

# FOR LEASE

## M-2 HEAVY INDUSTRIAL

AVAILABLE JUNE 2026  
±3,900 SF OFFICE  
±5,400 SF SHOP/WH  
±4,180 SF COVERED STORAGE  
±46,295 SF (1.06 AC) PARCEL/YARD



# 1813 MOFFAT BOULEVARD

## MANTECA, CA 95336

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1813 MOFFAT BLVD. | MANTECA, CA 95336

# PROPERTY HIGHLIGHTS

## Parcel/Land: ±46,295 SF (1.06 acres)

- City of Manteca Zoning M-2 Heavy Industrial
- City of Manteca - Water, Sewer & Storm
- Paved Parking/Yard: ±27,000 SF

## Office: ±3,900 SF (±60' X ±65')

- 7 private offices
- With large open work area
- Breakroom
- 2 interior restrooms

## Shop/WH: ±5,400 SF (±60' X ±90') plus covered area (±1,500 SF)

- Ceiling height ±16' - 18'
- Roll up doors - 5
  - ±18'W x 14'h - 1 each
  - ±16'W x 14'h - 1 each
  - ±12'W x 14'h - 2 each
  - ±10'W x 14'h - 1 each
- Electrical - 3 phase 120/240 400 amps
- No fire sprinklers
- Air compressor with multiple hose connections
- Restroom

## Shed with Roll Up Door: ±1,000 SF (±25' X ±40')

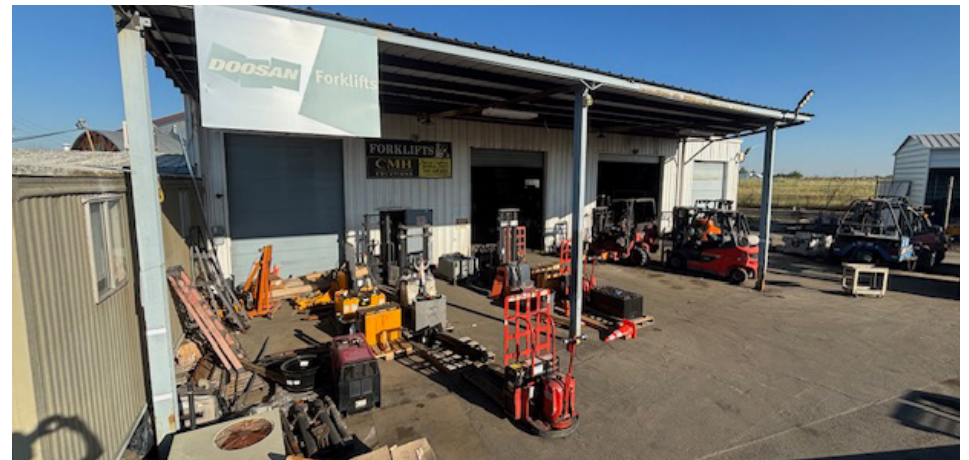
- Roll up door ±10' x 10', ceiling height ±10' - 12'

