

CONSTRUCTION UPDATE - Phase II
INDUSTRIAL UNITS W/ FENCED YARD
3508 SHAMROCK WAY, TRACY, CA

SHAMROCK BUSINESS CENTER



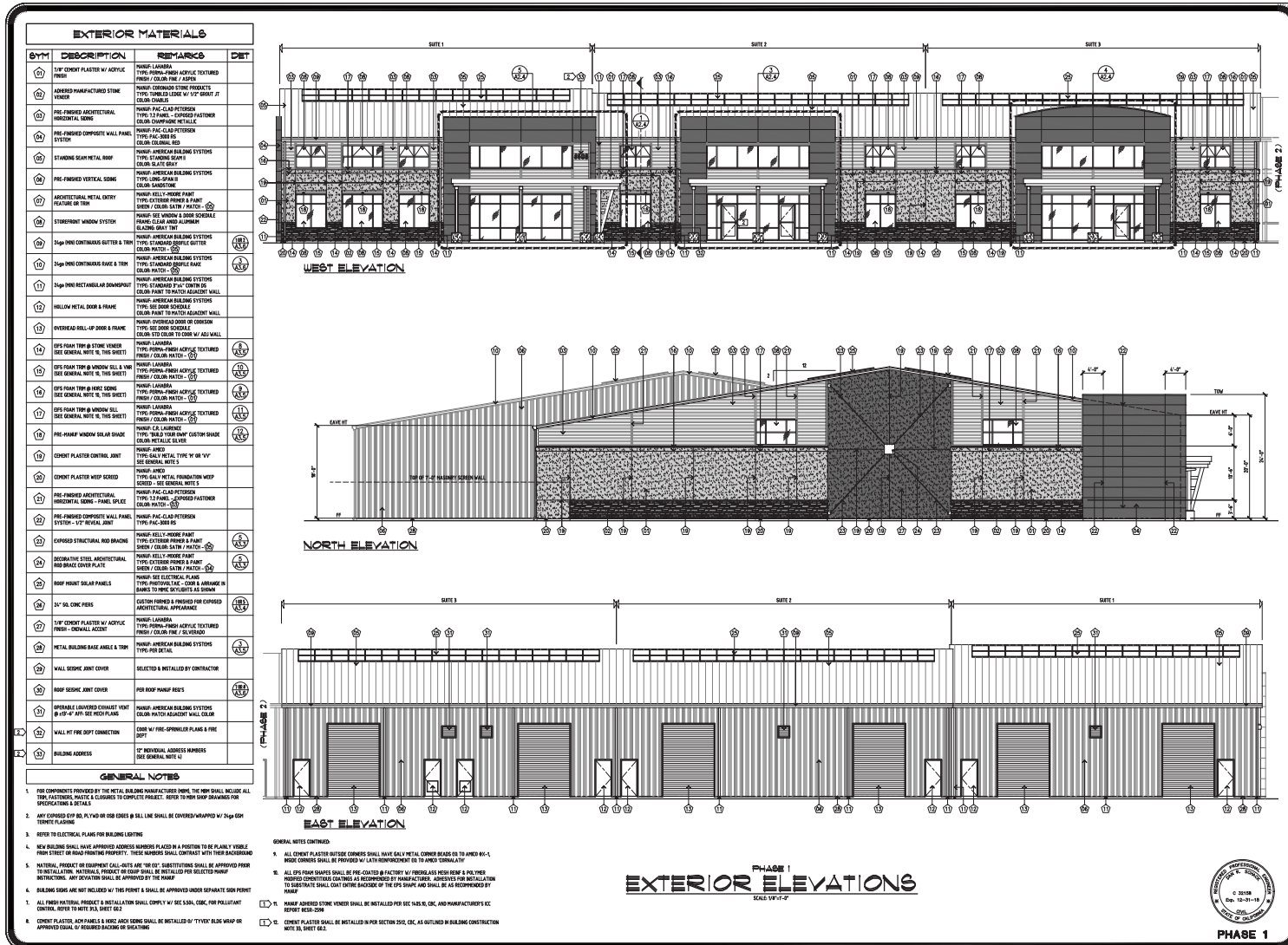
PROJECT:
AVAILABLE SPACE: 22,425± SF (3 units)
DIVISIBLE TO: 7,475± SF
ZONING: M-1, Light Industrial, City of Tracy
UTILITIES: Water, Sewer and Storm provided by City of Tracy
Gas and Electricity provided by P G & E
PHASE I: LEASED
PHASE II : Under Construction Now
PHASE III: BTS AS NEEDED (pad set)

