

INDUSTRIAL BUILDING WITH YARD FOR SALE

1140 BESSEMER AVENUE, MANTECA, CA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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SALE PRICE: ~~\$2,431,000.00~~
\$2,331,000.00

BUILDING SF: 18,700± SF
LAND SIZE: 1.0± AC

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INDICATED

POWER: 600 Amp, 120/240Volt,
3 Phase electrical service with electrical and
airlines distributed throughout

ZONING : M-1 (Light Industrial - City of Manteca)

FEATURES:

- Currently configured with 4,200± sf unit in front and 14,500± sf unit in back, each with office/restroom, GL doors, separately metered
- 2,125± SF of office space in 3 separate pods throughout building with 6 restrooms total
- 6 grade level drive-in doors
- Two (2) driveways for access to/from Bessemer Ave.
- Sprinklered
- Upgraded LED light fixtures plus skylights throughout shop
- Insulated shop/warehouse
- Concrete/asphalt loading area/drive aisle
- ±16' min. clear height

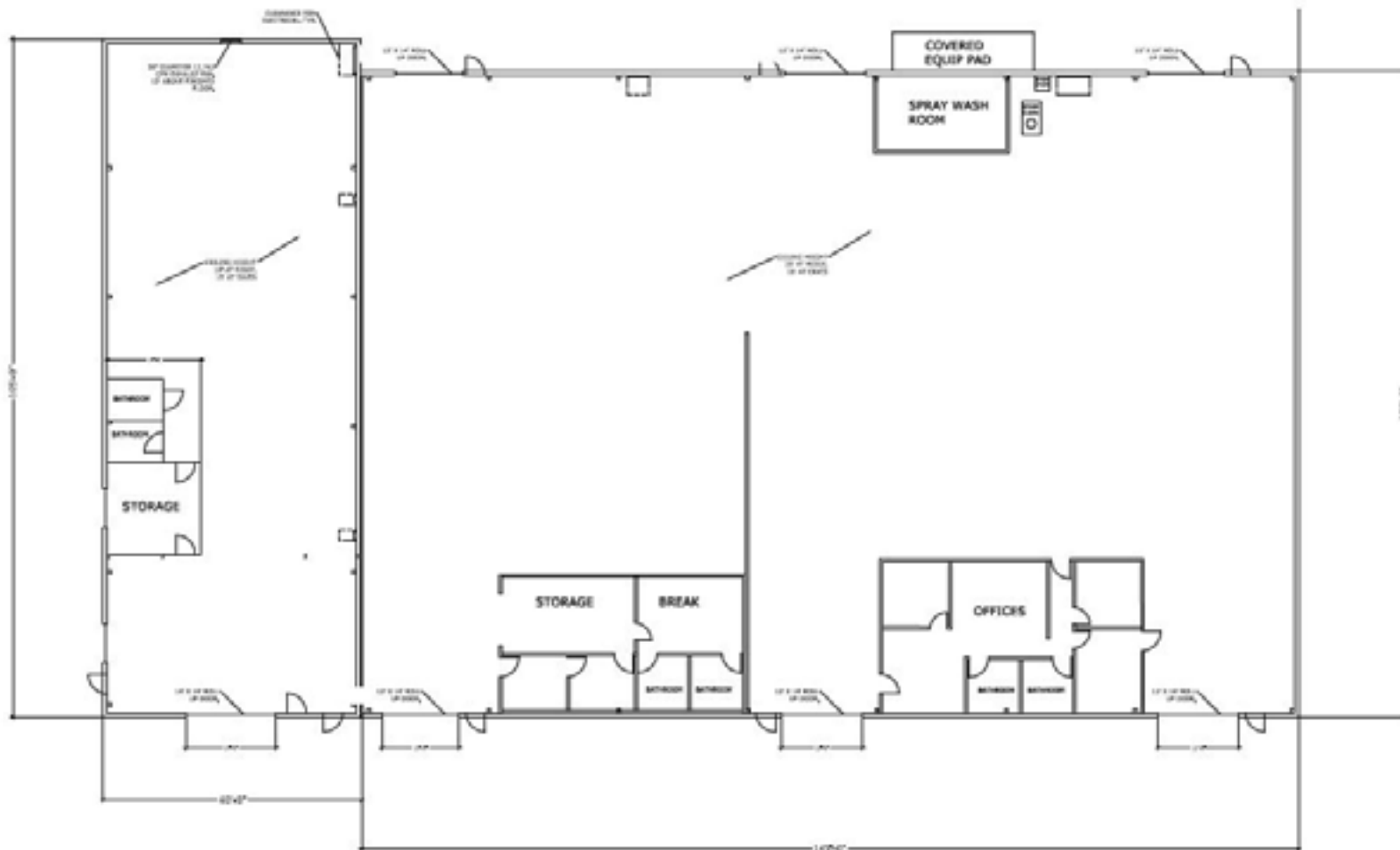
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FLOOR PLAN



