



MARKETING BROCHURE

1264 DUPONT CT, MANTECA, CA

For Sale or Lease

Marcus & Millichap

1264 DUPONT CT

EXCLUSIVELY LISTED BY

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Marcus & Millichap

OFFERING SUMMARY

1264 DUPONT CT



Listing Price
\$1,800,000



Lease Rate
\$1/SF/month (NNN)



Gross Square Feet
±8,005

PROPERTY SUMMARY

Property Type	Industrial Warehouse w/ Recessed Dock Well
Gross Building Size	±8,005 SF
Zoning	PD(Planned Development),City of Manteca
Occupancy	100% Vacant

FINANCIAL SUMMARY

PURCHASING

Listing Price	\$1,800,000 (\$225/SF)
Financing	Contact Broker

LEASING

Base Rent	\$8,005/Month (\$1.00/SF)
Common Area Maintenance (CAM)	\$2,542/Month (\$0.33/SF)
Total Monthly Rent	\$10,547/month (\$1.33/SF)
Utilities	Paid Directly by Tenant
Minimum Lease Term	3-Years



1264 DUPONT CT

Manteca, CA 95336

INVESTMENT OVERVIEW

Marcus & Millichap has been retained to exclusively market 1264 Dupont Ct, Manteca, CA for sale or lease. The property is an ±8,005 square foot Class "A" industrial warehouse situated within Manteca Business Centre and is one of the few buildings in San Joaquin County in this size range to offer a recessed dock-well, cold storage, and dedicated office space. The property is deliverable 100% vacant immediately.

Key features include approximately ±2,000 square feet of office space, ±1,720 square feet of cold storage, two (2) dock-well positions, and sixteen (16) dedicated parking spaces. The property is also ideally positioned within one (1) mile of Highway 120, providing convenient access to Interstate 5, Interstate 205, and Highway 99.

INVESTMENT HIGHLIGHTS

- Rare Opportunity to Purchase or Lease a Freestanding ±8,005 Square Foot Class "A" Industrial Warehouse Situated Within Manteca Business Centre.
- One of the Few Buildings in San Joaquin County of This Size Range to Feature a Recessed Dock-Well and Cold Storage space.
- Features Two (2) Dock-Well Positions, Sixteen (16) Dedicated Parking Spaces, ±1,720 Square Feet of Cold Storage, and ±2,000 Square Feet of Office Space, ±22' clear height, and three (3) grade-level doors.
- Located Within One (1) Mile of Highway 120, Providing Convenient Access to Interstate 5, Interstate 205, and Highway 99.

1264 DUPONT CT

PROPERTY DETAILS

SITE DESCRIPTION

Property Address	1264 Dupont Ct, Manteca, CA 95336
Assessors Parcel Number	221-210-210
Lot Size	±0.67-acres
Zoning	PD(Planned Development),City of Manteca
Parking Spaces	Sixteen (16)

BUILDING DETAILS

Property Type	Industrial Warehouse
Gross Square Feet	±8,005 SF
- Warehouse Space	±4,285 SF
- Cold Storage Space	±1,720 SF
- Office Space	±2,000 SF
Year Built	2006
Construction Type	Concrete-tilt
Dock-well Positions	Two (2)
Grade-level Doors	Three (3) One (12'w x14'h) & Two (12'w x12'h)
Dock-well Positions	Two (2)
Clear Height	±22'
Lighting	LED
Skylights	Five (5)

COLD STORAGE DETAILS

Box 1	± 400 SF / 18' Ceiling Height
Box 2	± 720 SF / 18' Ceiling Height
Box 3	± 600 SF / 9' Ceiling Height

MECHANICAL DETAILS

Power Capacity	400 Amps, 480Y/277, 3-phase, 4-wire
Fire Protection	Wet Pipe Sprinklers
HVAC	Two (2)

