

FOR LEASE • DREW BUSINESS CENTRE • TRACY, CA



The Drew Business Centre is a 5.91 acre development consisting of seven (7) multi tenant industrial buildings totaling 102,000± Sq. Ft. The property is conveniently located to I-205 via Larch Road and Tracy Blvd. This location offers I-205 visibility and signage opportunities. The project is centrally located and allows users the opportunity to service both the Central Valley and East Bay Area. Units range in size from 1,452± sq. ft. - 30,000± sq. ft. The property is zoned M-1 (Light Industrial) which caters to a wide variety of industrial users.



Property Highlights:

- Available units ranging in size from 1,452 - 7,260± sf
- Grade Level Doors
- Various amounts of power per unit
- 16' - 18' minimum clear height
- Fully sprinklered
- Glass storefront entry
- Fully fenced and secured
- I-205 visibility and access
- 100,000± average daily traffic count
- Centrally located to East Bay Area and Central Valley



3439 Brookside Road, Suite 108
Stockton, CA 95219
Tel: 209-475-5100
Fax: 209-475-5102
www.colliersparrish.com

EXCLUSIVE LISTING BROKERS:

Mike Goldstein, SIOR
Managing Partner
(209) 475-5106 Direct
mgoldstein@colliersparrish.com
CA License No. 01319234

Wes Widmer
Associate
(209) 475-5109 Direct
wwidmer@colliersparrish.com
CA License No. 01315686

Gregory O'Leary, SIOR
Senior Vice President
(209) 475-5108 Direct
goleary@colliersparrish.com
CA License No. 00924479

FOR LEASE • DREW BUSINESS CENTRE • TRACY, CA

AVAILABLE UNITS:

192 E. Larch Road - Unit B - C:

- 2,904± Sq. Ft.
- 1,665± Sq. Ft. Office
- Two (2) Grade Level Doors
- 1,665± Sq. Ft. Mezzanine Storage
- Larch Road Frontage
- Lease Rate: \$.50 psf, NNN

232 E. Larch Road - Unit C - E:

- 4,356± Sq. Ft.
- 525± Sq. Ft. Office/Showroom
- Three (3) Grade Level Doors
- I-205 Frontage and signage
- Lease Rate: \$.55 psf, NNN

242 E. Larch Road - Unit B:

- 4,840± Sq. Ft.
- 1,000± Sq. Ft. Office/Showroom
- One (1) Grade Level Door
- Lease Rate: \$.45 psf, NNN

222 E. Larch Road - Unit G - H:

- 2,904± Sq. Ft.
- 800± Sq. Ft. Office
- Two (2) Grade Level Doors
- I-205 Frontage and signage
- Lease Rate: \$.60 psf, NNN

242 E. Larch Road - Unit A:

- 4,840± Sq. Ft.
- 830± Sq. Ft. Office
- One (1) Grade Level Door
- Lease Rate: \$.45 psf, NNN

252 E. Larch Road - Unit D - F:

- 4,356± Sq. Ft..
- 1,000± Sq. Ft. Office
- Three (3) Grade Level Doors
- Larch Road Frontage
- Lease Rate: \$.45 psf, NNN



