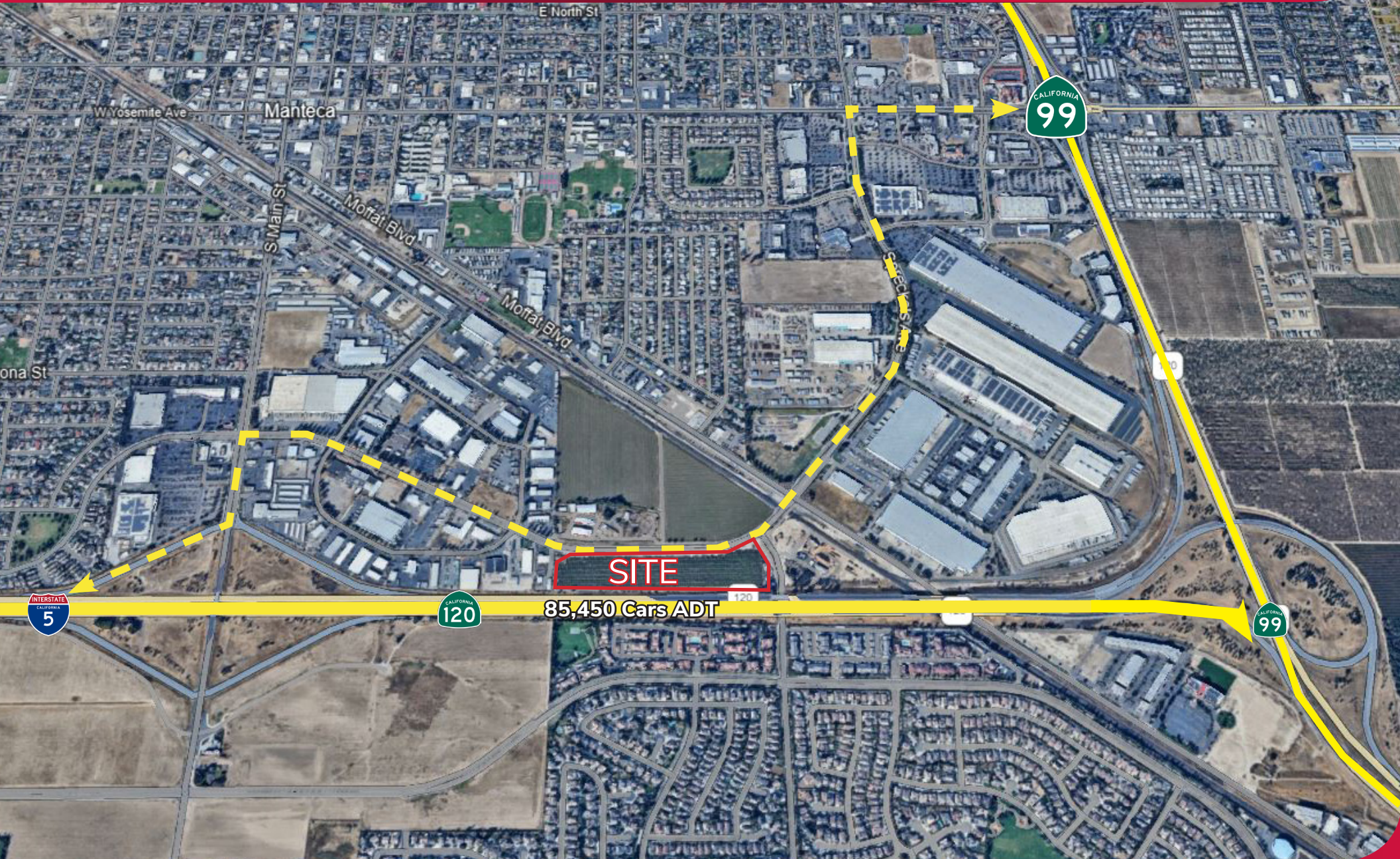


INDUSTRIAL LAND - TREMENDOUS FREEWAY FRONTAGE FOR SALE

712 INDUSTRIAL PARK DRIVE | MANTECA | CA

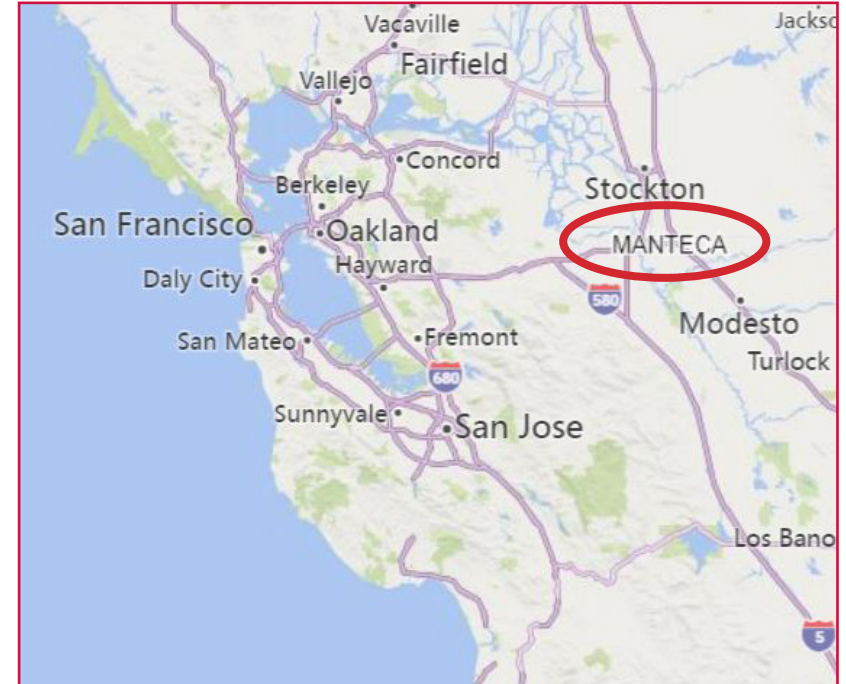


INDUSTRIAL LAND - TREMENDOUS FREEWAY FRONTAGE FOR SALE

712 INDUSTRIAL PARK DRIVE | MANTECA | CA

FEATURES:

- 11± acre site
- APN: 221-140-080
- ±.85 miles east of South Main Street /Hwy 120 Interchange
- ±1.3 miles west of Yosemite Avenue /Hwy 120 Interchange
- ± 1.6 miles northwest of Austin Road/Hwy 99 Interchange
- 1,650' of direct frontage with tremendous visibility along Hwy 120
- M-1 (Light Industrial) zoning allows for a wide range of uses including freight yard, truck repair, truck terminal, light manufacturing, fabrication, processing, assembly, mini-storage, equipment/materials storage yard, warehouse and distribution
- Located in rapidly expanding Central Valley industrial area
- Close proximity to corporate neighbors such as Ford Motor Company, Frito Lay, Daiso, TJ Maxx, Dreyer's, Lineage and McLane Food Service, BR Funsten, Alhambra Water, Bay Cities Metal Products and American Modular Systems
- Utility Services: City of Manteca
- Electricity: PG&E



