



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



**Exclusive Listing Agents**

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**192-252 W**

**Larch Rd**

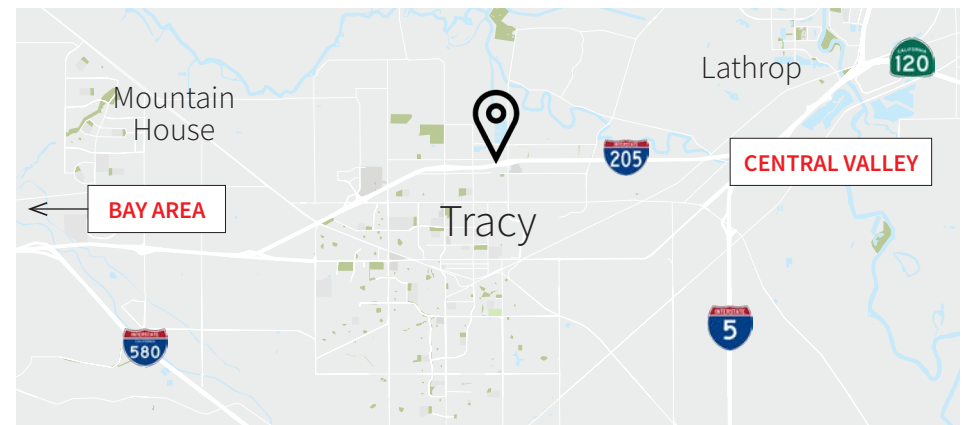
Tracy, CA

# 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,  
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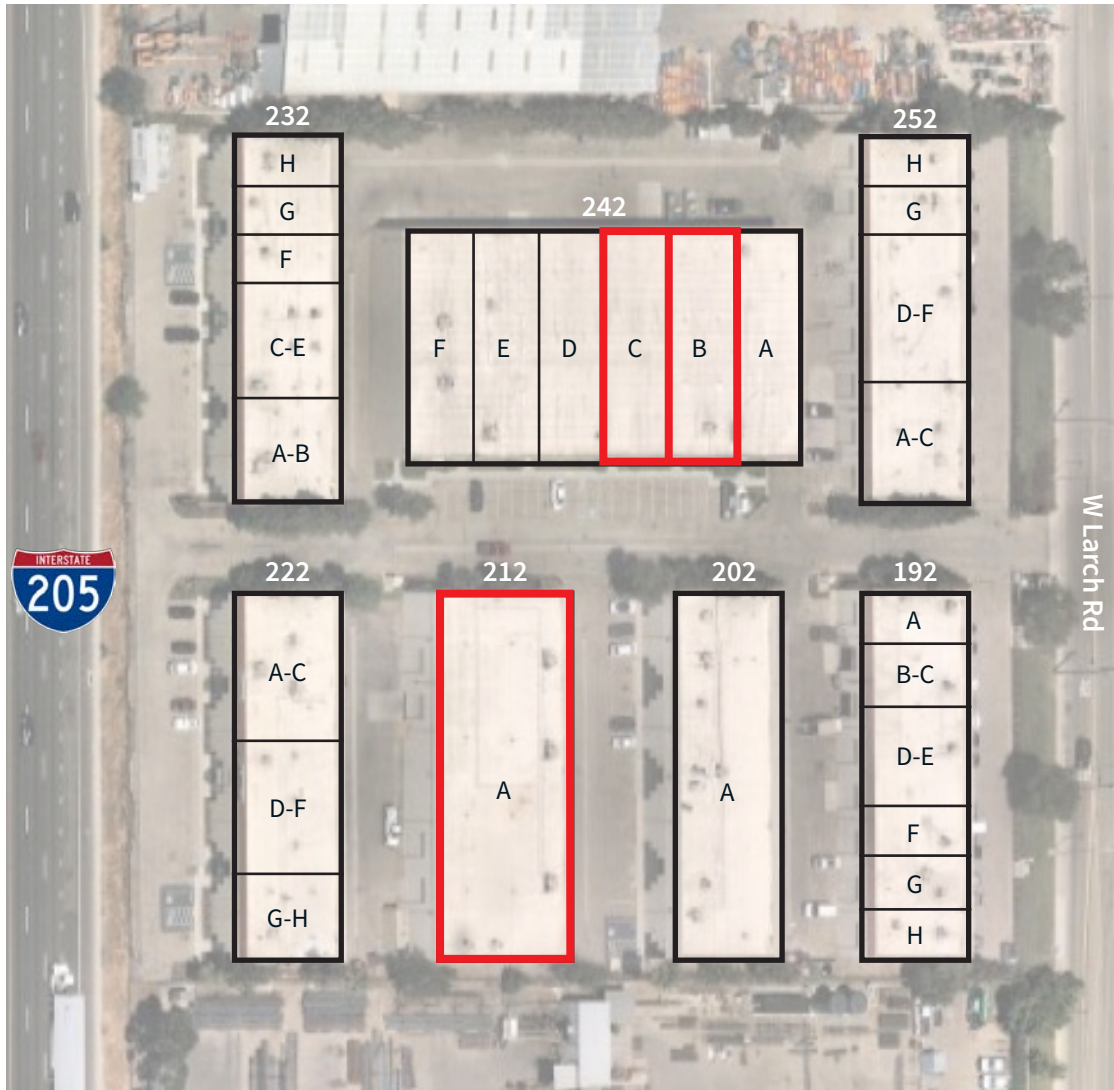
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## Property Features

- 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
242 - B*	4,840 SF	3,840 SF	1,000 SF
242 - C*	4,840 SF	3,840 SF	1,000 SF
212	15,488 SF	12,031 SF	3,400 SF**

\*Can be combined for 9,680 SF

\*\* Ownership open to reducing the office area

= Available

\*SITE PLAN NOT TO SCALE

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