3439 Brookside Road, Suite 108
Stockton, CA 95219
Tel: 209-475-5100
Fax: 209-475-5102
www.colliersparrish.com

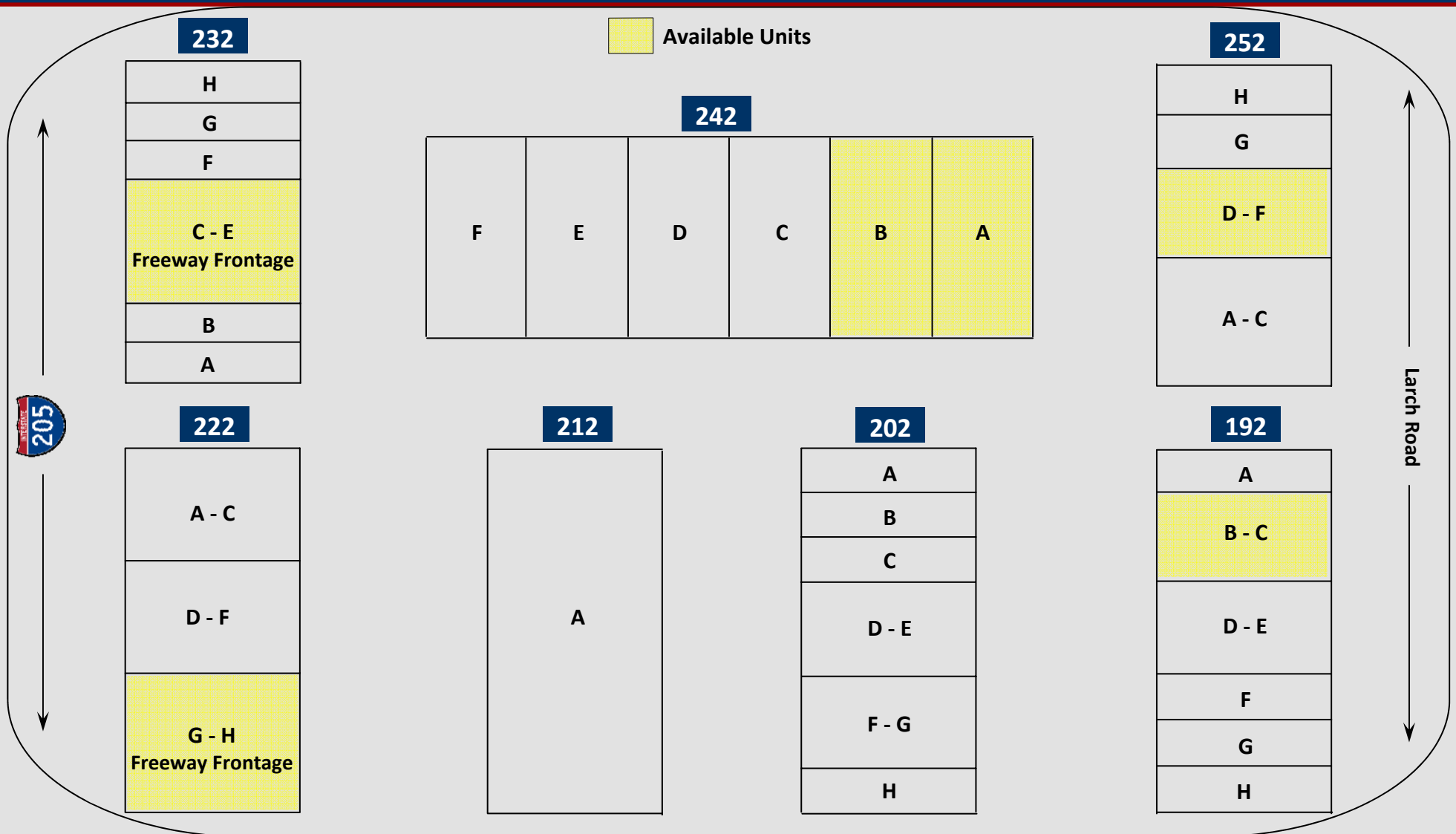
EXCLUSIVE LISTING BROKERS:

Mike Goldstein, SIOR
Managing Partner
(209) 475-5106 Direct
mgoldstein@colliersparrish.com
CA License No. 01319234

Wes Widmer
Associate
(209) 475-5109 Direct
wwidmer@colliersparrish.com
CA License No. 01315686

Gregory O'Leary, SIOR
Senior Vice President
(209) 475-5108 Direct
goleary@colliersparrish.com
CA License No. 00924479

