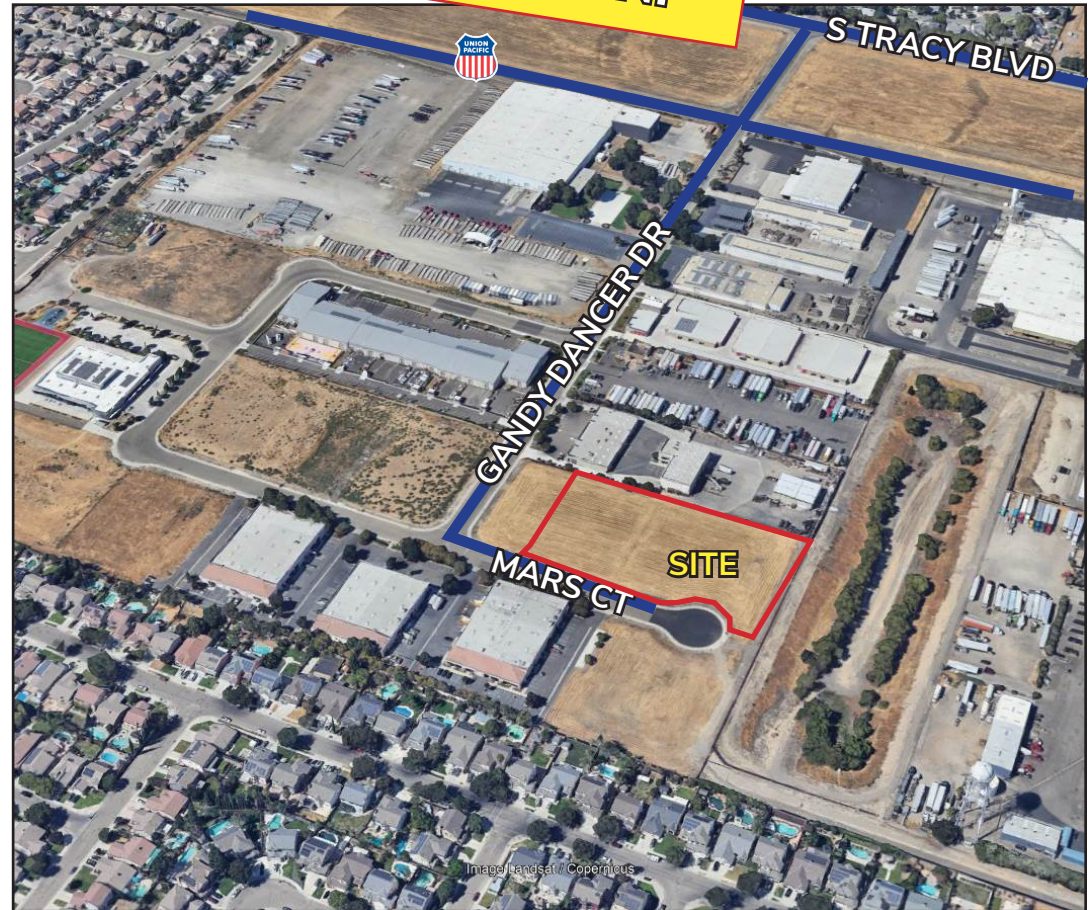
3301 MARS COURT | TRACY, CA

PRICE REDUCTION!

SIZE: 2.67± Acres
ZONING: M-1 (Light Industrial)
UTILITIES : Water / Sewer / Storm: City of Tracy
Gas & Electric: PG&E

FEATURES:

- Plans/approvals for two (2) buildings - 18,000± sf and 16,000± sf
- Diverse mix of uses in South Tracy Industrial Park including Goldenstate Fire Apparatus (under construction), Caliber Collision, Hattrick Sports Club, Gowan Construction
- Close proximity to the Tracy ACE commuter train station
- Adjacent 1 and 2 acre parcels potentially available for larger requirements (separate owner)



SALE PRICE: ~~\$19.50 psf (\$2,267,951.40)~~ \$15.00 psf / (\$1,745,000.00)

