

#### **EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:**

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LEASED

## **450 GRANT LINE ROAD • TRACY, CA** TWO BUILDINGS TOTALING 36,240± SF WITH YARD

#### **BUILDING 1**

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Bldg. Sq. Ft.:	±52,861
Office:	±2,000 Sq. Ft.
Grade Level Doors:	Two (2) (±12'x±14')
Loading Dock Doors:	Floon (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')	
<b>Clear Height:</b>	±24'	
<b>Indicated Power:</b>	TBD	
Warehouse Lighting: T8 / T12		
<b>Column Spacing:</b>	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:	45
Warehouse Lighting	8 / 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) ( $\pm 12$ ' x $\pm 14$ ')
Loading Dock Doors: Two (2) (±8' x ±10')	
Clear Height:	±22' - ±32'
<b>Indicated Power:</b>	TBD
Warehouse Lighting: T8 / T12	
<b>Column Spacing:</b>	Clear span
Skylights:	Yes
Yard:	Paved yard available
Lease Rate:	Contact Broker

















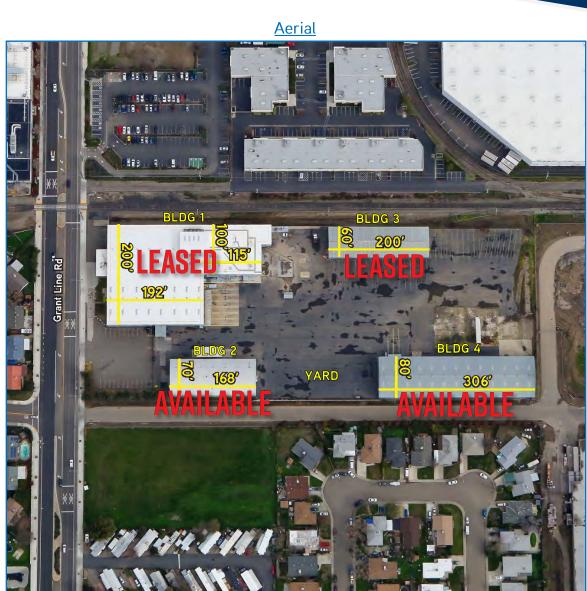
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### Regional Map





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