

# FOR LEASE

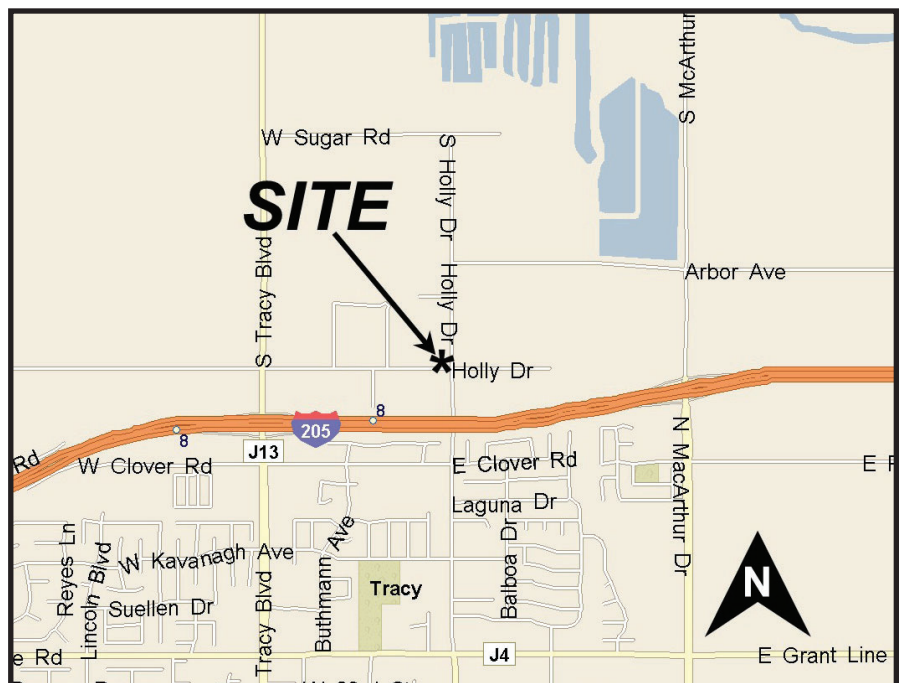
LIGHT INDUSTRIAL/WAREHOUSE SPACE  
3941 HOLLY DRIVE • SUITE B  
TRACY, CA

HOLLY  
BUSINESS CENTER



## PROPERTY FEATURES:

- ±2,375 sq. ft. insulated warehouse
- ±500 sq. ft. office with glass storefront
- One (1) 12' x 14' grade level door
- ±14' - 16' minimum clear height
- 100A, 3 phase power
- Fluorescent tube lighting
- One (1) restroom
- Close proximity to I-205
- 56 parking stalls; 1.66/1,000 sq. ft.
- Zoned M-1 (Light Industrial-City of Tracy) providing for a wide array of uses such as construction services, warehousing, distribution, and light manufacturing
- Lease rate: \$3,000 per month (Gross)



**SOUZA**  
**REALTY &**  
**DEVELOPMENT**

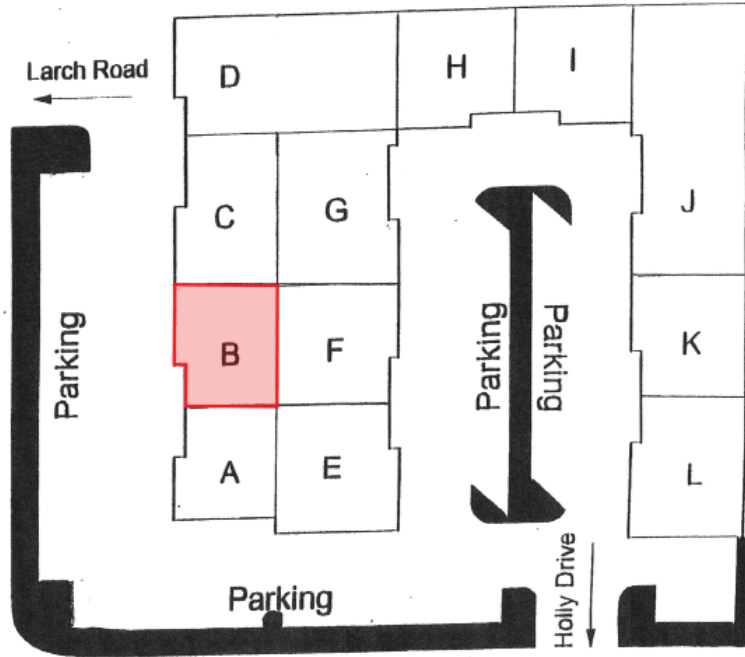
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# HOLLY BUSINESS CENTER - SITE PLAN



## SUITE B - FLOOR PLAN

