

For Sale



±5.75 Acres of Light Industrial Zoned Land

# 6703 & 29998 S. Corral Hollow Road

Tracy, CA 95377

Great Access to I-580 and proximity to Prologis' International Park of Commerce

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Accelerating success.

## PROPERTY HIGHLIGHTS

# 6703 & 29998 S. Corral Hollow Road

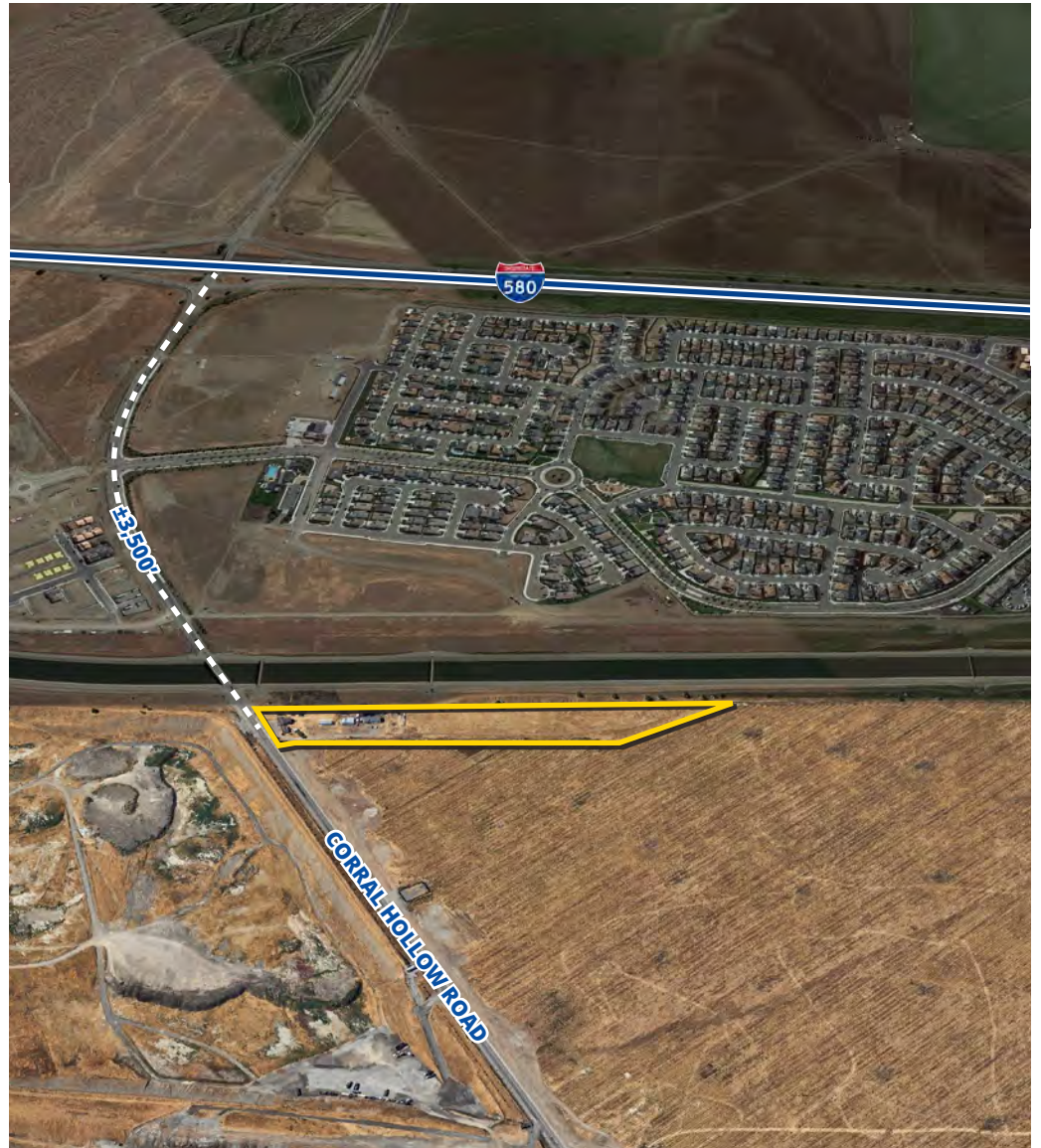
Tracy, CA 95377

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~~Sales Price: \$5,200,000~~  
Reduced Sales Price: \$4,900,000