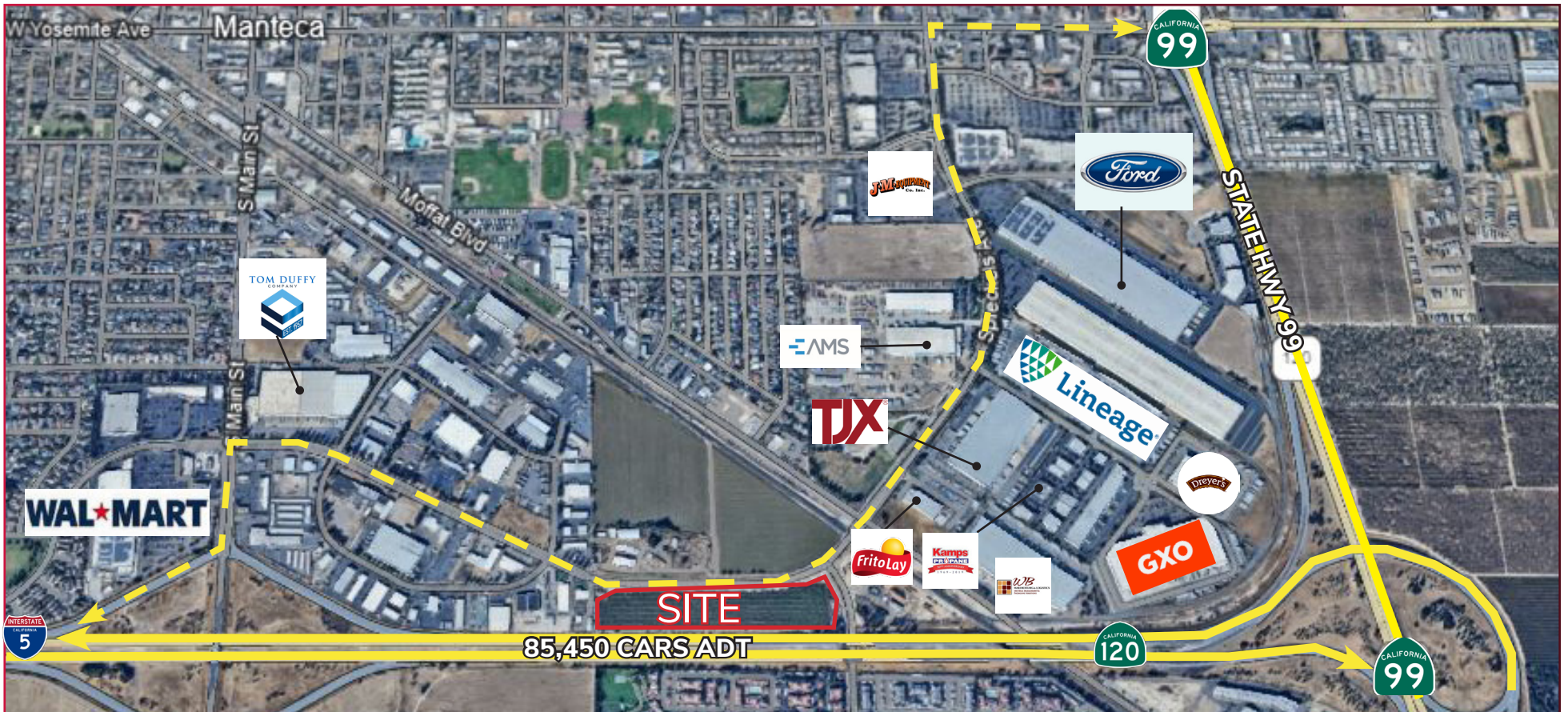
SALE PRICE: \$6,110,000.00 (\$12.75 psf)

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

INDUSTRIAL LAND - TREMENDOUS FREEWAY FRONTAGE FOR SALE

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MILEAGE TO MAJOR WEST COAST MARKETS

CITIES

Sacramento -	64.8 miles
Oakland -	67.3 miles
San Jose -	73.7 miles
San Francisco -	76.1 miles
Fresno -	110 miles
BNSF -	17 miles
UPRR -	18.2 miles

