



For Lease

Drew Business Centre Tracy, CA

Units ranging in size from ±1,452 - 15,488 SF

- Grade Level Doors at each unit
- Fully sprinklered
- 16' - 18' minimum clear height
- Fully fenced and secured
- Glass storefront entry at each unit
- I-205 visibility and access
- ±100,000 average daily traffic count
- Centrally located to East Bay Area and Central Valley
- Asking Lease Rate: \$0.80/SF NNN
- Operating Expenses (CAMs): \$0.20/SF

Tim Mustin

Vice President

RE License # 01857876

T +1 209 390 1687

tim.mustin@am.jll.com



DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00. Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260



For Lease

Drew Business Centre Tracy, CA

The Drew Business Centre is centrally located in Tracy, CA and allows occupiers to quickly reach both the Bay Area and Central Valley Markets. It consists of seven (7) multi-tenant industrial buildings totaling $\pm 102,000$ SF. Units range in size from $\pm 1,452$ SF to $\pm 15,488$ SF. The project offers excellent access to I-205 and select units offer I-205 visibility and signage opportunities. The property is zoned M1 (Light- Industrial) which caters to a wide variety of industrial users. Each unit has at least one grade level roll up door.



Tim Mustin

Vice President

RE License # 01857876

T +1 209 390 1687

tim.mustin@am.jll.com

DISCLAIMER

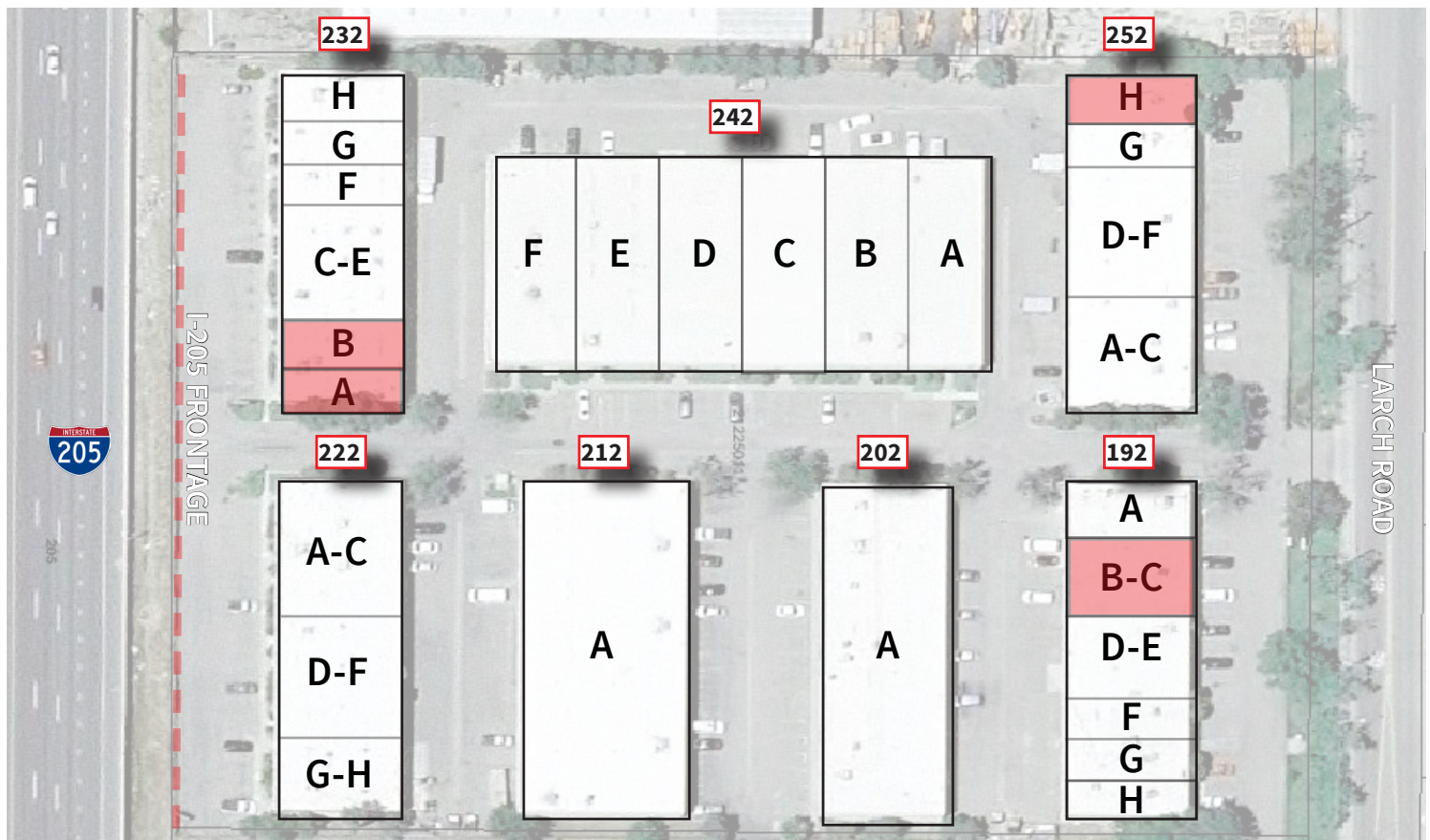
The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00. Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260



For Lease

Drew Business Centre Tracy, CA

BUILDING	TOTAL SF	ASKING RATE	OPEX 2020	WAREHOUSE SF (EST)	OFFICE SF (EST)
192 - B & C	2,940 SF	\$0.80/SF NNN	\$0.20/SF	1,034 SF	1,870 SF
232 - A & B	2,904 SF	\$0.80/SF NNN	\$0.20/SF	1,946 SF	958 SF
252 - H	1,452 SF	\$0.80/SF NNN	\$0.20/SF	1,052 SF	400 SF



Available *not to scale

Tim Mustin

Vice President

RE License # 01857876

T +1 209 390 1687

tim.mustin@am.jll.com

DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00. Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260