* All dimensions approximate
To be verified by Buyer*

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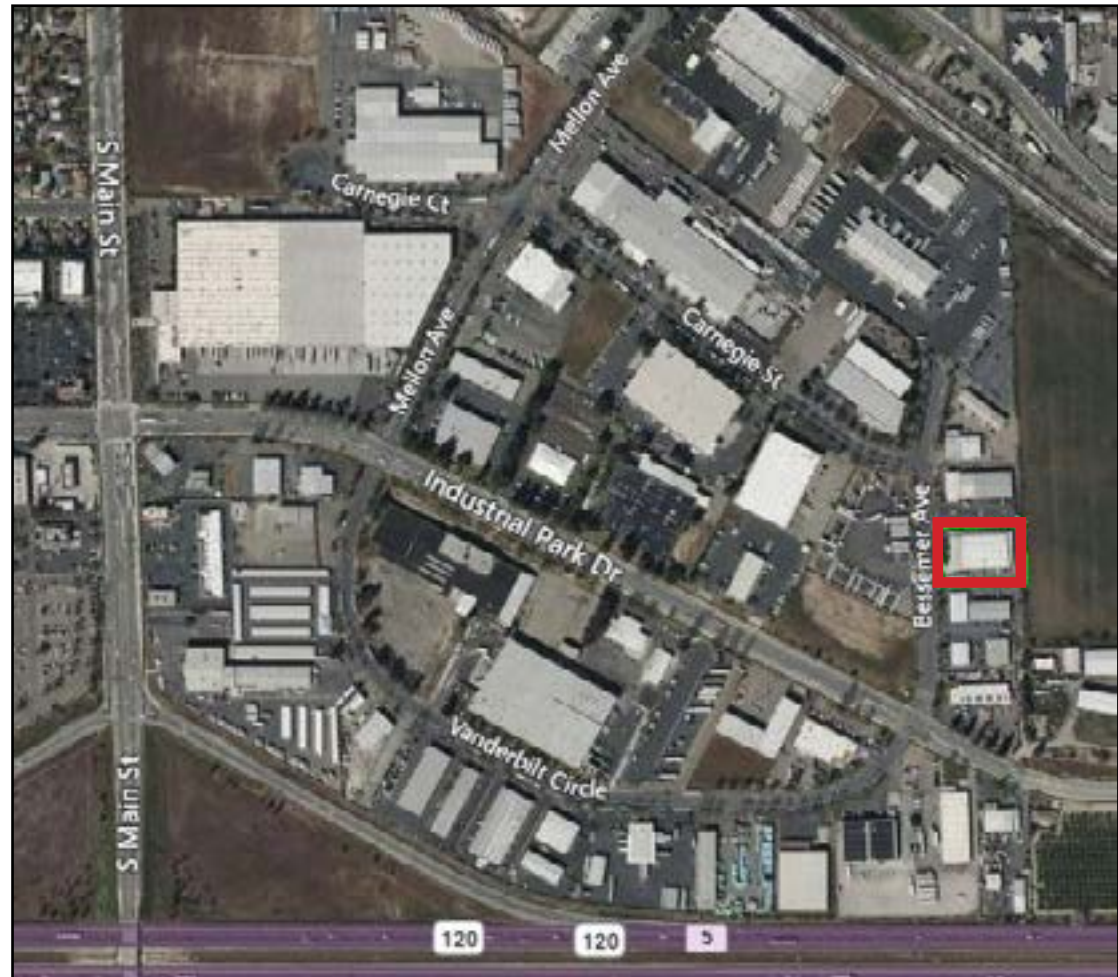
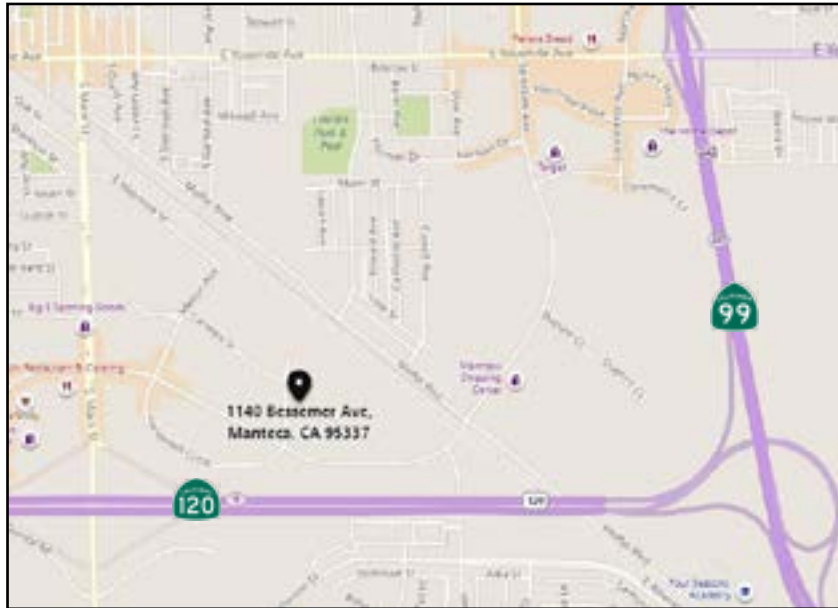