LEASE RATE: \$.90 PSF, NNN

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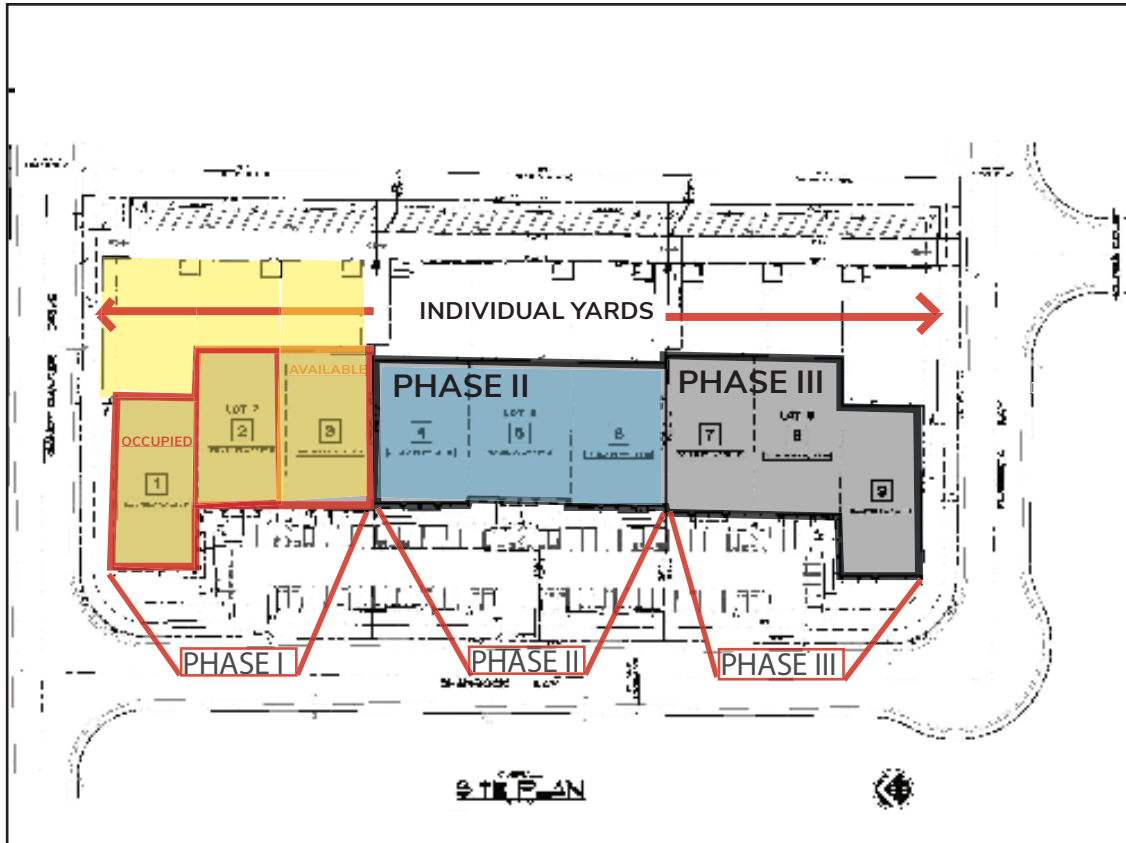


