

AVAILABLE FOR LEASE  
WAREHOUSE DISTRIBUTION SPACE



COMMERCIAL R



EASTGATE BUSINESS PARK  
1447 MARIANI COURT, TRACY, CA

**COMMENTS:**

- Class A distribution facility completed December 2019
- 14 dock high doors and 19 trailer parking stalls
- 62,962± SF (Potentially divisible)

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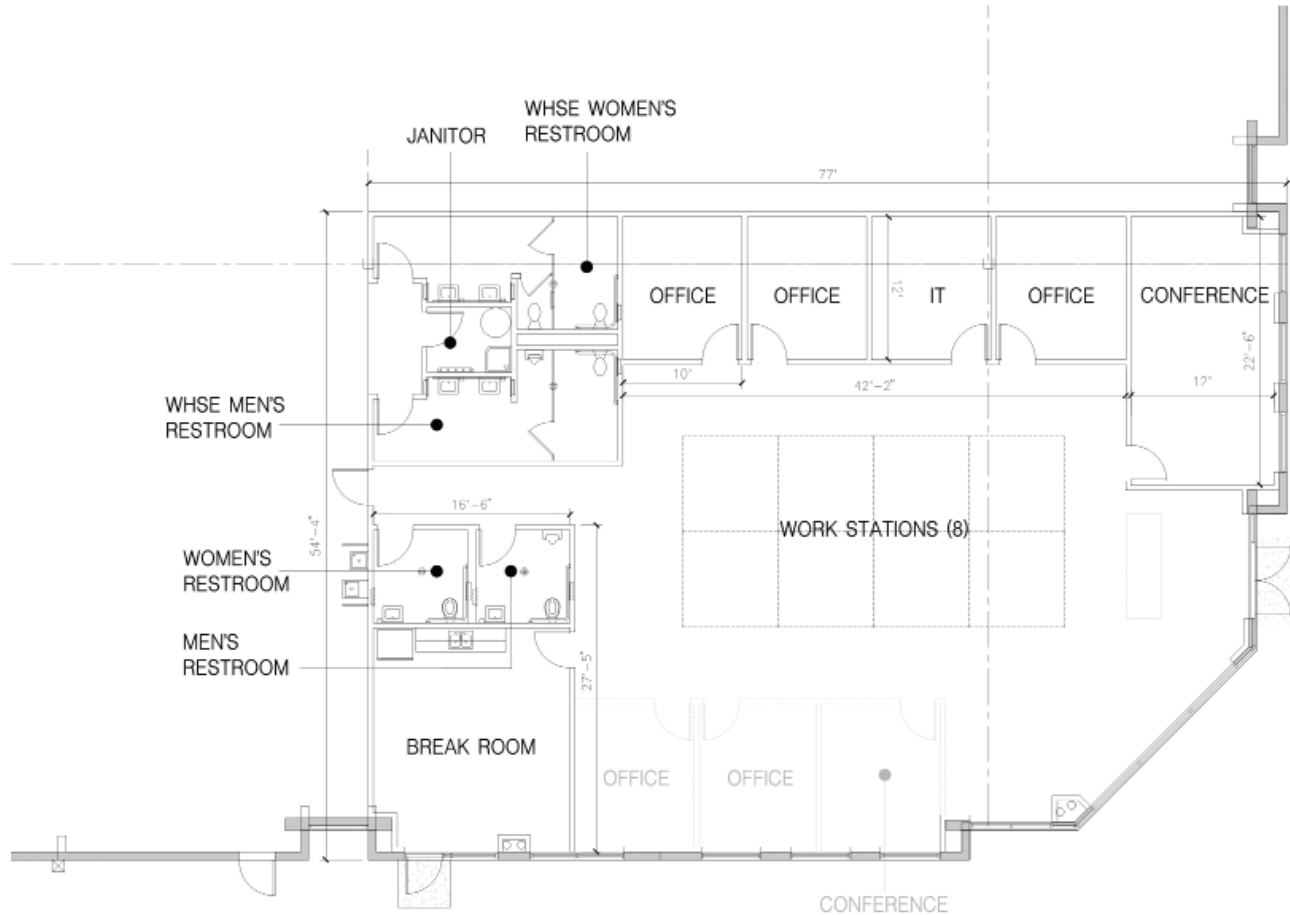
**BUILDING SF:** 155,942± SF  
**AVAILABLE SF:** 62,962± SF  
**DIMENSIONS:** 285'± W x 223'± D  
**OFFICE SF:** To Suit  
**COLUMN SPACING:** 50' x 52' ± (Typical)  
**CLEAR HEIGHT:** 28'± minimum  
**TRAILER PARKING :** 19 stalls  
**FIRE SUPPRESSION:** ESFR  
**UTILITIES:** Water, Sewer, & Storm:  
City of Tracy,  
Gas & Electricity: PG&E  
**PWR & LIGHTING :** To suit