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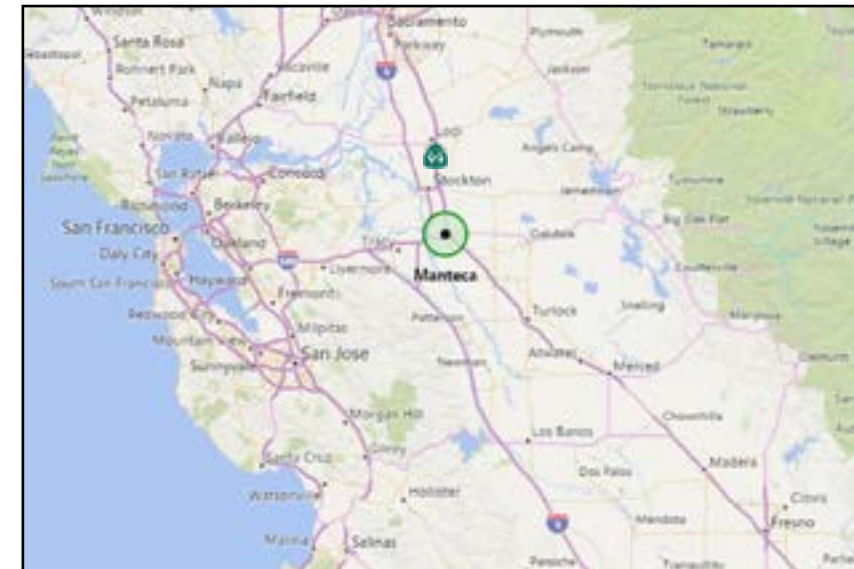
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- Excellent access to Interstate 120, Interstate 5 and Highway 99



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