

For Lease



±50,861 SQ. FT. & ±12,200 SQ. FT. ±11,760 SQ. FT. FREESTANDING BUILDINGS

450 E. Grant Line Road, Bldgs 1 & 4

Tracy, CA 95376 | Grant Line Road Industrial Complex

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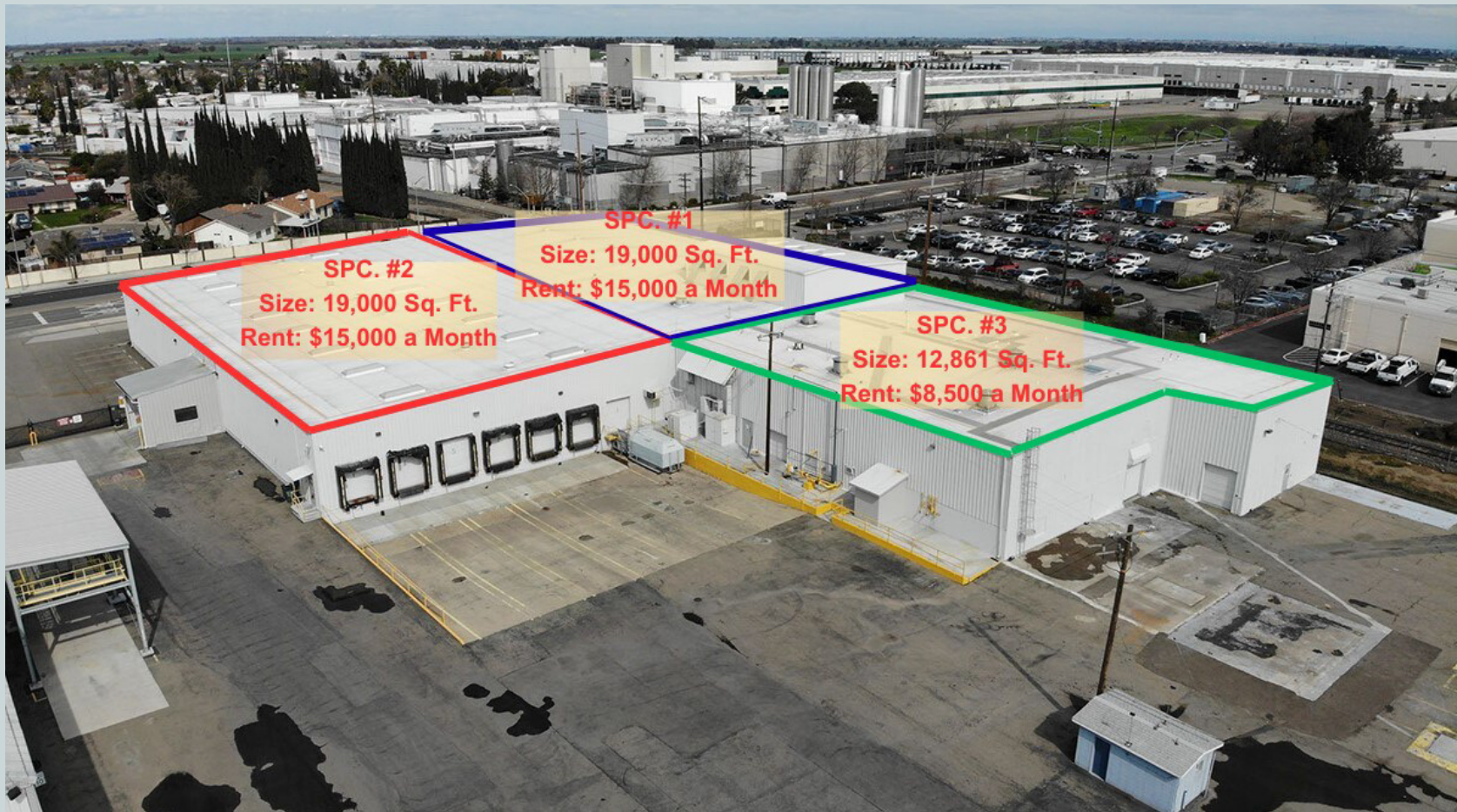
Call/Text: 661 855 1513