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- = LEASED
- = UNDER CONSTRUCTION
- = BTS / PIANNED

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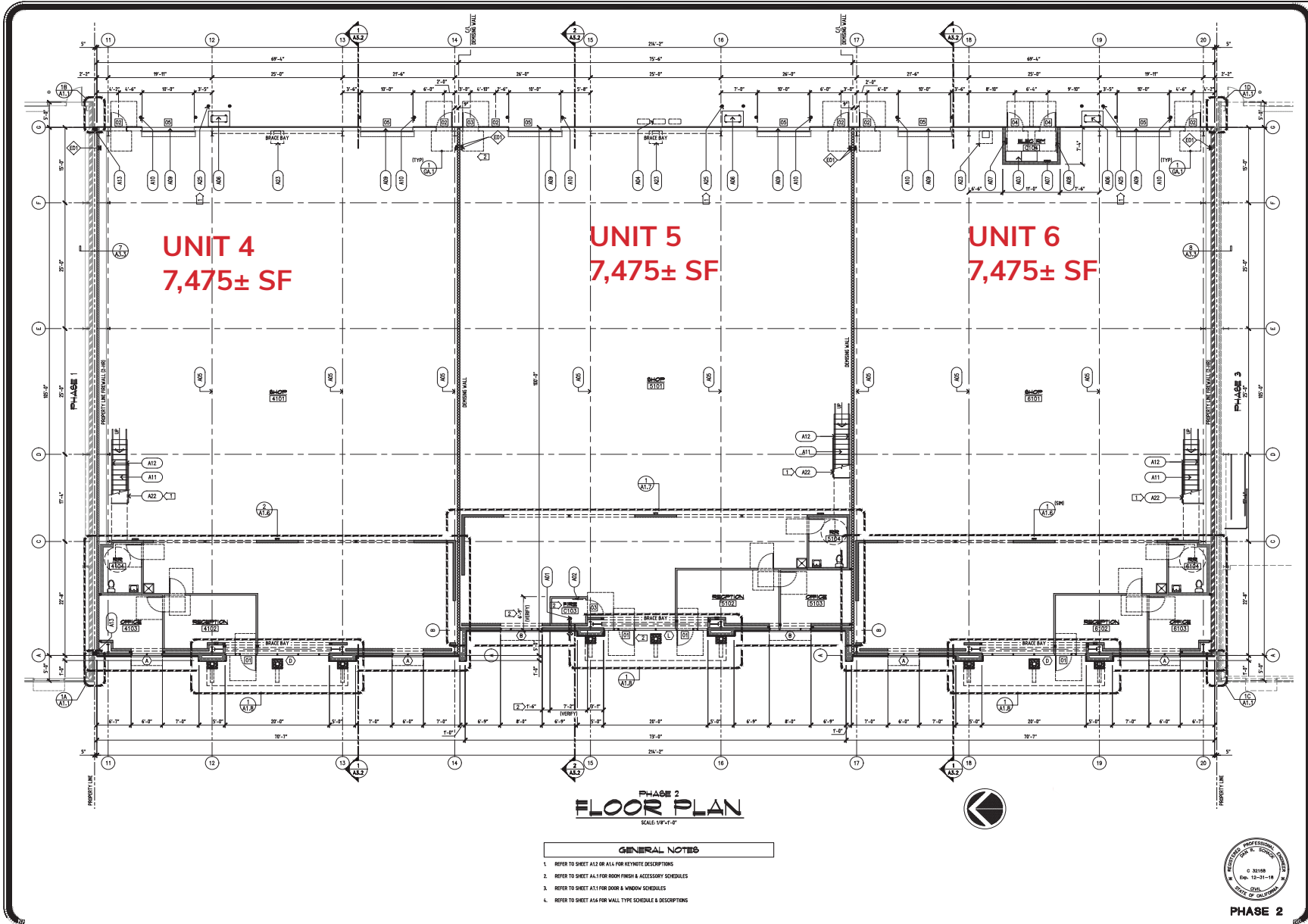
FEATURES:

- Brand new construction
- Attractive glass storefronts
- Approximately 425± square feet of office space w/ reception, private office and restroom
- Two (2) ground level doors per unit
- Fenced/secured yard area and trash enclosure for each unit/tenant
- 200 amp, 120/208 volt, 3 phase electrical service per unit
- Located within the South Tracy Industrial Park in close proximity to retail amenities, ACE commuter rail station, affordable housing and abundant labor/workforce

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REVISIONS	DATE	DESCRIPTION
1	02/20/17	BUILDING PERMITS RESPONSE
2	02/27/17	TYPE PERMITS RESPONSE

DRAWING RELEASE	DATE
ISSUED FOR PERMITS	02/20/17
ISSUED FOR CONSTRUCTION	03/20/17
ISSUED FOR OCCUPANCY	03/20/17
FINAL CONSTRUCTION	

INDUSTRIAL DEVELOPMENT
Shamrock Business Center
PHASE 2, 3008 SHAMROCK WAY
TRACY, CA 95376
PROJECT # 20160000000000000000

Schack & Company, Inc.
Civil Engineering • Building Design • Surveying
1001 North Main Street • Tracy, California 95376 • Tel: 920.340.1000
Fax: 920.340.1001 • www.schackco.com

DATE	03/20/17
DRAWN BY	SFS
CHECKED BY	SFS
JOB NO.	15.022
A13	
OF 177 SHEETS	



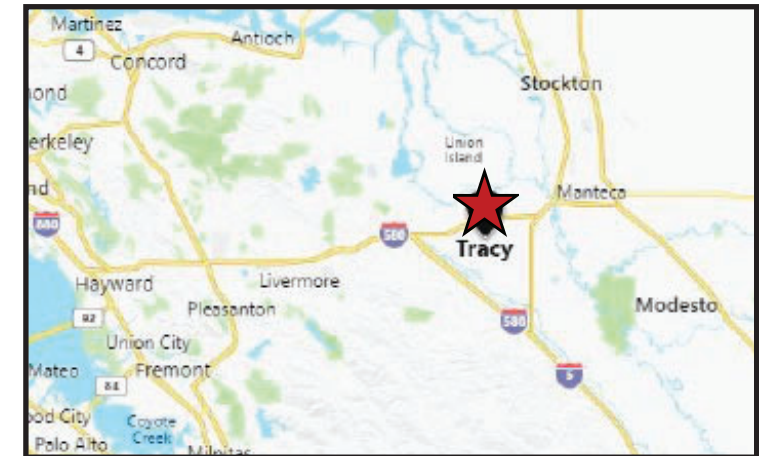
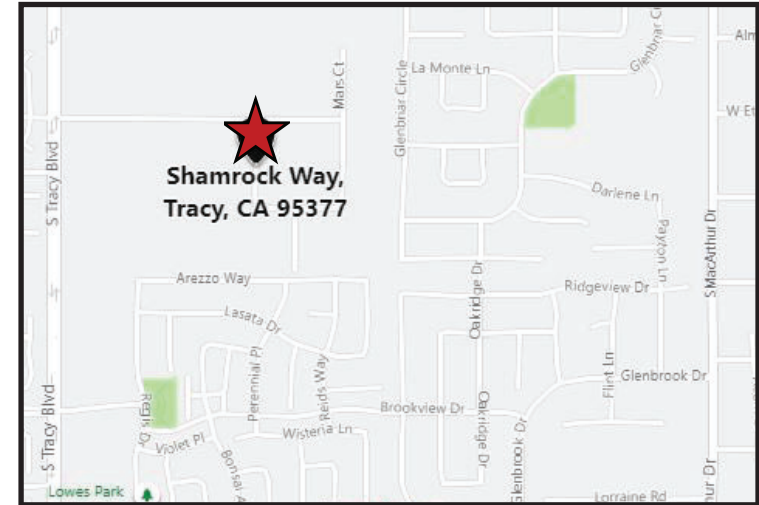
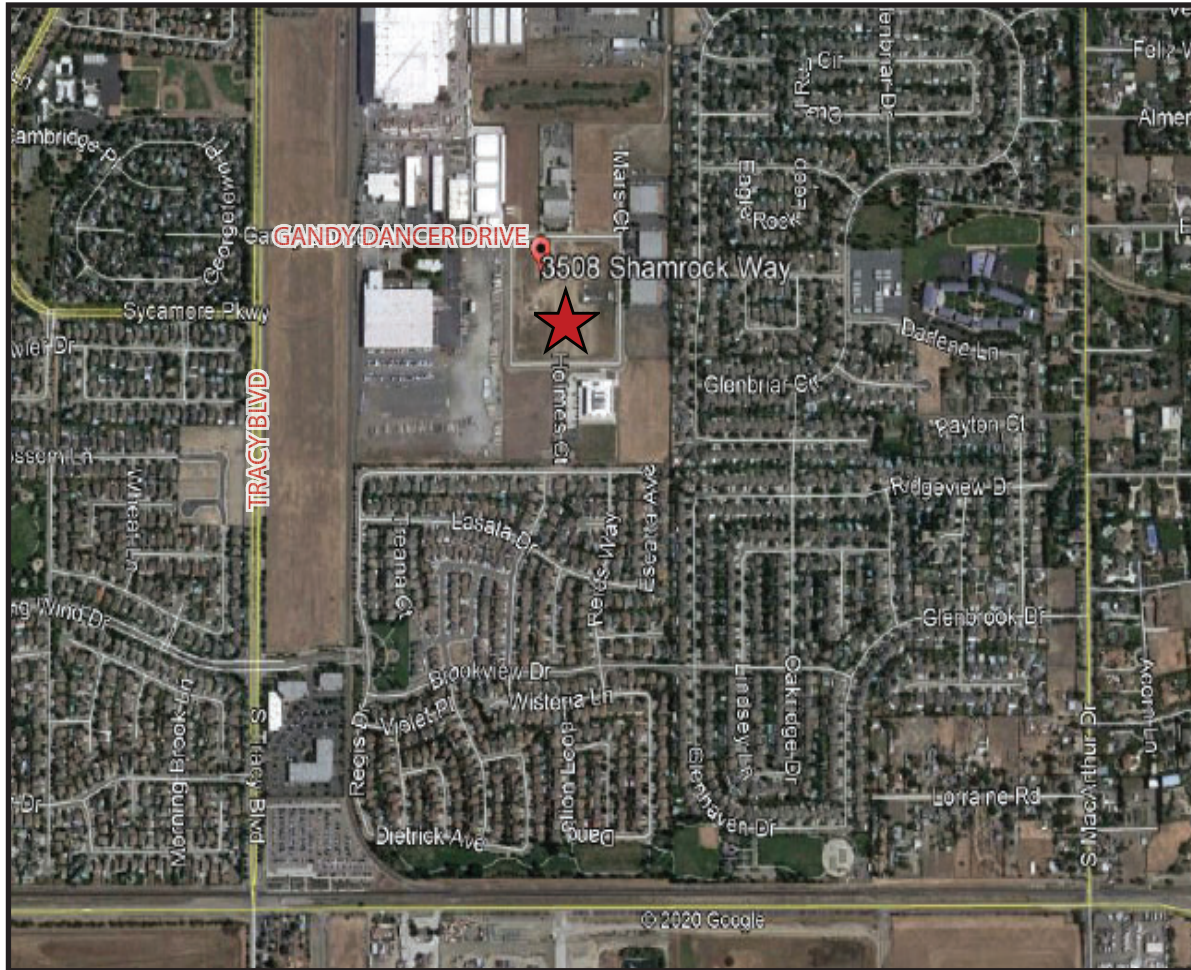
PHASE 2

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