

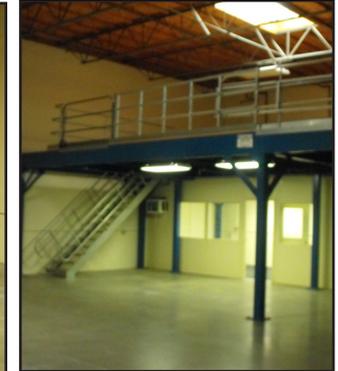
AVAILABLE FOR SALE

1244 DUPONT COURT, MANTECA, CA

BUILDING SIZE: 4,400± Sq. Ft
LOT SIZE: 0.38± Acres
POWER: 200 amp, 277/480 volt, 3 phase
DOORS: One Grade Level with electric opener

FEATURES:

- 1,140± SF office with reception area, two (2) private offices, coffee bar and two (2) restrooms.
- 675± SF mezzanine
- Distributed power throughout shop
- 18' clear height
- Concrete tilt-up construction.
- Easy access to Highways 99 and 120
- Fully sprinklered
- Zoned M-2 (Heavy Industrial) City of Manteca
- 400 Watt metal Halide lights plus skylights in warehouse
- Fenced/secured yard possible



SALE PRICE: \$1,195,000

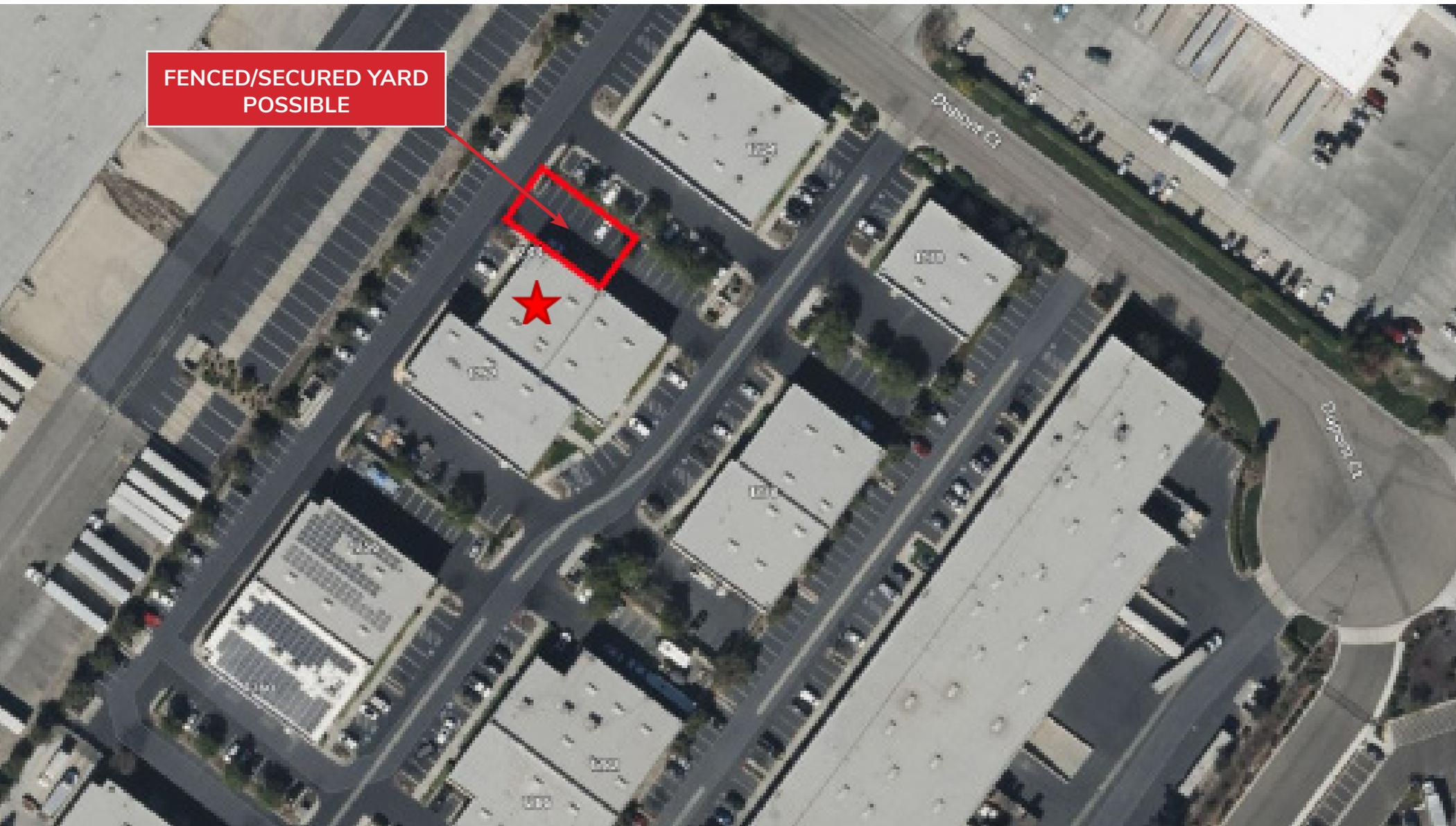
Do not disturb tenant!
Shown by appointment only!

