

INDUSTRIAL BUILDING WITH LARGE YARD

25,675± SF - FOR LEASE

405 GANDY DANCER DRIVE | TRACY | CA



BUILDING SIZE: 25,675± SF
LOT SIZE: 3.18± ACRES
ZONING: M-1: Light Industrial (City of Tracy)

FEATURES:

- Seven (7) grade level doors
- Two (2) dock high positions w/ levelers
- 2,920± sq. ft. of two-story office space
- 1,000 amp, 277/480 volt, 3 phase power
- Concrete block/metal, built in 1996
- Large yard for storage/display/parking
- Excellent Central Tracy location
- Sprinklered, Insulated



LEASE RATE: \$25,000.00 Per Month / NNN

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