### Property Specifications

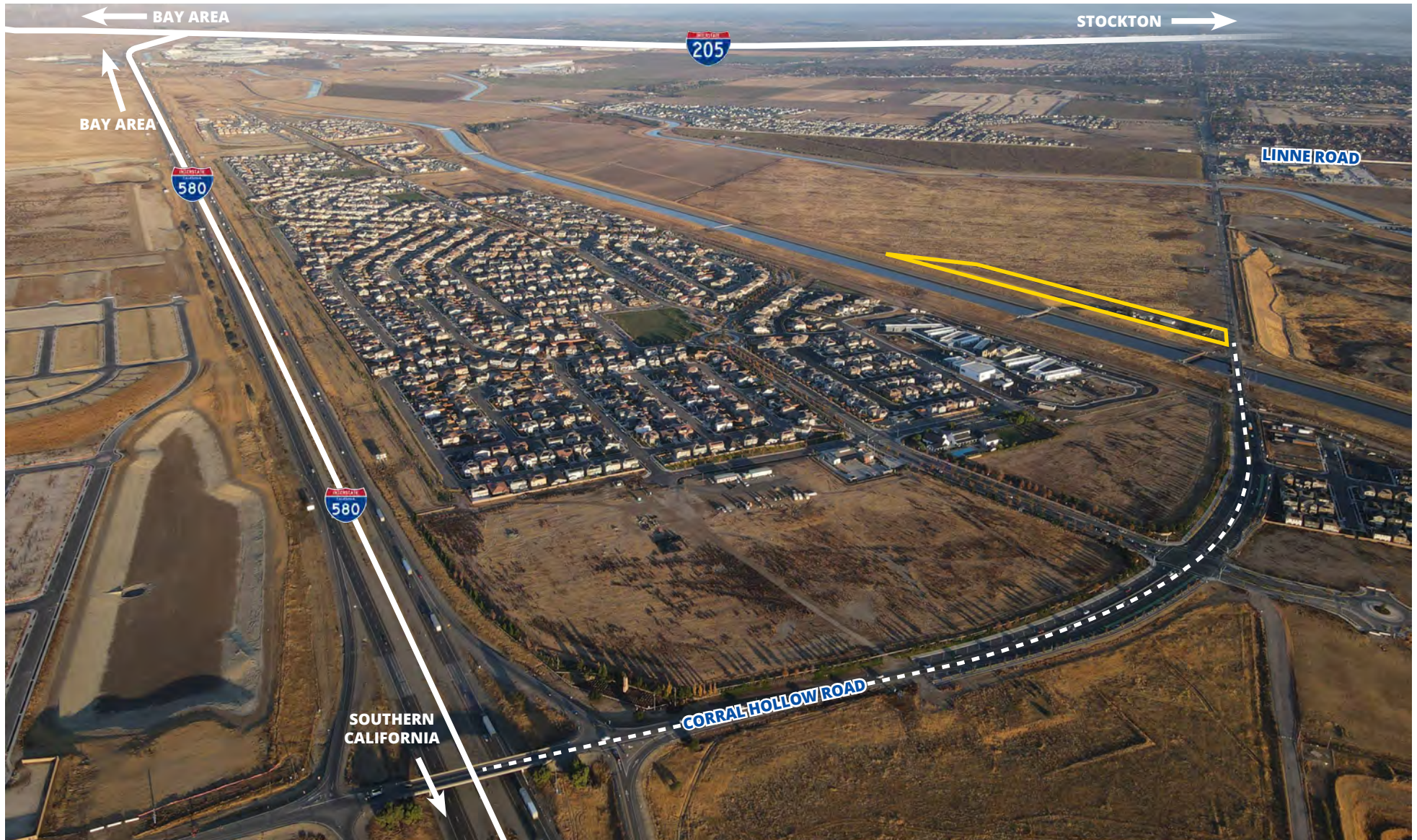
Parcel Size	±5.75 acres
APN	253-030-030, 253-380-010
Homes / Office	Two (2)
Water	Well
Sewer	Septic
Storm	On-Site
Power & Electric	PG&E
Zoning	THSP - M1, Light Industrial (City of Tracy)



