

AVAILABLE FOR LEASE

TWO (2) BUILDINGS TOTALING ±11,000 SQUARE FEET ON ±4.0 ACRES

23100 S. Kasson Road • Tracy, California



**LEASE RATE: \$12,500 PER MONTH, GROSS**



**BUILDING SPECIFICATIONS:**



**Building 1**

- **Size:** ±7,763 Square Feet
- **Office:** ±1,500 SF consisting of showroom, four (4) private offices, two (2) restrooms and a breakroom.
- **Grade Level Doors:** Three (3) (19' x 14') offering drive-thru access.
- **Indicated Power:** 600 Amps, 220 Volt, 3 Phase
- **Clear Height:** ±14'
- **Clear Span:** Yes

**Building 2**

- **Size:** ±3,236 Square Feet
- **Grade Level Doors:** Three (3)
- **Indicated Power:** 220 Volt, 3 Phase
- **Clear Height:** ±16'
- **Clear Span:** Yes

**PROPERTY FEATURES:**

- I-5  Frontage.
- I-5  access via Kasson Road.
- Pylon sign available.
- Zoned I-W (Industrial Warehouse, San Joaquin County).

**CONTACT:**

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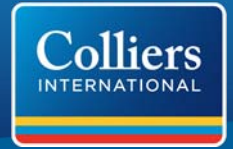
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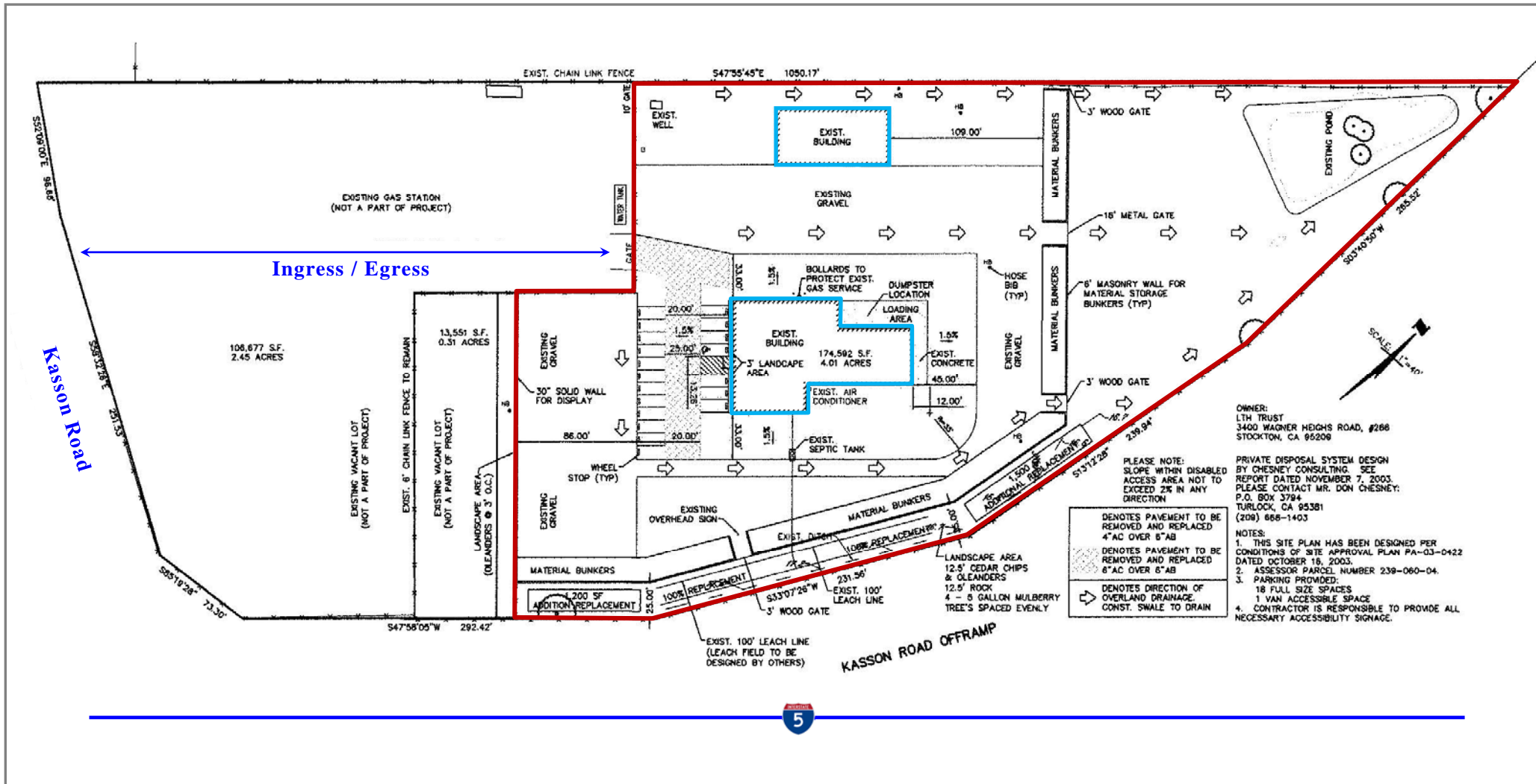
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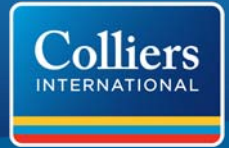
## Site Plan



