



Spreckels Business Park - 1205 Moffat Boulevard, Manteca

Warehouse / Distribution Facility ±49,769 SF Cross Dock Space

For Sublease

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Manteca warehouse / distribution cross dock facility strategically located at the HWY 120 and HWY 99 junction providing direct access to Central Valley / Bay Area markets. The property is located within close proximity to UP (8 miles) and BNSF (11 miles) Intermodal facilities, local/regional sea ports and regional/international airports.



Property Specifications

Building Size:	±267,741 SF
Available Sublease Space:	±49,769 SF
Office Size:	±1,044 SF
Dock Loading:	11 dock doors
Grade Level Doors:	1 door
Clear Height:	±28'
Column Spacing:	±52' x 50' typ.
Truck Court:	145'
Indicated Power:	TBD
Fire Suppression:	ESFR
Skylights:	Yes
Zoning:	BIP, Business Industrial Park (City of Manteca)
Water:	City of Manteca
Sewer:	City of Manteca
Storm:	City of Manteca
Gas & Electric:	PG&E
Yard:	Remote gated yard



Manteca & Lathrop Occupiers



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