UTILITIES

Electric	PG&E
Water, Sewer, & Garbage	City of Manteca

1264 DUPONT CT

EXTERIOR PHOTOS



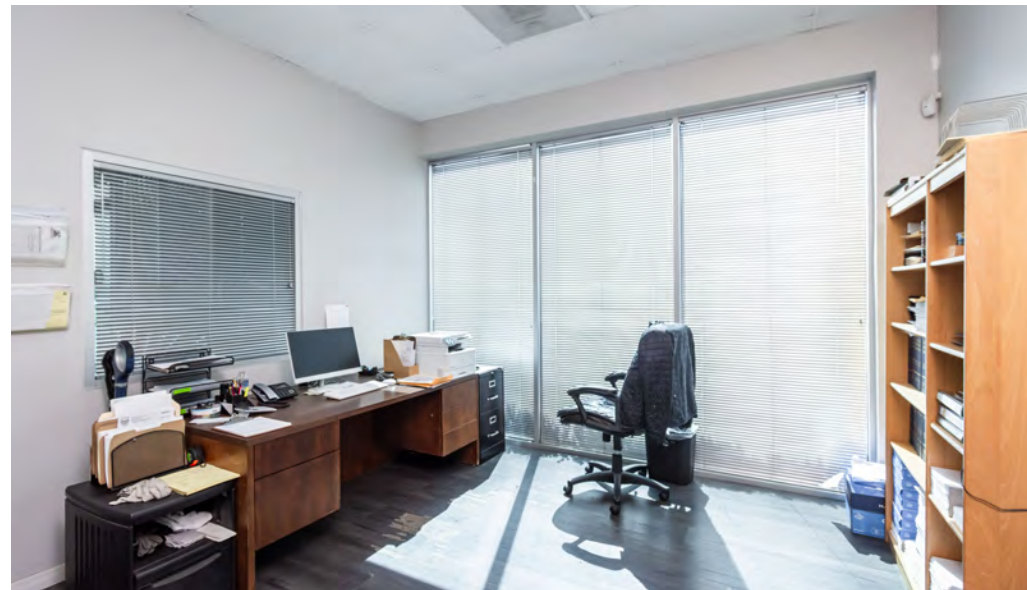
1264 DUPONT CT

ADDITIONAL PHOTOS



1264 DUPONT CT

ADDITIONAL PHOTOS





DOWNTOWN MANTECA



**FOR SALE/LEASE
SUBJECT PROPERTY**

SPRECKELS AVE



E-M MANUFACTURING, INC.

SPRECK SOLAR

STONE CREEK ENGINEERING



Elite Plastering, Inc.