CONVENIENT INTERSTATE ACCESS



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SURROUNDING INDUSTRIAL

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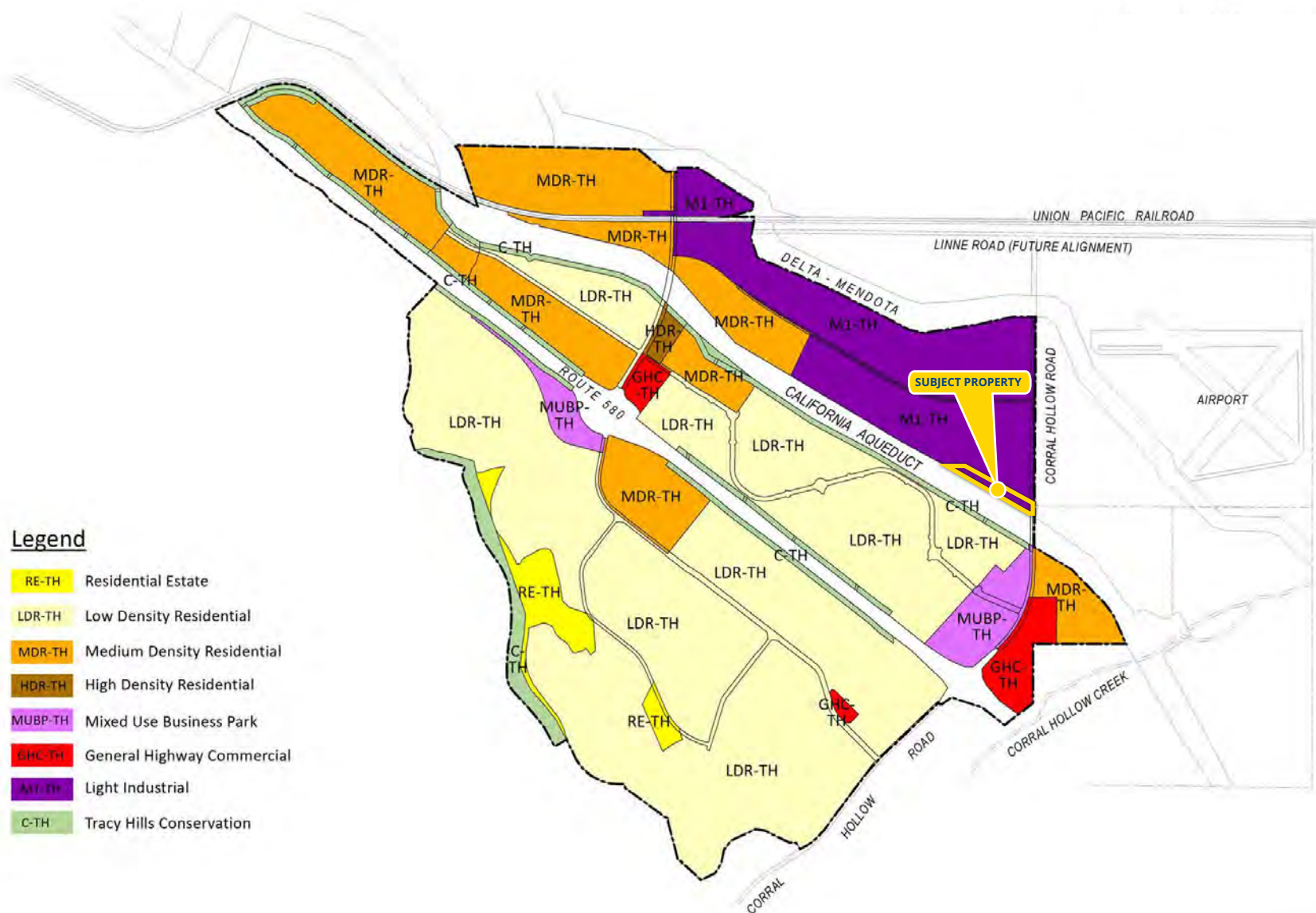
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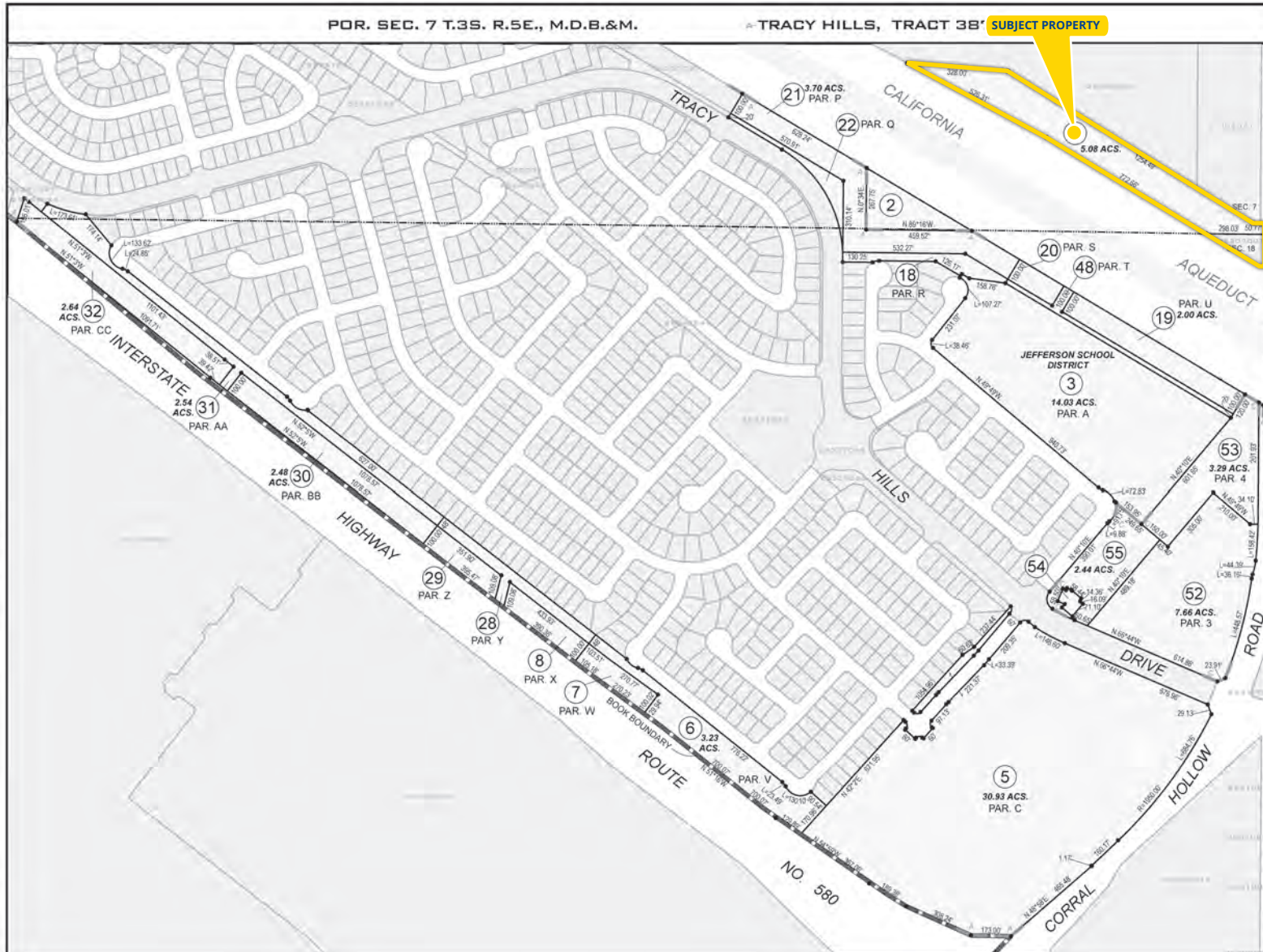
**Legend**