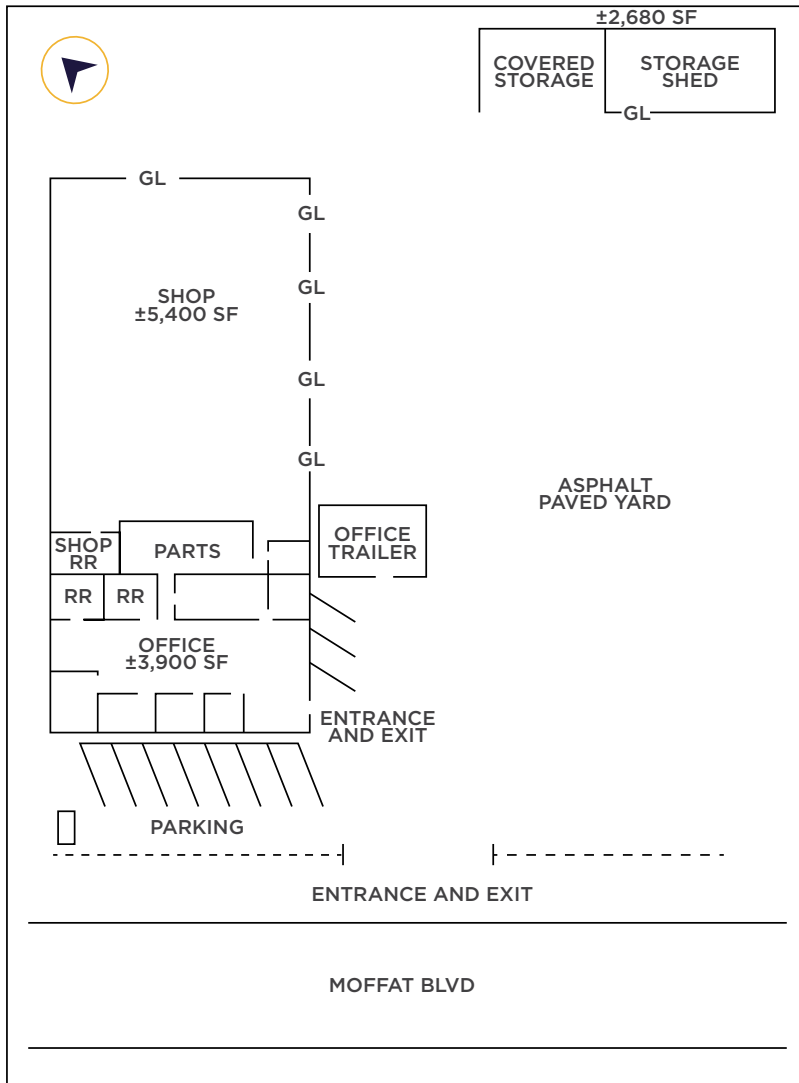
## Shed 3 sided: ±1,680 SF (±24' X ±70')

- Front openings ±12', ceiling height ±12' - 14'

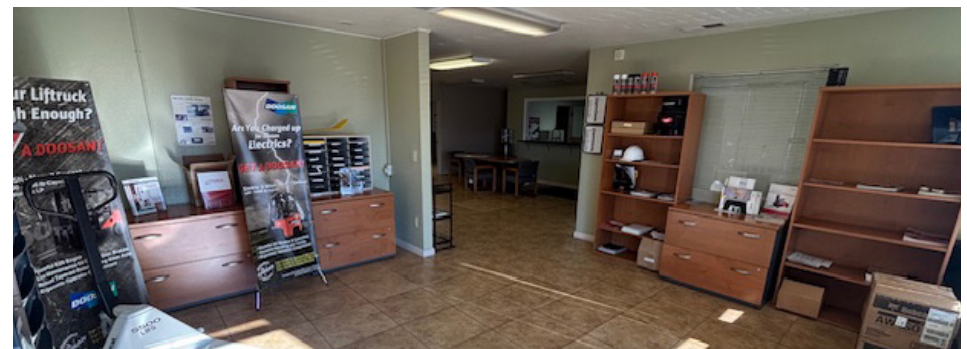
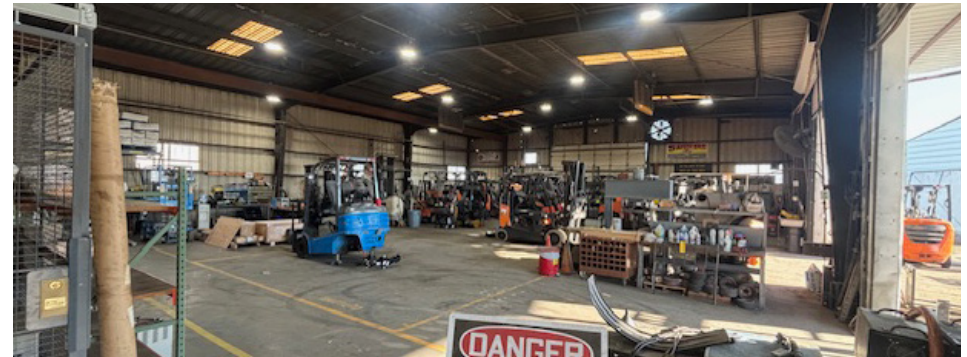
**Total Buildings: ±12,000 SF**

