



**For Lease**  
**Drew Business Centre**



**Exclusive Listing Agents**

Tim Mustin  
Managing Director  
+1 209 390 1687  
tim.mustin@jll.com  
RE Lic # 01857876

Jack Fondale  
Associate  
+1 209 616 6057  
jack.fondale@jll.com  
RE Lic # 02250595

192-252 W

**Larch Rd**

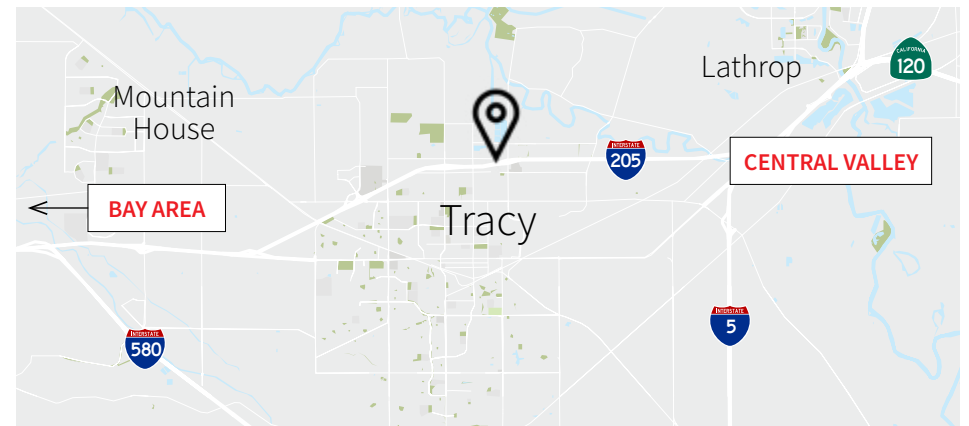
Tracy, CA

# Drew Business Centre

192-252 W Larch Rd, Tracy, CA



Drew Business Centre is centrally located in Tracy, CA and allows occupiers to quickly reach both the Bay Area and Central Valley Markets. It consists of seven (7) multi-tenant industrial buildings totaling  $\pm 102,000$  SF. Units range in size from  $\pm 1,452$  SF to  $\pm 15,488$  SF. The project offers excellent access to I-205 and select units offer I-205 visibility and signage opportunities. The property is zoned M1 (Light- Industrial) which caters to a wide variety of industrial users. Each unit has at least one grade level roll up door.



**For more  
information,  
contact:**

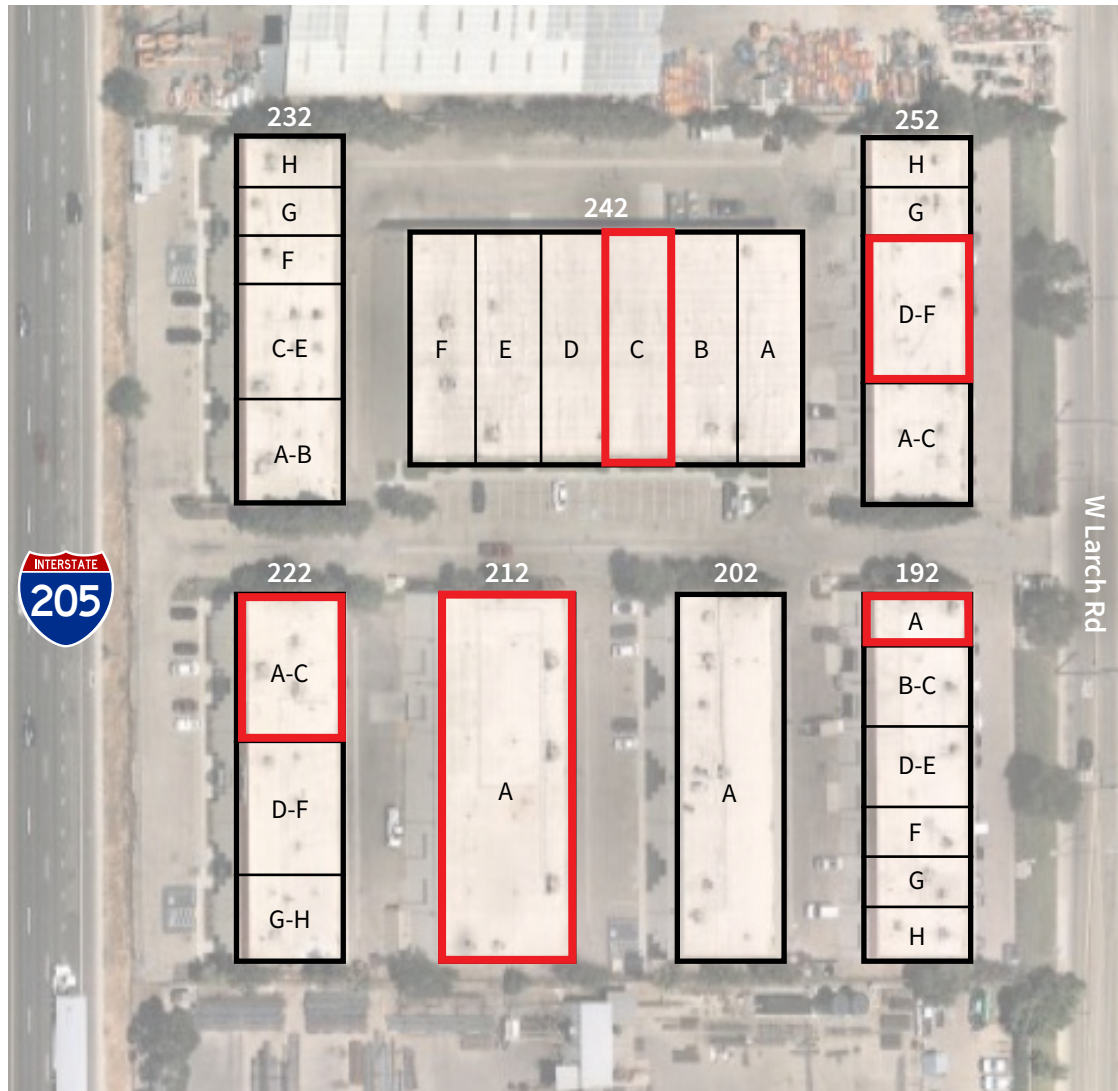
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\*SITE PLAN NOT TO SCALE

= Available

## Property Features

- Grade Level Doors at each unit
- Fully sprinklered
- 16' - 18' minimum clear height
- Fully fenced and secured
- Glass storefront entry at each unit
- I-205 visibility and access
- ±100,000 average daily traffic count
- Centrally located to East Bay Area and Central Valley
- Asking rate: Contact Broker

## Availabilities

UNIT	TOTAL SF	WAREHOUSE SF	OFFICE SF
192 - A	1,452 SF	TBD	TBD
212	15,488 SF	12,031 SF	3,400 SF**
222 - A-C	4,356 SF	TBD	TBD
242 - C	4,840 SF	3,840 SF	1,000 SF
252 - D-F	4,440 SF	TBD	TBD

\*\* Ownership open to reducing the office area

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Modern, Refreshed Spaces Available



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