

# 450 GRANT LINE ROAD • TRACY, CA

## TWO BUILDINGS TOTALING 36,240± SF WITH YARD



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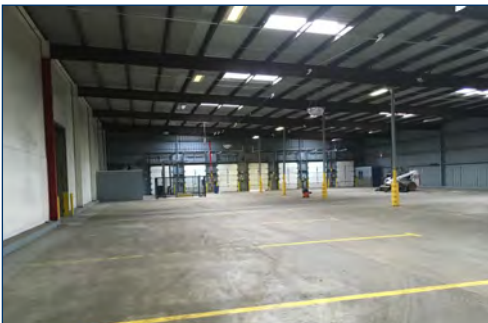


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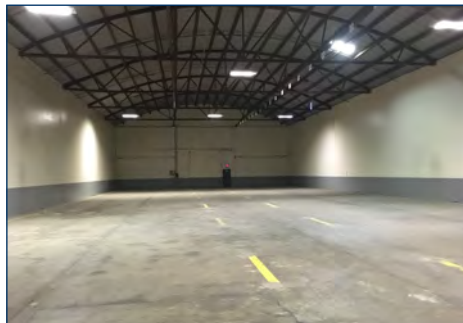
### BUILDING 1

**Bldg. Sq. Ft.:** ±52,861  
**Office:** ±2,000 Sq. Ft.  
**Grade Level Doors:** Two (2) (±12'x±14')  
**Loading Dock Doors:** Eleven (11) (±8'x±10')  
**Clear Height:** ±22' - ±26' & ±16' - ±22'  
**Indicated Power:** TBD  
**Warehouse Lighting:** T8 / T12  
**Column Spacing:** Clear span  
(±50' x ±24') - typical  
**Skylights:** Yes  
**Yard:** Paved yard available  
**Lease Rate:** Contact Broker



### BUILDING 2

**Bldg. Sq. Ft.:** ±11,760  
**Grade Level Doors:** One (1) (±12' x ±14')  
**Clear Height:** ±24'  
**Indicated Power:** TBD  
**Warehouse Lighting:** T8 / T12  
**Column Spacing:** Clear span  
**Lease Rate:** Contact Broker



### BUILDING 3

**Bldg. Sq. Ft.:** ±12,000  
**Grade Level Doors:** One (1) (±10' x ±12')  
**Clear Height:** ±20' - ±32'  
**Indicated Power:** TBD  
**Warehouse Lighting:** T8 / T12  
**Column Spacing:** ±20' - ±20' - typical  
**Skylights:** Yes  
**Yard:** Paved yard available  
**Lease Rate:** Contact Broker



### BUILDING 4

**Bldg. Sq. Ft.:** ±24,480  
**Divisible To:** ±11,440  
**Grade Level Doors:** Three (3) (±12' x ±14')  
**Loading Dock Doors:** Two (2) (±8' x ±10')  
**Clear Height:** ±22' - ±32'  
**Indicated Power:** TBD  
**Warehouse Lighting:** T8 / T12  
**Column Spacing:** Clear span  
**Skylights:** Yes  
**Yard:** Paved yard available  
**Lease Rate:** Contact Broker