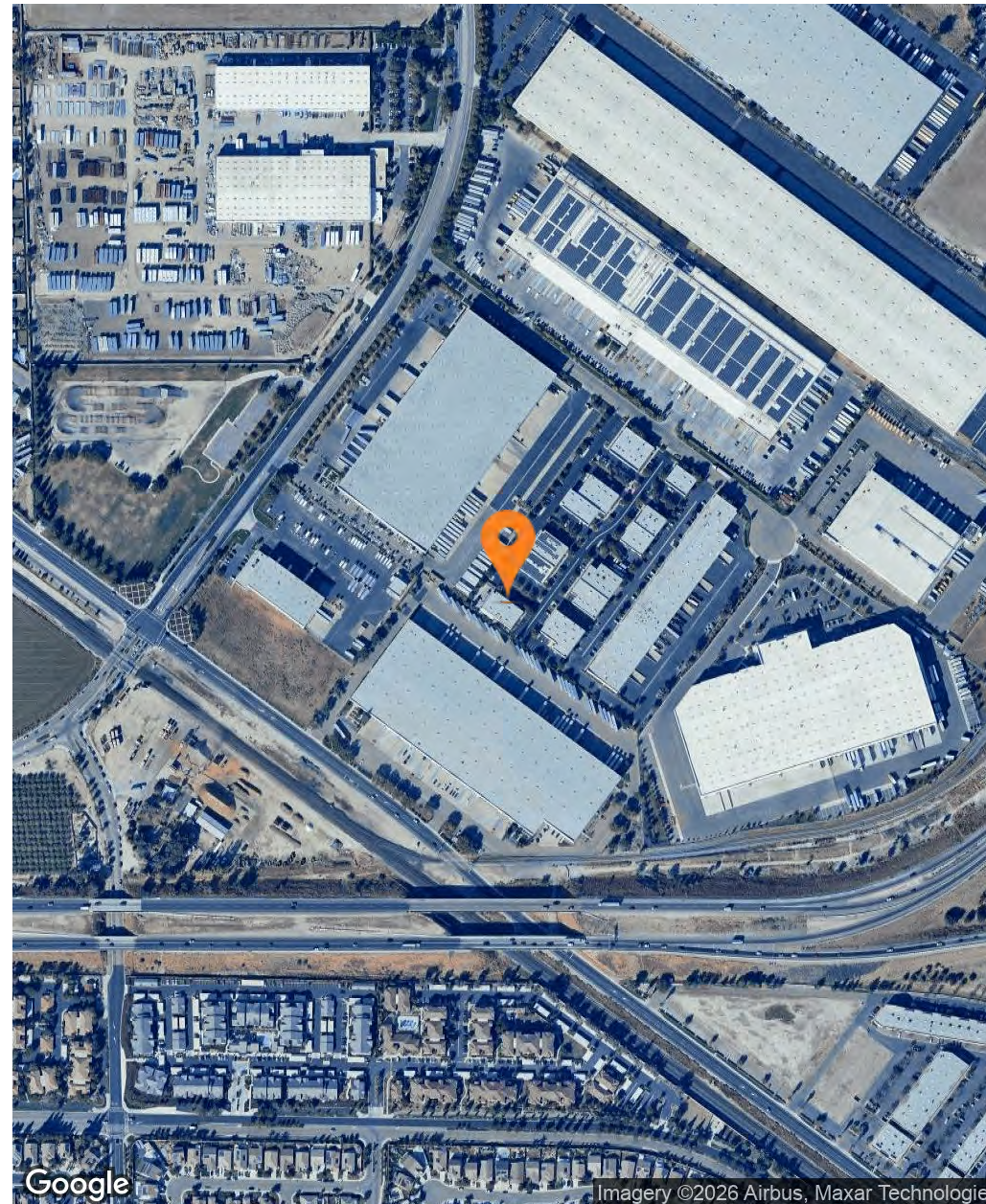
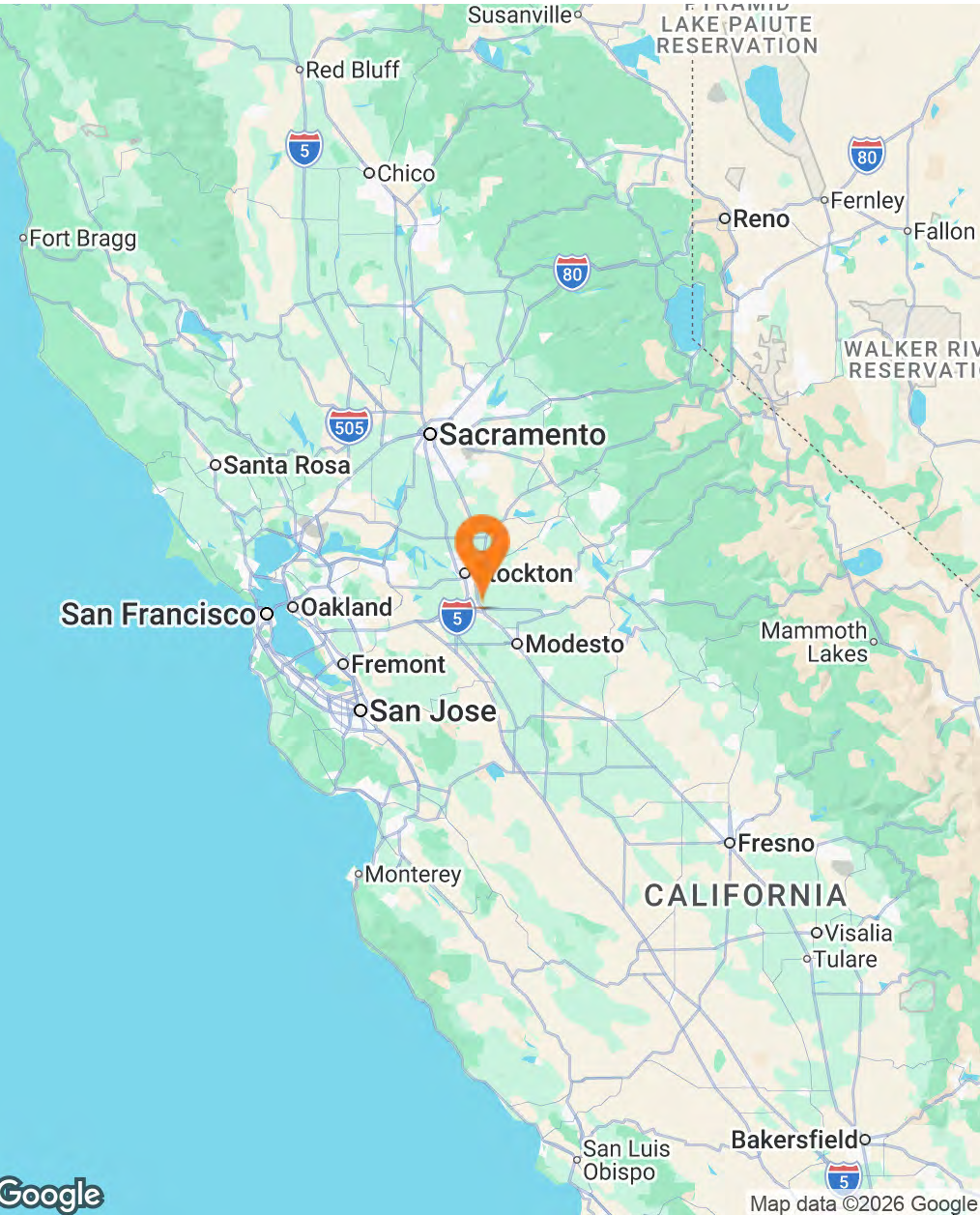


J.A.Clark Construction Inc



1264 DUPONT CT

REGIONAL & LOCAL MAP



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Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

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