**Asking Price: \$13,000 per month NNN**

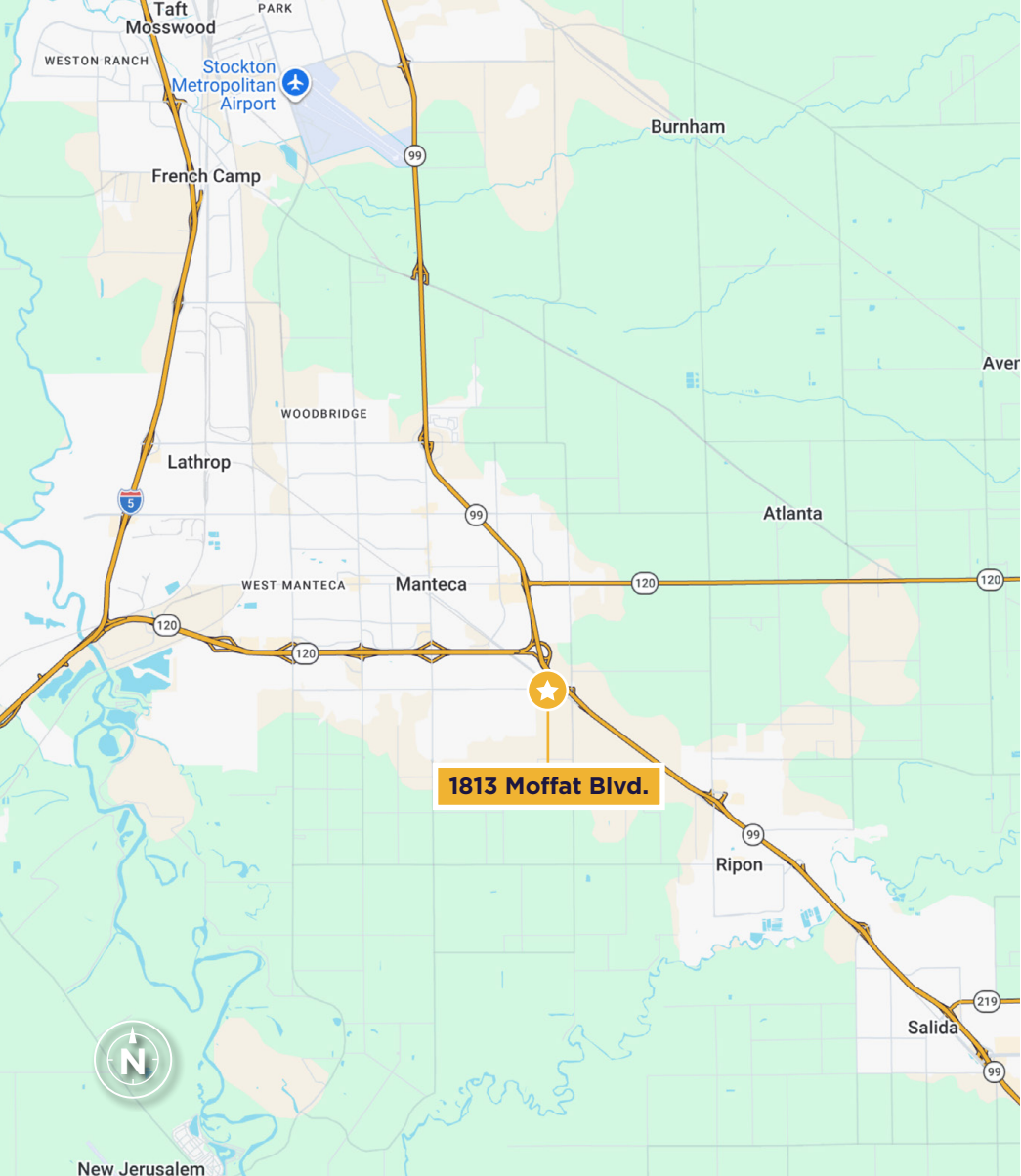




GL - GRADE LEVEL DOOR  
NOT TO SCALE



SITE PLAN  
**±46,295 SF (±1.06 ACRES)**



FOR MORE INFORMATION, PLEASE CONTACT:

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