



1192 VANDERBILT CIRCLE | MANTECA, CALIFORNIA 95337

MARKETING FLYER | FOR LEASE

MANTECA INDUSTRIAL PARK | ±90,000 SF ON ±4.07 ACRES | QUALITY DISTRIBUTION/MANUFACTURING FACILITY

PROPERTY OVERVIEW

Marcus & Millichap is pleased to exclusively offer for lease 1192 Vanderbilt Circle in Manteca, California. This freestanding industrial warehouse spans approximately $\pm 90,000$ square feet on ± 4.07 acres of paved land

- Available to lease all units together or individually
- Has dedicated Fiber Optic Lines
- Sealed flooring in main warehouse area

Property Highlights

Building Size:	$\pm 90,000$
Acres:	± 4.07
Warehouse Space:	$\pm 86,400$
Main Office:	$\pm 4,700$
Dock Loading:	Eight (8)
Grade Level Doors:	Three (3)
Columns Spacing:	$\pm 20' \times 50'$
Clear Height:	$\pm 28'$
Power:	1,850 Amp, 277/480v, 3-phase
Sprinklers:	Yes (automatic .24/2000 SF)
Skylights:	Yes
Zoning:	M1 (Light Industrial), City of Manteca
Water:	City of Manteca
Sewer:	City of Manteca
Gas & Electric:	PG&E



OFFERING SUMMARY

SITE DESCRIPTION

Property Address	1192 Vanderbilt Circle, Manteca, CA 95377
Assesor Parcel Number	221-190-450
Zoning	M1 (Light Industrial), City of Manteca
Lot Size	± 4.07 Acres (117,289 SF)

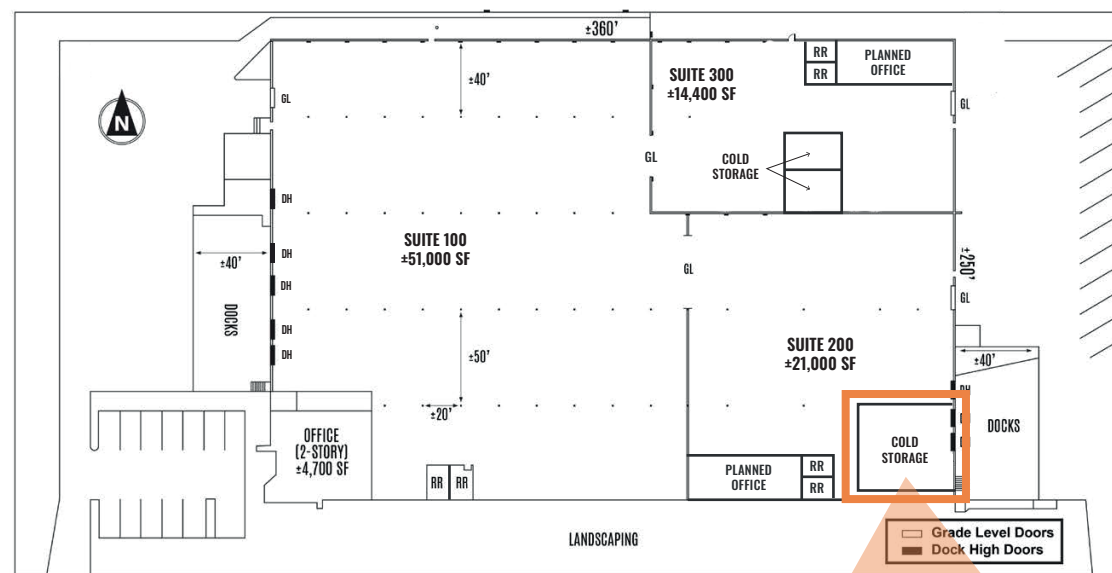
SPACE DETAILS

Suite 100

Asking Lease Rate	\$0.65/SF/Month (NNN)
Gross Square Feet	± 51,000 SF
Office Space	± 4,700 SF
Clear Height	± 28'
Dock-high Doors	Five (5)
Grade-level Doors	One (1)
Power Capacity	1,850 Amps, 277/480v, 3p
Fire Sprinklers	Yes
Insulation	Yes