AVAILABLE BUILDINGS

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 - Available



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BUILDING 1 -

Total Bldg. Sq. Ft.: ±50,861
Office: ±1,000 Sq. Ft.
Grade Level Doors: Two (2) (±12' x ±14') & (±8' x ±10')
Loading Dock Doors: 6 (±8' x ±10')
Clear Height: ±22' - ±26' & ±16' - ±22'
Indicated Power: 208V/480V
Warehouse Lighting: T8 / T12
Column Spacing: Clear span (±50' x ±24') - typical
Skylights: Yes

Lease Rate: \$32,000, (NNN. Not Included)

BUILDING 2

Bldg. Sq. Ft.: ±11,760
Grade Level Doors: One (1) (±12' x ±14')
Clear Height: ±24'
Indicated Power: 208V/480V
Warehouse Lighting: T8 / T12
Column Spacing: Clear span
Bathroom: Public
Office Space: None
166 Feet X 70 Feet

Lease Rate: \$7,000 (NNN. Not Included)

BUILDING 4

Bldg. Sq. Ft.: ±12,200
Divisible To: ±24,480
Grade Level Doors: Three (3) (±12' x ±14')
Loading Dock Doors: Two (2) (±8' x ±10')
Clear Height: ±22' - ±32'
Indicated Power: 400 Amps
Warehouse Lighting: T8 / T12
Column Spacing: Clear span
Skylights: Yes
Bathroom: Public
Office Space: None
160.1 Ft. X 78.1 Ft.

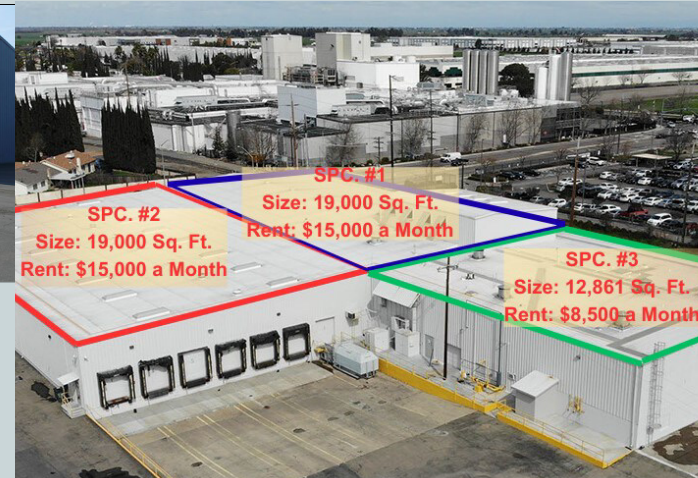
Lease Rate: \$7,500 (NNN. Not Included)

BUILDING 1 - Can be converted into 3 different spaces

SPACE #1: 19,000 Sq.Ft.
Bathrooms: Included
Office Space: None
Loading Docs: None
Monthly Rent: \$15,000

SPACE #2: 19,000 Sq.Ft.
Bathrooms: Included
Office Space: Yes
Loading Docs: 6
Monthly Rent: \$15,000

SPACE #3: 12,861 Sq.Ft.
Bathrooms: Included
Office Space: Yes, Size TBD
Loading Docs: None
Monthly Rent: \$8,500



An aerial photograph of a large industrial or commercial facility. In the foreground, a multi-lane asphalt road runs horizontally, featuring a white arrow pointing right and a crosswalk with white stripes. To the left of the road is a large, white, rectangular building with a flat roof and several skylights. A smaller, two-story white structure is attached to its left side. To the right of this building is a large, paved parking lot with white directional arrows. Further right are two large, light-blue buildings with arched roofs. In the background, a long row of white industrial buildings stretches across the horizon, with mountains visible in the distance under a cloudy sky.