- RE-TH Residential Estate
- LDR-TH Low Density Residential
- MDR-TH Medium Density Residential
- HDR-TH High Density Residential
- MUBP-TH Mixed Use Business Park
- GHC-TH General Highway Commercial
- MI-TH Light Industrial
- C-TH Tracy Hills Conservation

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**253-38**

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY AND IS NOT FOR THE INTENT OF INTERPRETING LEGAL BOUNDARY RIGHTS, ZONING REGULATIONS AND/OR LEGALITY OF LAND DIVISION LAWS.

**MAPPING/GIS**  
 0 100 200 300 400  
 1"=400'

**LEGEND**  
 Example of a Standard Assessor's Parcel Number (APN)  
**000-000-000-000**  
 Block Parcel Number Use

- R.M. = Recorded Subdivision Map
- P.M. = Recorded Parcel Map
- R.S. = Recorded Survey Map

Williamson Act Parcel  
 Assessors Book Boundary

S.R.M. BK. 43 PG. 017  
 C.P.M. BK. 26 BR. 131

SAN JOAQUIN COUNTY ASSESSOR'S PARCEL NUMBER ISSUED PER ROLL YEAR		
ROLL	PAR #	PAR #
19-20	48	49
20-21	53	
22-23	55	

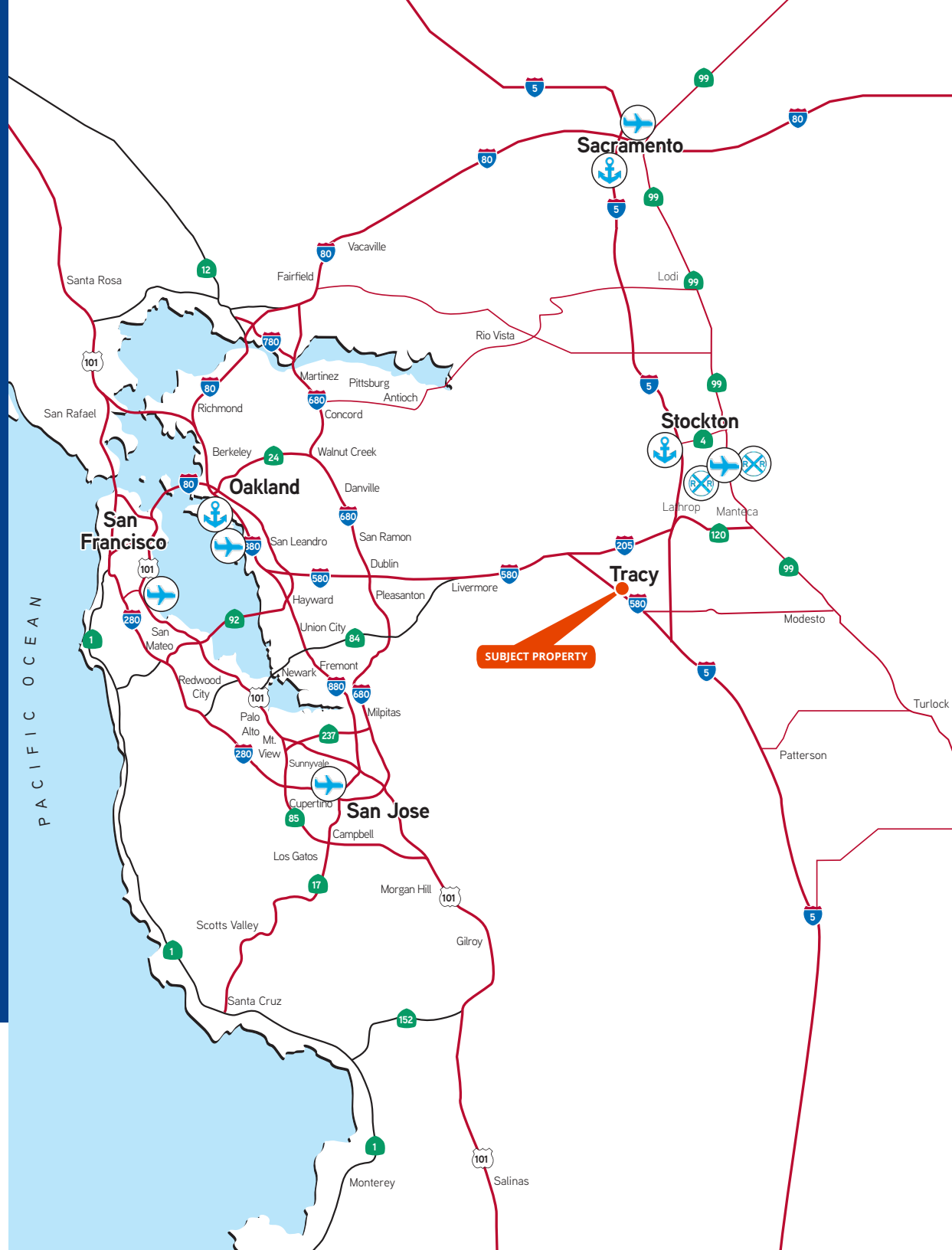
**BK. 253 PG. 38**  
 COUNTY OF SAN JOAQUIN, CA  
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