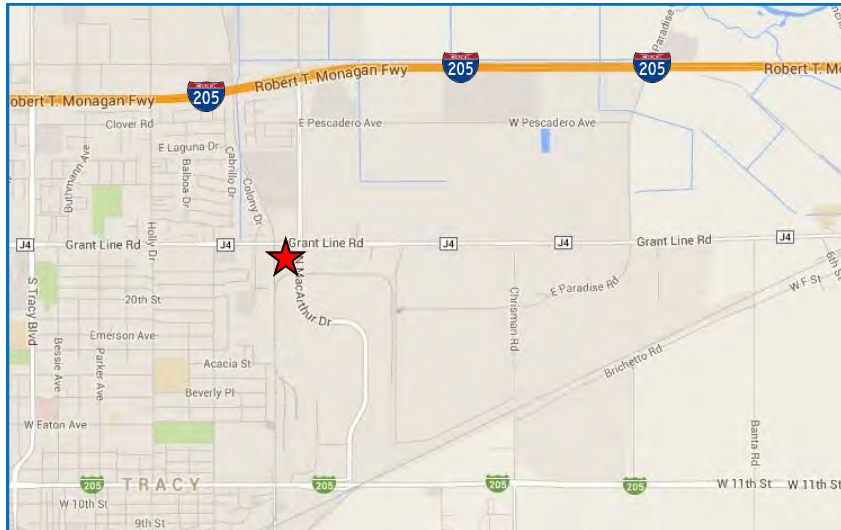




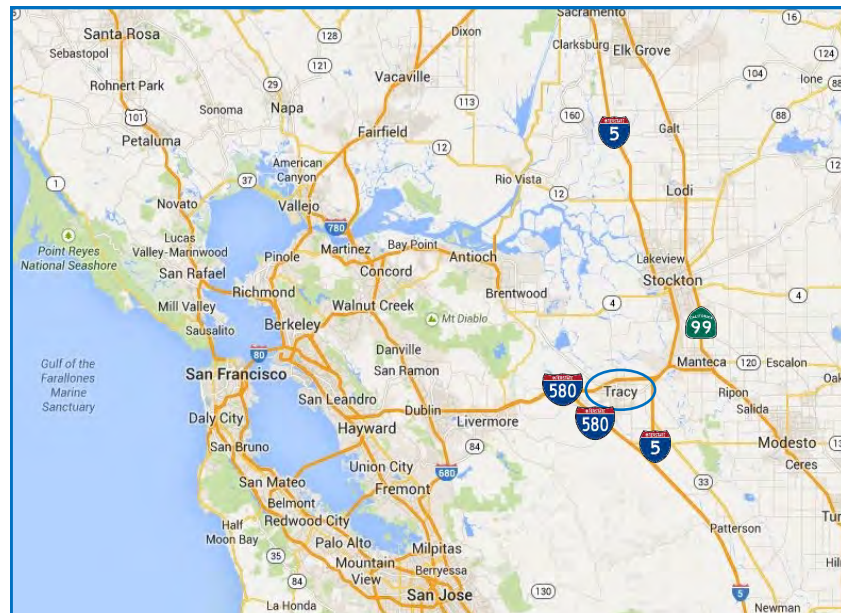
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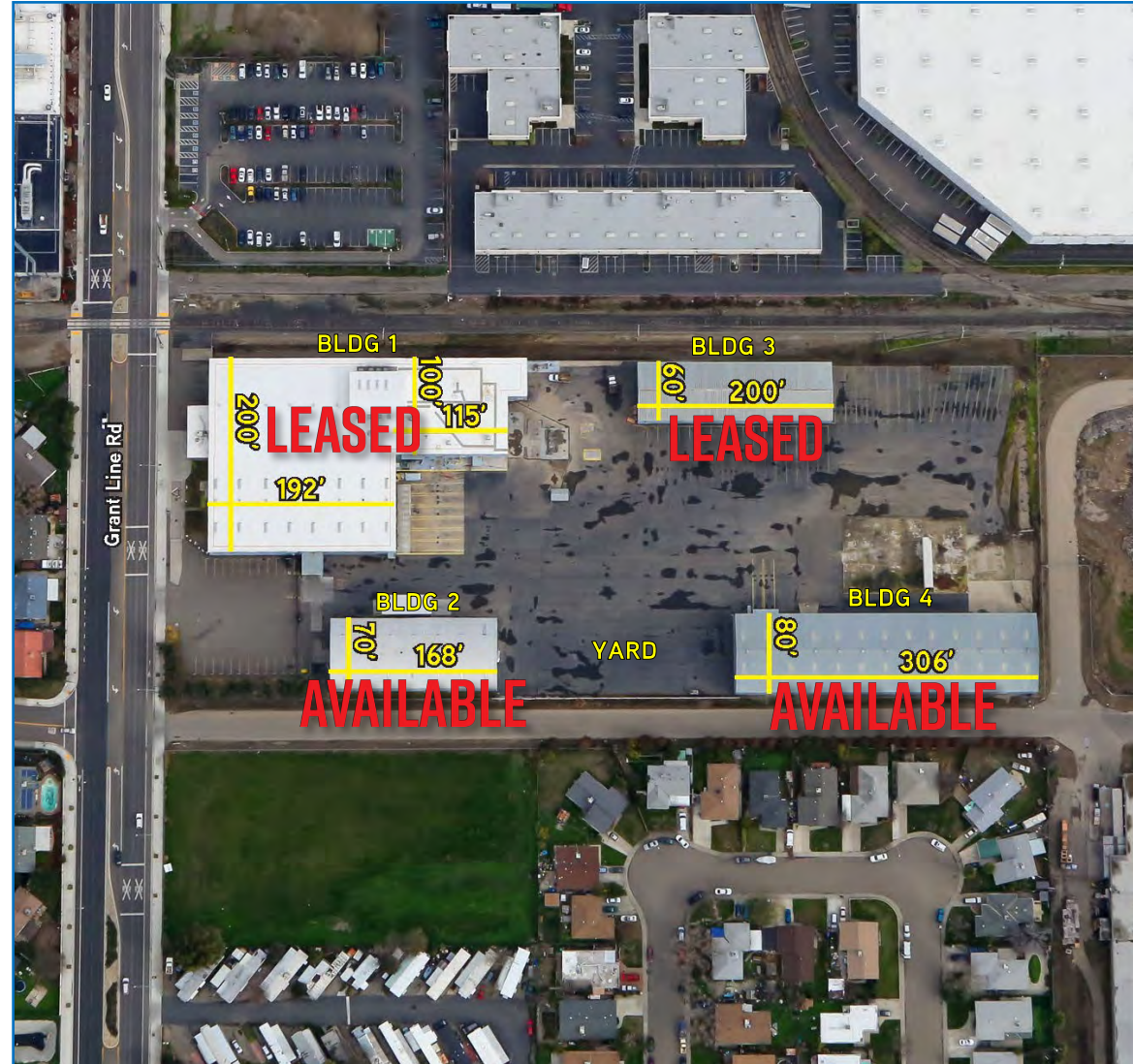
Location Map



Regional Map



Aerial





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