FOR LEASE • DREW BUSINESS CENTRE • TRACY, CA



3439 Brookside Road, Suite 108
 Stockton, CA 95219
 Tel: 209-475-5100
 Fax: 209-475-5102
 www.colliersparrish.com

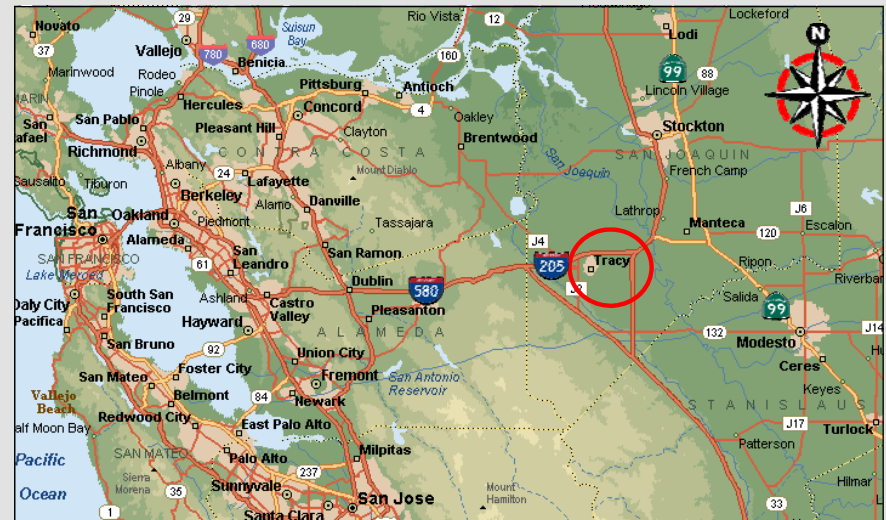
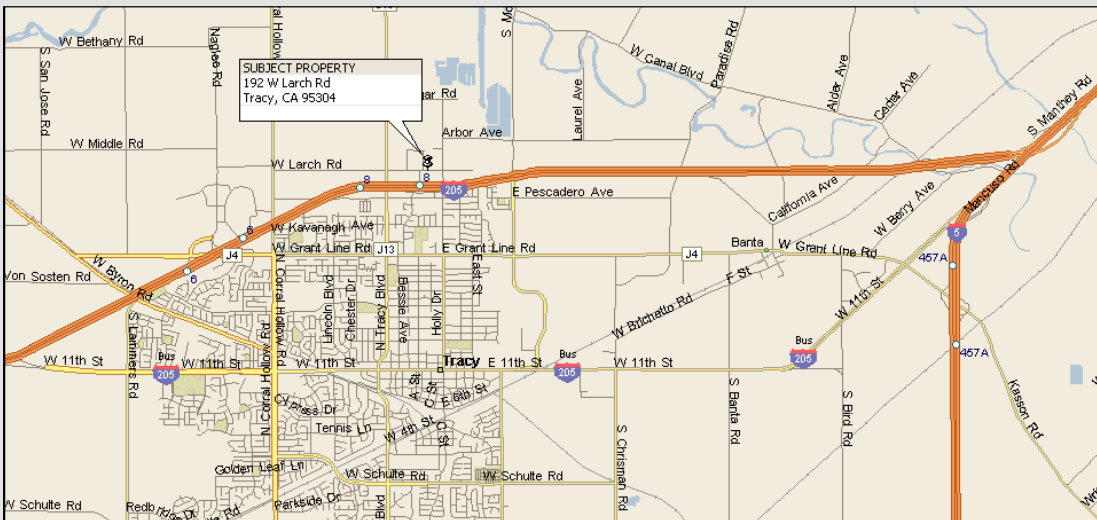
EXCLUSIVE LISTING BROKERS:

Mike Goldstein, SIOR
 Managing Partner
 (209) 475-5106 Direct
 mgoldstein@colliersparrish.com
 CA License No. 01319234

Wes Widmer
 Associate
 (209) 475-5109 Direct
 wwidmer@colliersparrish.com
 CA License No. 01315686

Gregory O'Leary, SIOR
 Senior Vice President
 (209) 475-5108 Direct
 goleary@colliersparrish.com
 CA License No. 00924479

FOR LEASE • DREW BUSINESS CENTRE • TRACY, CA



EXCLUSIVE LISTING BROKERS:

**COLLIERS
INTERNATIONAL**

3439 Brookside Road, Suite 108
Stockton, CA 95219
Tel: 209-475-5100
Fax: 209-475-5102
www.colliersparrish.com

Mike Goldstein, SIOR
Managing Partner
(209) 475-5106 Direct
mgoldstein@colliersparrish.com
CA License No. 01319234

Wes Widmer
Associate
(209) 475-5109 Direct
wwidmer@colliersparrish.com
CA License No. 01315686

Gregory O'Leary, SIOR
Senior Vice President
(209) 475-5108 Direct
goleary@colliersparrish.com
CA License No. 00924479

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents.