



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

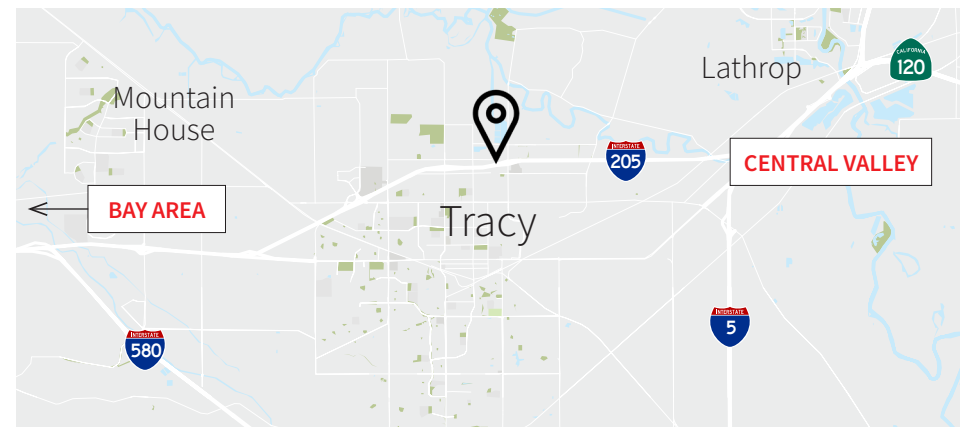
Tracy, CA

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:

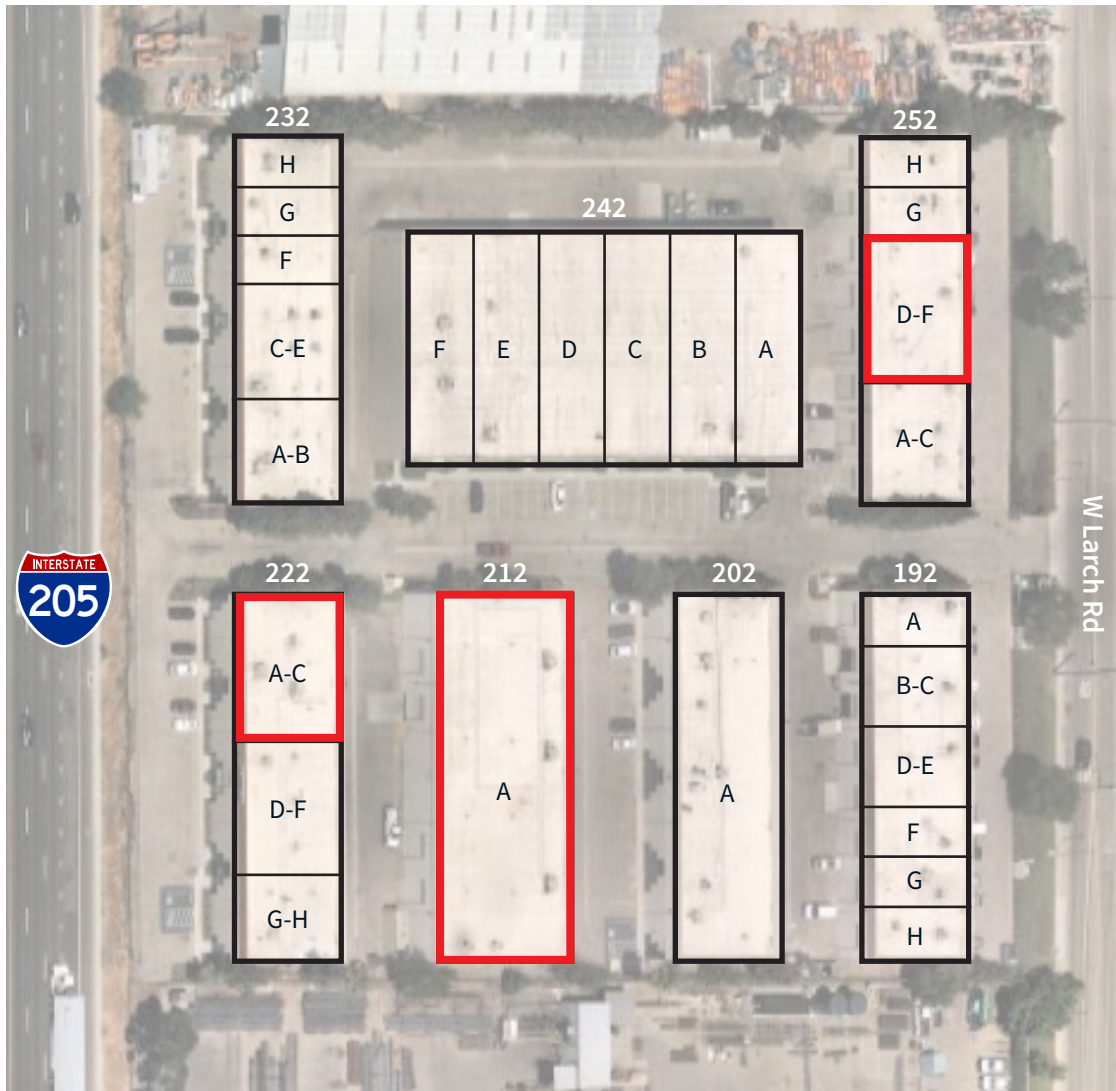
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*SITE PLAN NOT TO SCALE

= 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
212	±15,488 SF	±12,031 SF	±3,400 SF**
222 - A-C	±4,356 SF	±4,056 SF	±600 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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