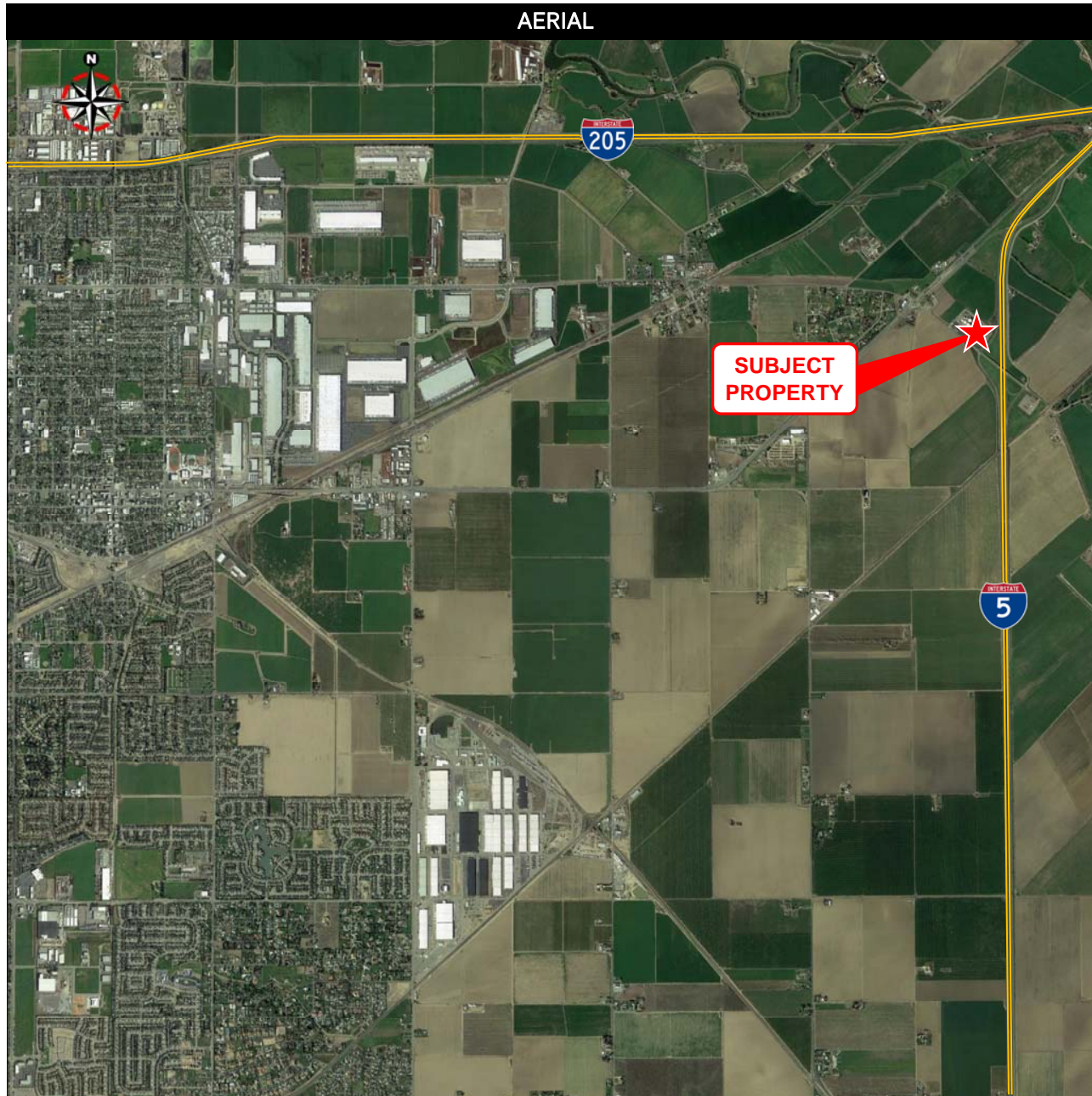
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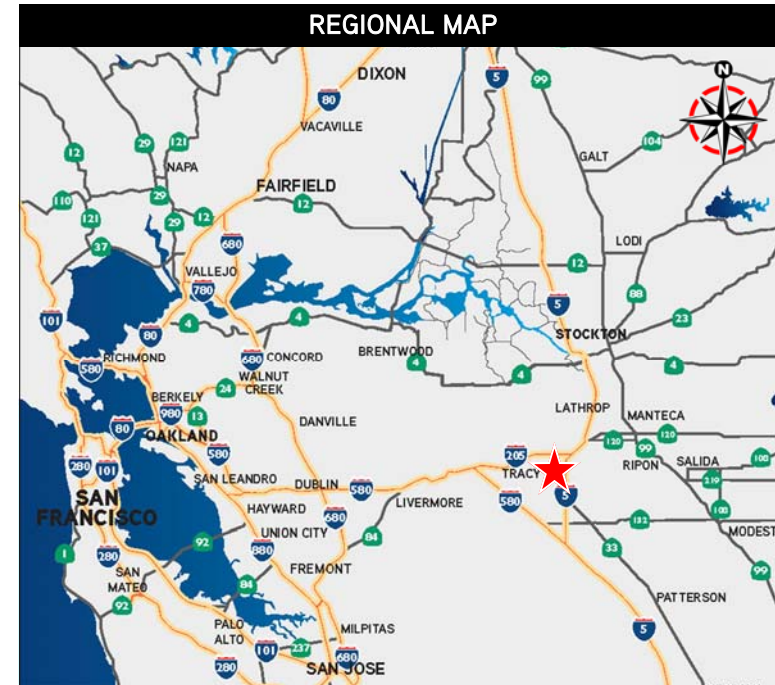
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AERIAL



REGIONAL MAP



LOCATION MAP