**TRUCK COURT:** 130' w/60' concrete apron  
**DH DOORS:** Fourteen  
(14) (9' x 10')  
**GL DOORS:** One (1) (12' x 14')  
**ZONING:** M-1 (City of Tracy)  
**POWER:** 1,000 AMPS  
**YARD:** 1± Acre available for yard or additional trailer parking  
**LEASE RATE:** \$0.65 psf NNN

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SAMPLE OFFICE LAYOUT



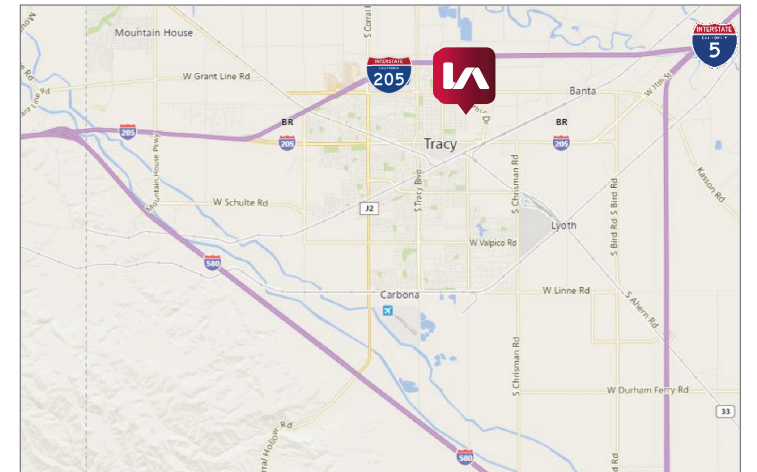
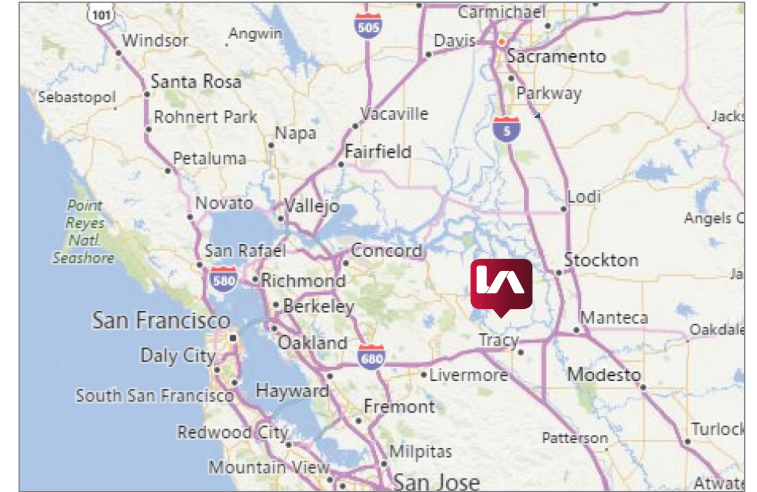
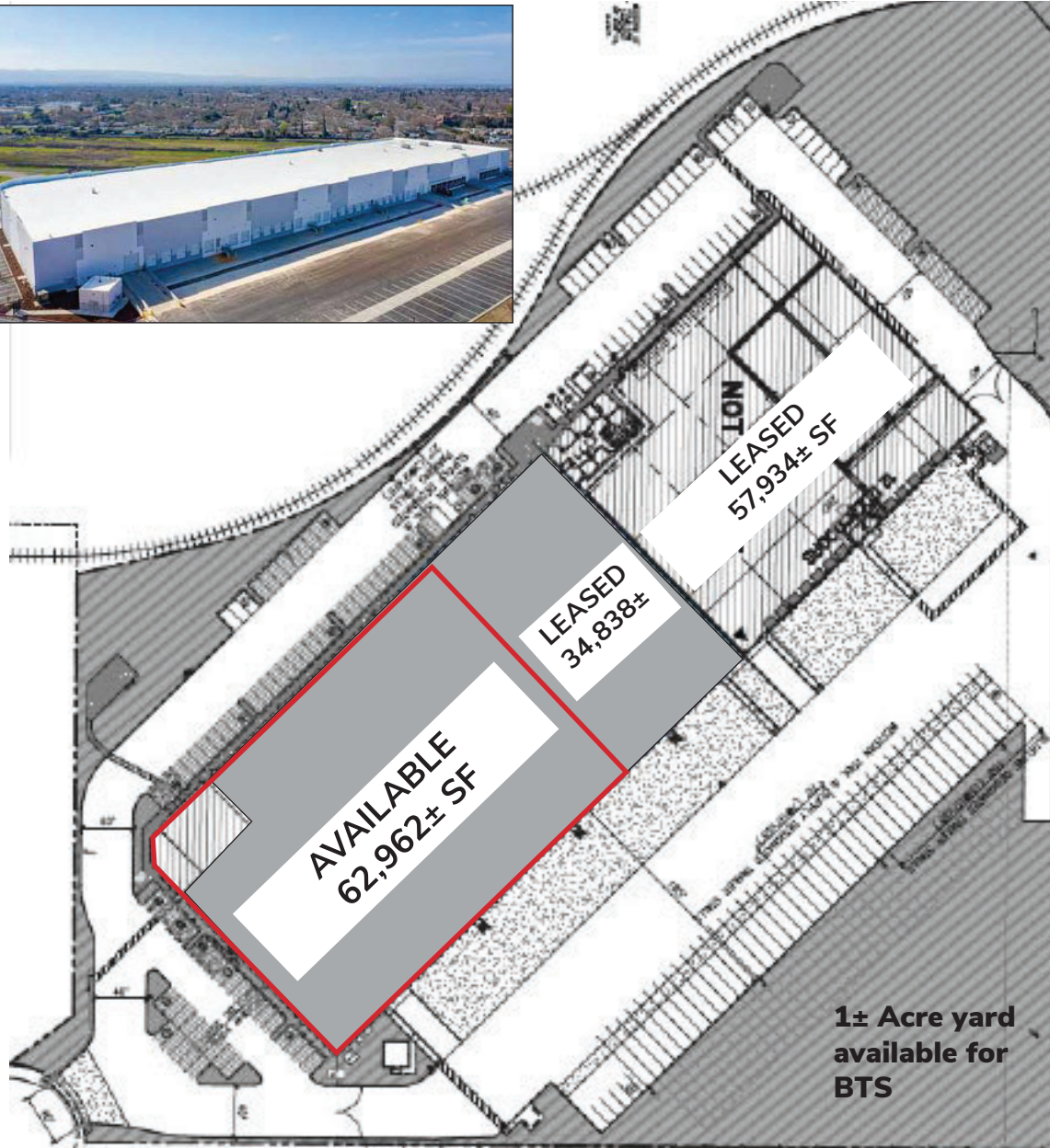
SOUTHEAST OFFICE FLOOR PLAN

scale:

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