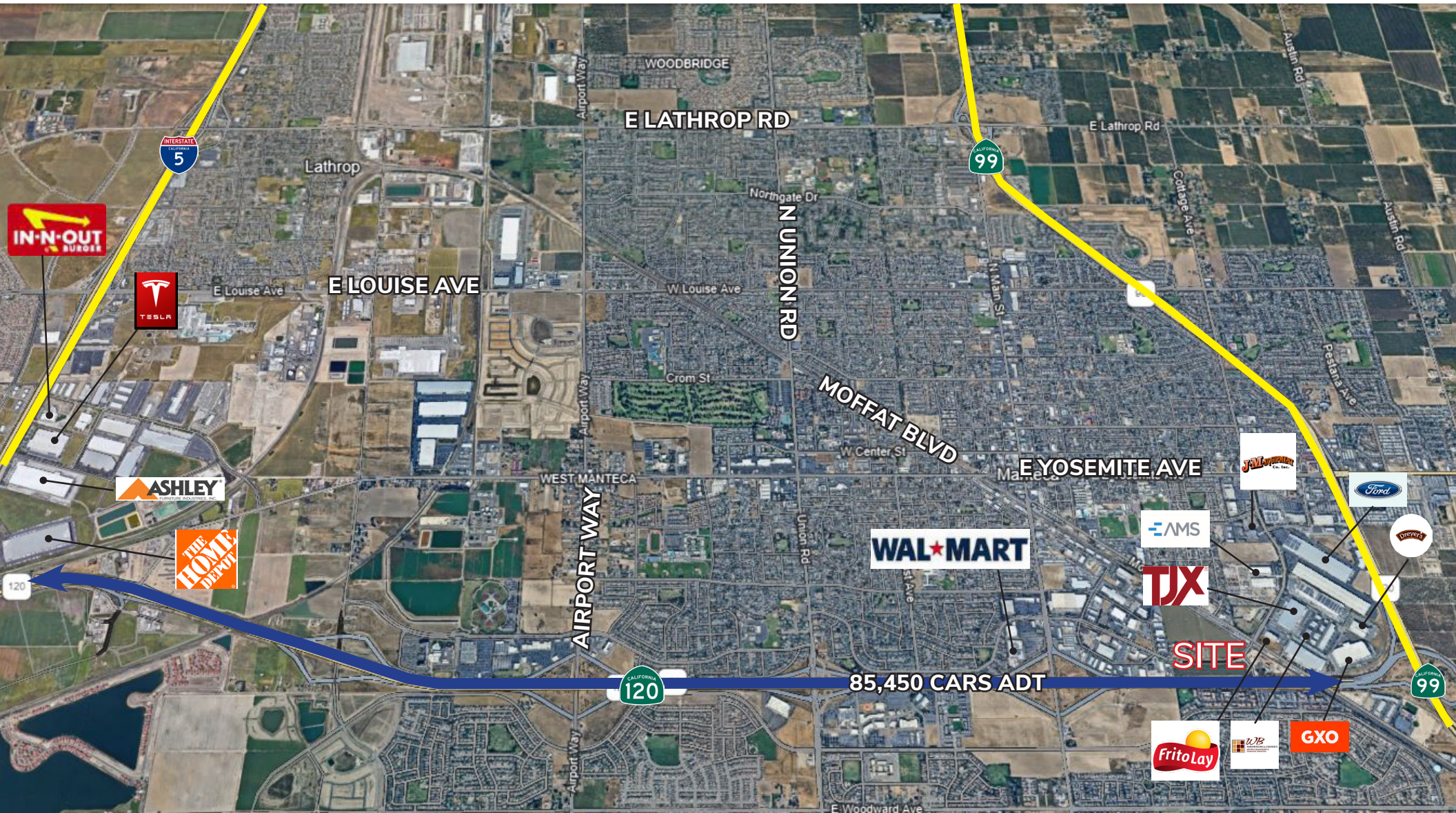
PORTS

Port of Stockton -	18.4 miles
Port of West Sacramento -	66.4 miles
Port of Oakland -	67.9 miles
Port of San Francisco -	75.6 miles
Port of LA/Long Beach -	355 miles

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