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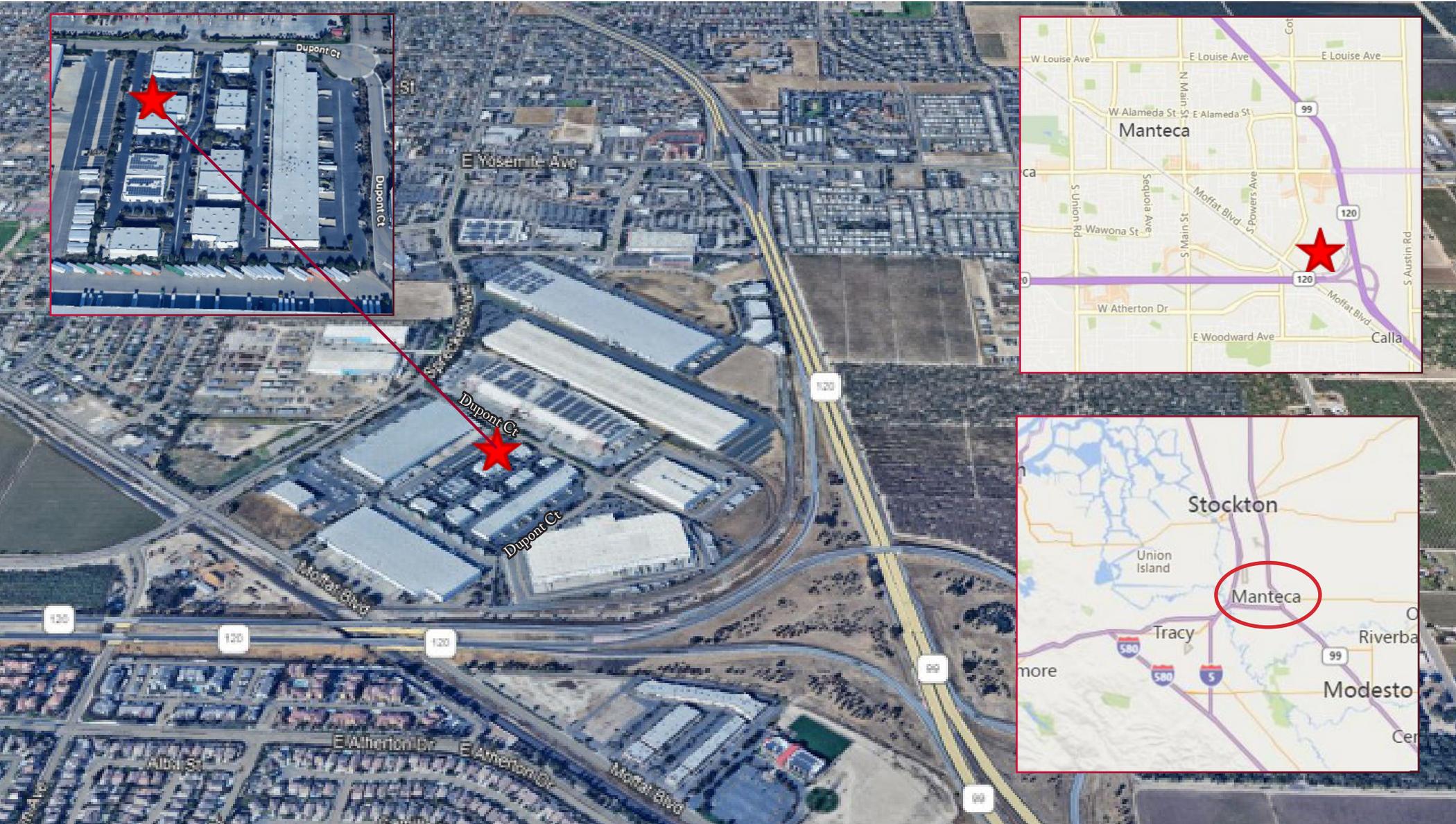
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