

FOR SALE

INDUSTRIAL SHOP W/ LARGE YARD

575 INDUSTRIAL PARK DRIVE
MANTECA, CA



- **BUILDING SIZE: 8,000± SF**
- **LAND SIZE: 1.83± AC**
- **ZONING: M-1 (Light Industrial- City of Manteca)**

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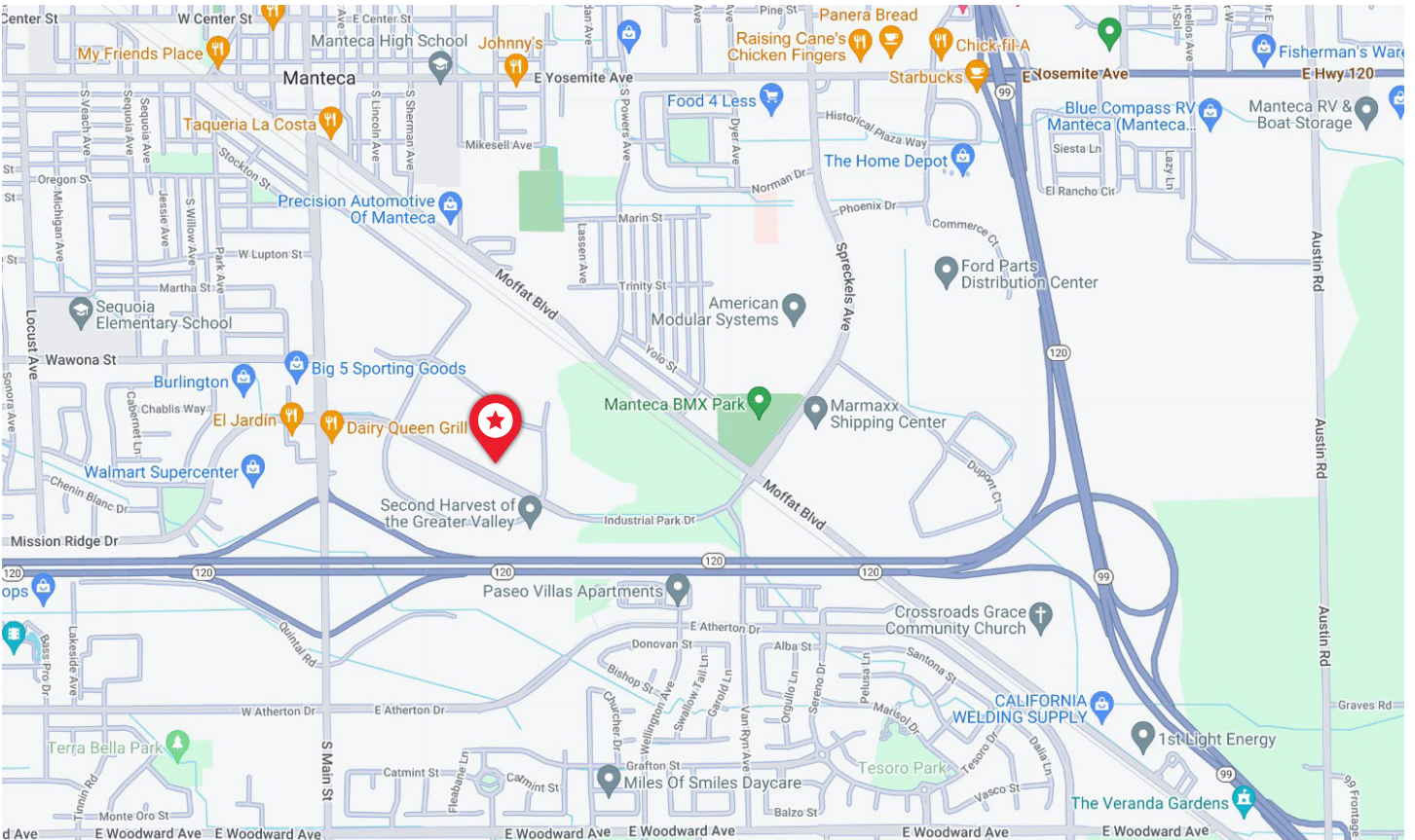
BUILDING HIGHLIGHTS

COMMENTS:

- 8,000 ± SF Building including Warehouse, Private Offices, Breakroom, Conference Rooms and 2 Restrooms
- Large Fenced/Paved/Lit Parcel totaling +/- 1.83 Acres
- Zoned Industrial Warehouse
- 800 AMP 120/208 Volt, 3 Phase Electrical Service
- 4 Grade Level Doors (+/-12' High) with Electric Lifts
- 1 Dock High Door
- Insulated Shop with LED Lighting & Motion Sensors
- Fully Fire Sprinklered
- Large Walk-In Refrigerator/Freezer: (removal possible)
- Suitable for Cold Storage, Auto Repair/Maintenance/Service or Contractor Facility
- Potential Truck/Trailer Parking, Warehousing and other Industrial Uses
- Great location offering direct access to Hwy 120, I-5 and Hwy 99



THE LOCATION



FOR MORE INFORMATION, PLEASE CONTACT:

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