

# TRACY DISTRIBUTION CENTER

2020 N. MACARTHUR DRIVE, TRACY, CA 95376

FOR SUBLEASE | 174,882 SF | CLASS A WAREHOUSE / DISTRIBUTION FACILITY

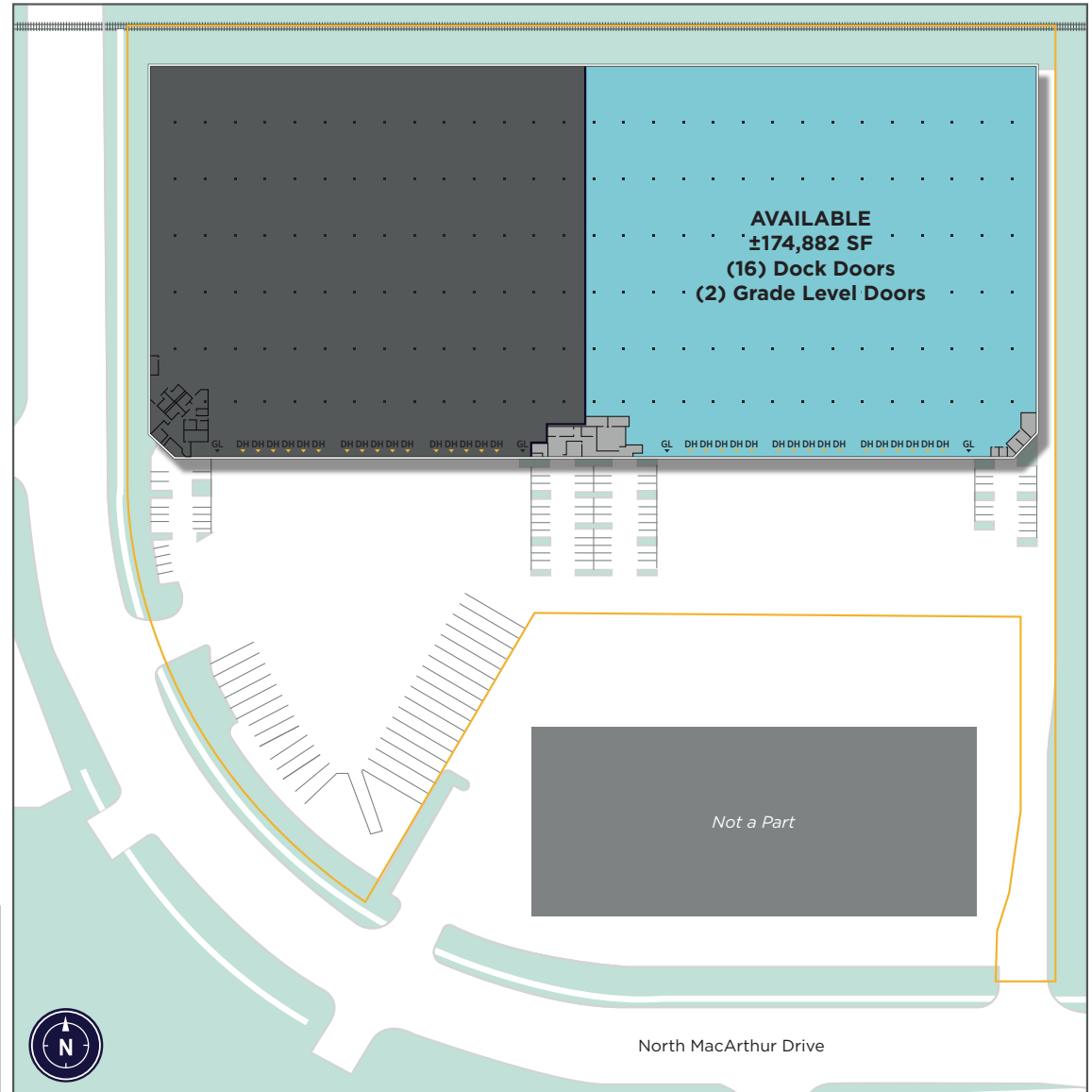
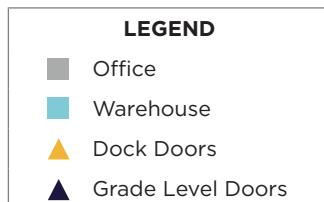


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## PROPERTY FEATURES

- Fenced, Gated, Secured Yard
- Existing Office
- 16 (9' x 10') Dock High Doors
- 2 (12' x 14') Grade Level Doors
- 33' Clear Height
- 30'W x 56'D Column Spacing
- Levelers at All Deck Positions
- High-Efficiency T-8 Lighting Fixtures
- 150' Truck Court With 70' Concrete Apron
- 15 Trailer Stalls
- 800 Amps, 277/480V, 3-Phase



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LOCATION | SURROUNDING CORPORATE OCCUPIERS



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## PROPERTY PHOTOS



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