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

ELEVATIONS



BUILDING 2 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 1 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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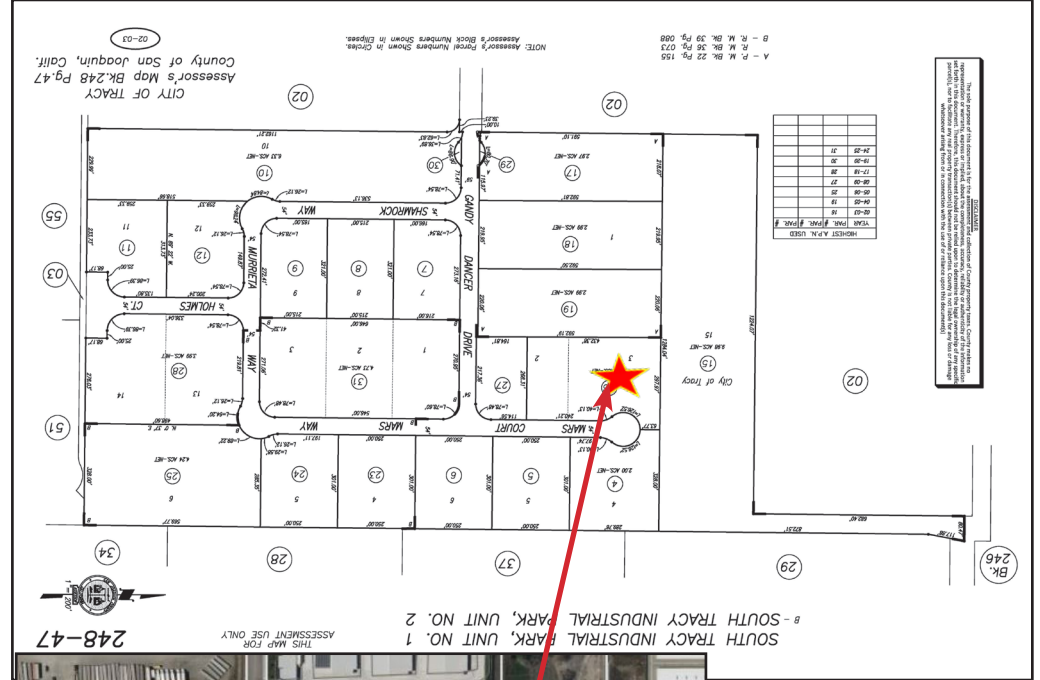
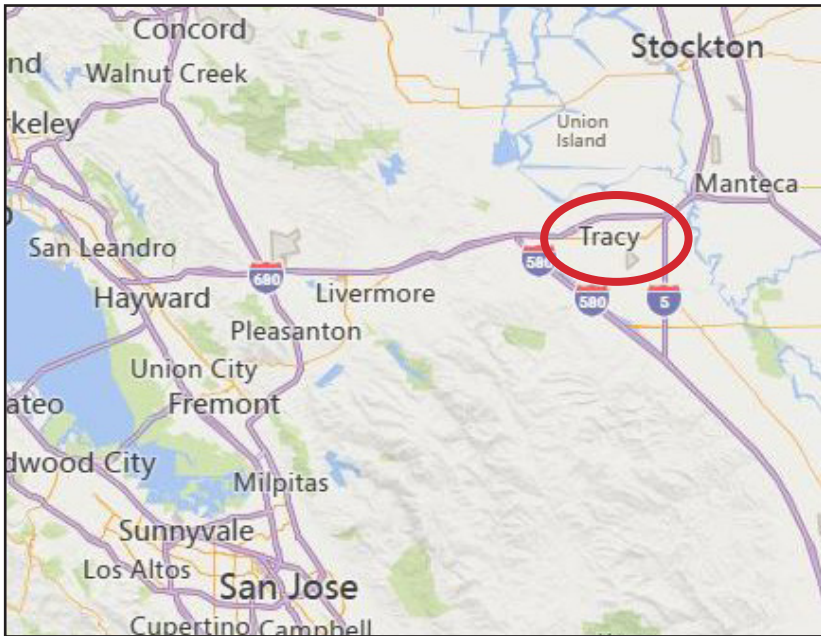
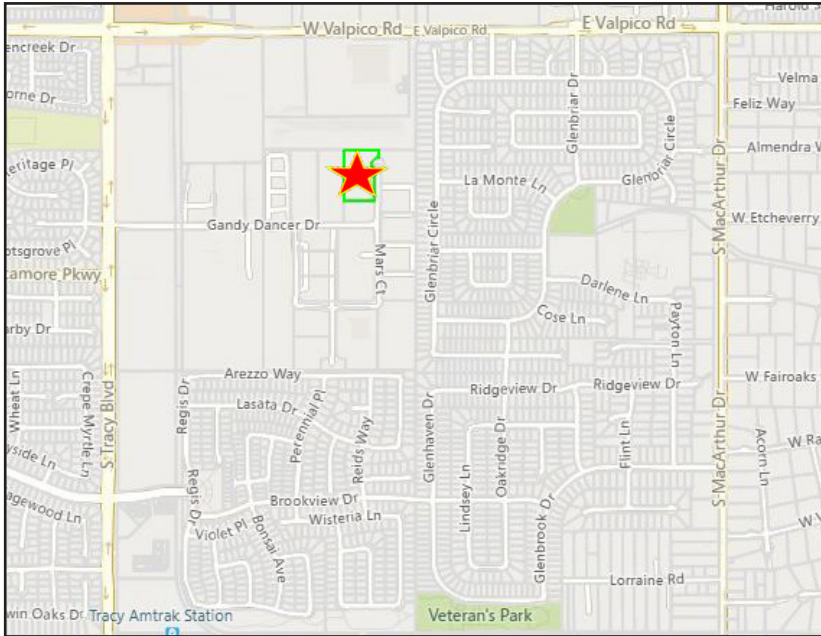
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