Suite 200

Asking Lease Rate	\$0.75/SF/Month (NNN)
Gross Square Feet	± 21,000 SF
Office Space	TBD
Cold Storage Space	± 3,000 SF
Clear Height	± 28'
Dock-high Doors	Three (3)
Grade-level Doors	One (1)
Power Capacity	1,850 Amps, 277/480v, 3p
Fire Sprinklers	Yes
Insulation	Yes



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

Suite 300

Asking Lease Rate	\$0.80/SF/Month (NNN)
Gross Square Feet	± 14,400 SF
Office Space	TBD
Cold Storage Space	± 1,000 SF
Clear Height	± 28'
Dock-high Doors	N/A
Grade-level Doors	One (1)
Power Capacity	1,850 Amps, 277/480v, 3p
Fire Sprinklers	Yes
Insulation	Yes



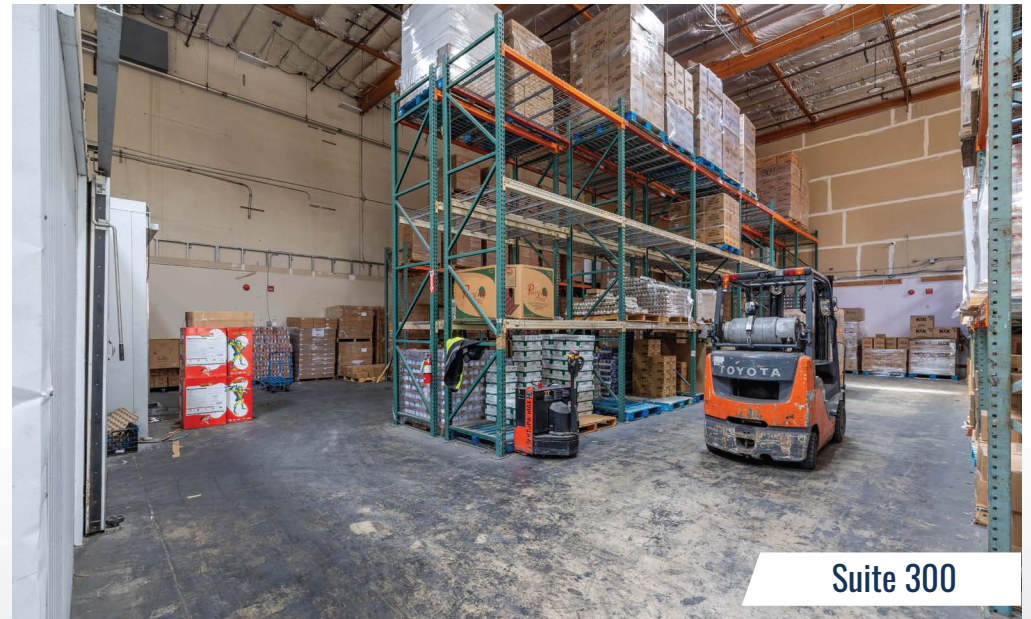


PROPERTY INFORMATION

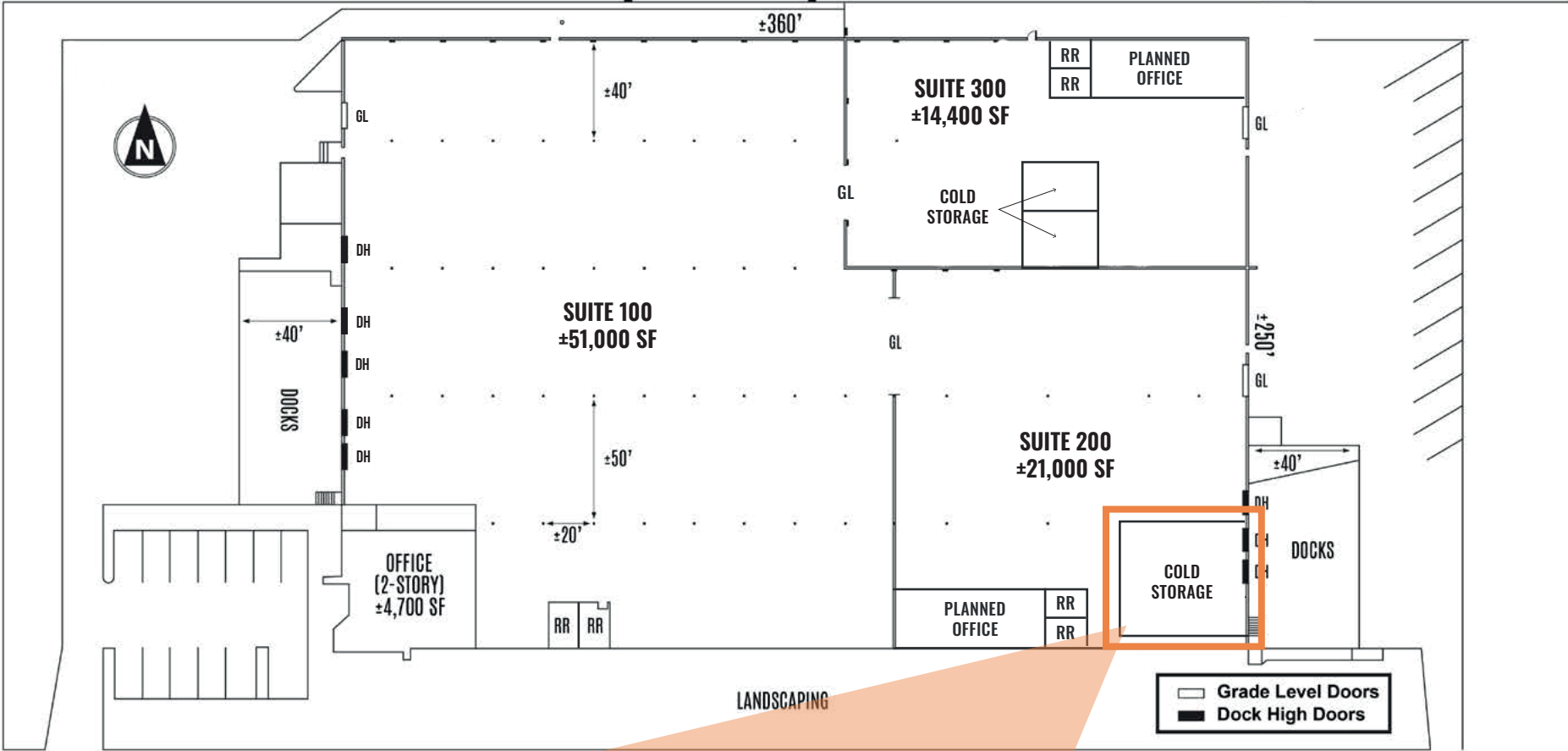
PROPERTY PHOTOS - Suite 100



PROPERTY PHOTOS



SITE PLAN



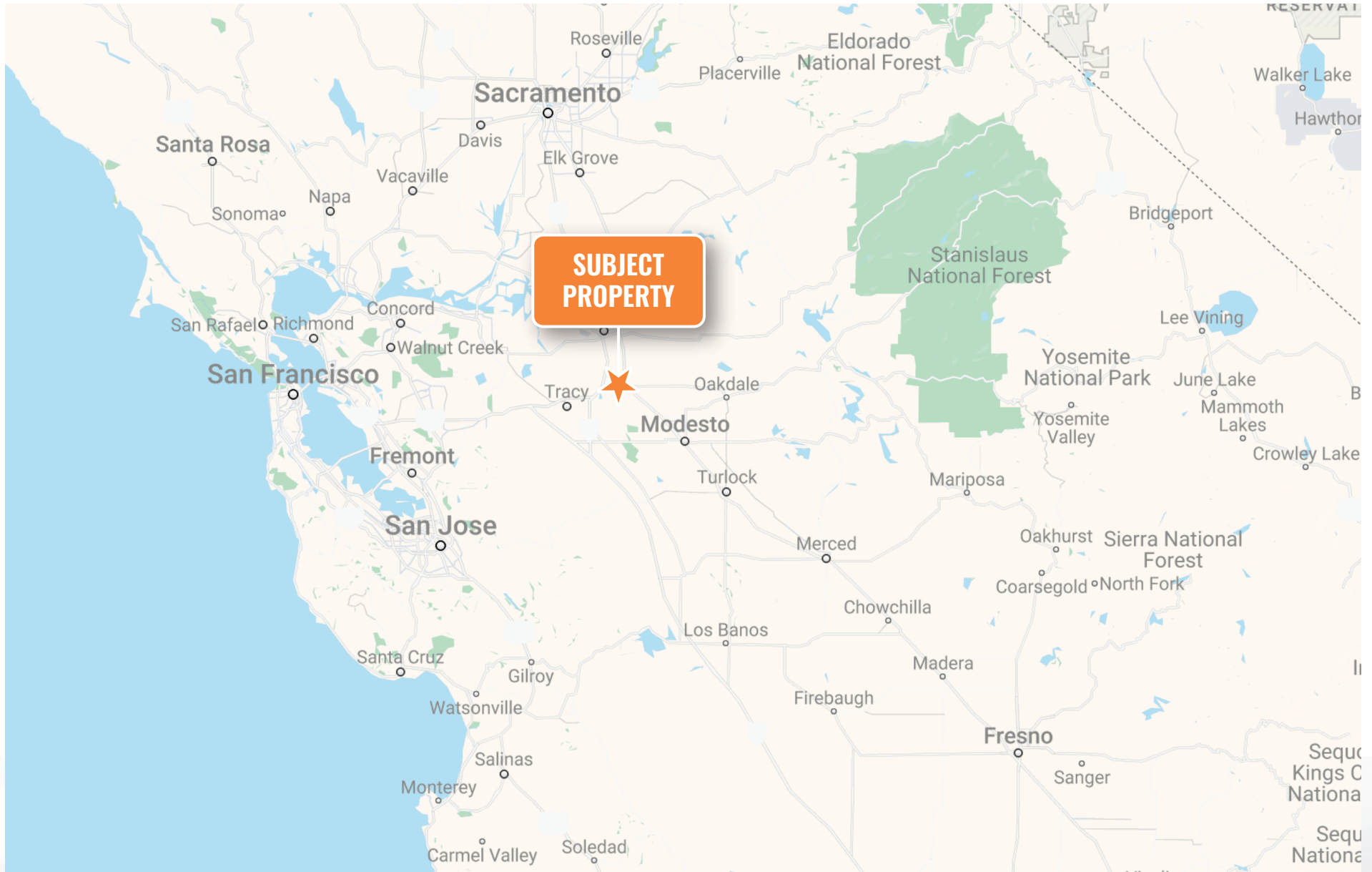
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AERIAL MAP



REGIONAL MAP





ABDULLAH SULAIMAN

Senior Associate, Investments

C: (209) 483-5969

D: (916) 724-1328

E: Asulaiman1@mmreis.com

License: CA: 02122226

MATT SULAIMAN

Associate, Investments

C: (209) 483-0212

D: (916) 724-1275

E: Matt.Sulaiman@marcusmillichap.com

License: CA: 02117270

RUSS MOROZ

First Vice President, Investments

D: (916) 724-1310

E: Russ.Moroz@marcusmillichap.com

License CA: 01807787

CHRISTOPHER DRAKE

Senior Associate, Investments

D: (916) 724-1344

E: Christopher.Drake@marcusmillichap.com

License: CA: 01963228

JAMES BEEGHLY

Associate, Investments

D: (916) 724-1331

E: James.Beehly@marcusmillichap.com

License: CA: 02216588



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