

MARKETING BROCHURE

FOR SALE OR LEASE

301 E Wetmore St,
Manteca, CA 95337

Marcus & Millichap



EXCLUSIVELY LISTED BY

301 E WETMORE ST

ABDULLAH A. SULAIMAN

Associate Director Investments

Cell: 209.483.5969

ASulaiman1@marcusmillichap.com

CalDRE #02122226

MATT SULAIMAN

Associate Investments

Cell: 209.483.0212

Matt.Sulaiman@marcusmillichap.com

CalDRE #02117270

RUSS MOROZ

Managing Director Investments

Cell: 916.477.0723

ruslan.moroz@marcusmillichap.com

CalDRE #01807787

CHRISTOPHER K. DRAKE

Director Investments

Cell: 916.996.5498

Christopher.Drake@marcusmillichap.co

m CalDRE #01963228

JAMES BEEGHLY

Associate Investments

Cell: 661.487.7839

James.Beeghly@marcusmillichap.com

CalDRE #02216588

Marcus & Millichap

OFFERING SUMMARY

301 E WETMORE ST



Listing Price
\$2,090,000



Lease Rate
Contact Broker



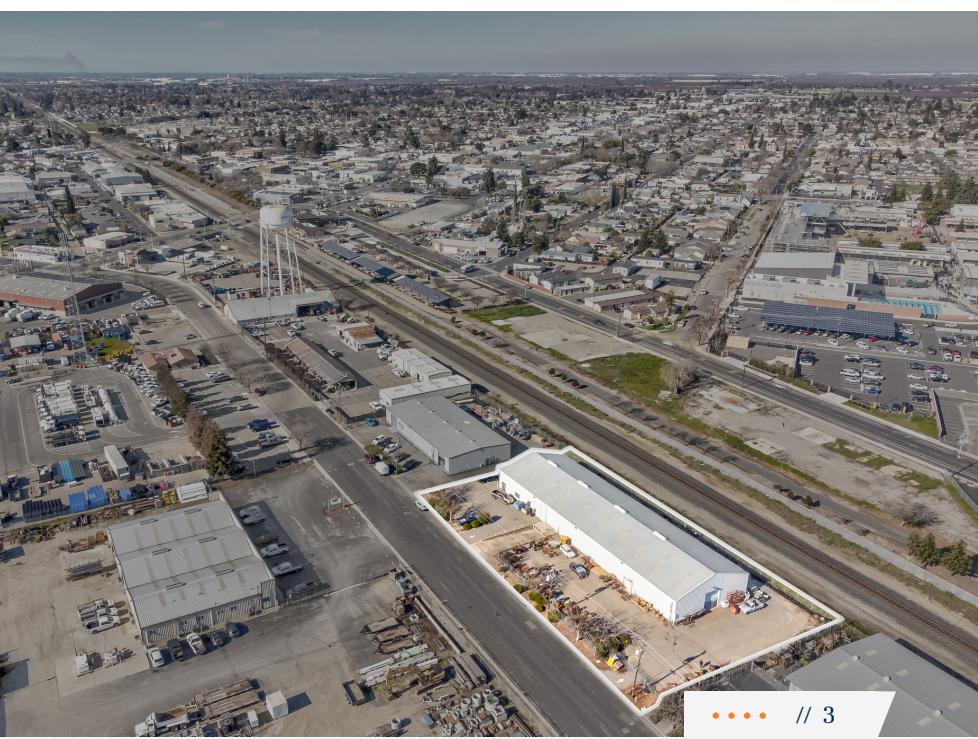
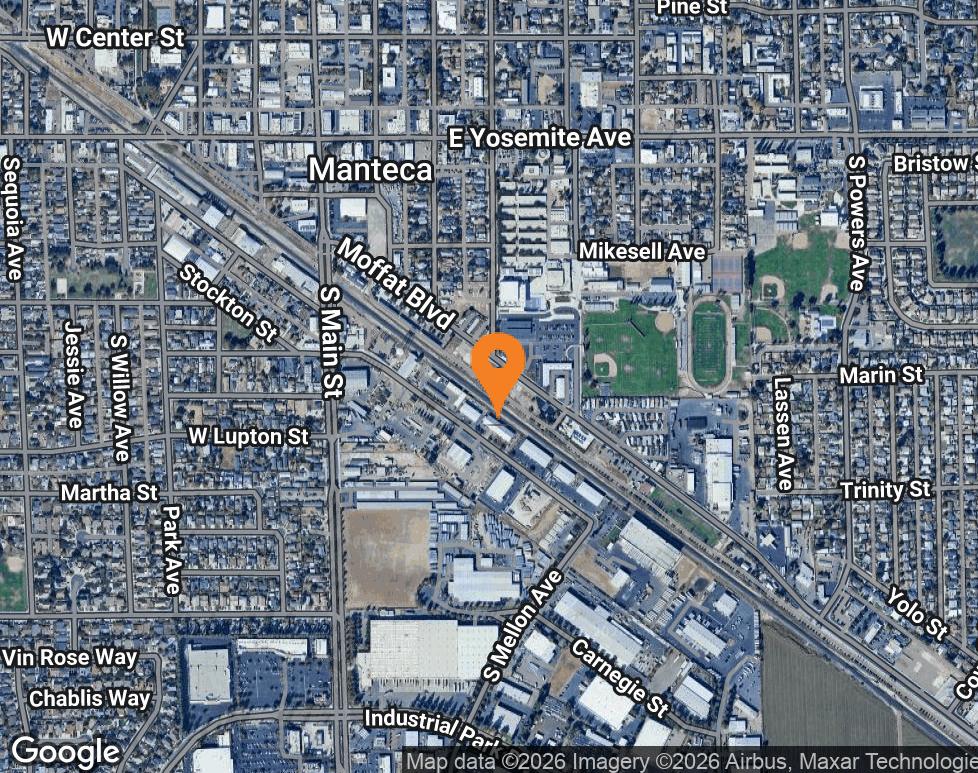
Gross Square Feet
± 12,000

DEAL SUMMARY

Listing Price	\$2,090,000
Price/SF	\$174
Lease Rate	Contact Broker
Availability	Deliverable vacant within 60-90 days

PROPERTY SUMMARY

Property Type	Industrial Warehouse w/ Excess Yard
Gross Square Feet	± 12,000 SF
Lot Size	± 0.9 Acres (± 39,204 SF)



301 E WETMORE ST

PROPERTY DETAILS

SITE DESCRIPTION

Property Address	301 E Wetmore Street, Manteca, CA 95337
Assessors Parcel Number	221-040-660
Lot Size	0.9 Acres (39,204 SF)
Zoning	M-1 (Light Industrial), City of Manteca

CONSTRUCTION

Property Type	Industrial Warehouse w/ Excess Yard
Gross Square Feet	± 12,000 SF
- Warehouse	± 11,000 SF
- Office	± 1,000 SF
Construction Type	Metal
Year Built	Buyer to verify
Clear Height	± 16'
Loading Docks	One (1)
Grade-Level Doors	Two (2) (12' w x 14'h)
Restrooms	Two (2)

MECHANICAL

Fire Sprinklers	Wet System
Power Capacity	600 Amps, 480v, 3 phase, 3 wire

UTILITIES

Electric & Gas	PG&E
Water, Sewer, Trash	City of Manteca

301 E WETMORE ST

DEAL HIGHLIGHTS

DEAL HIGHLIGHTS

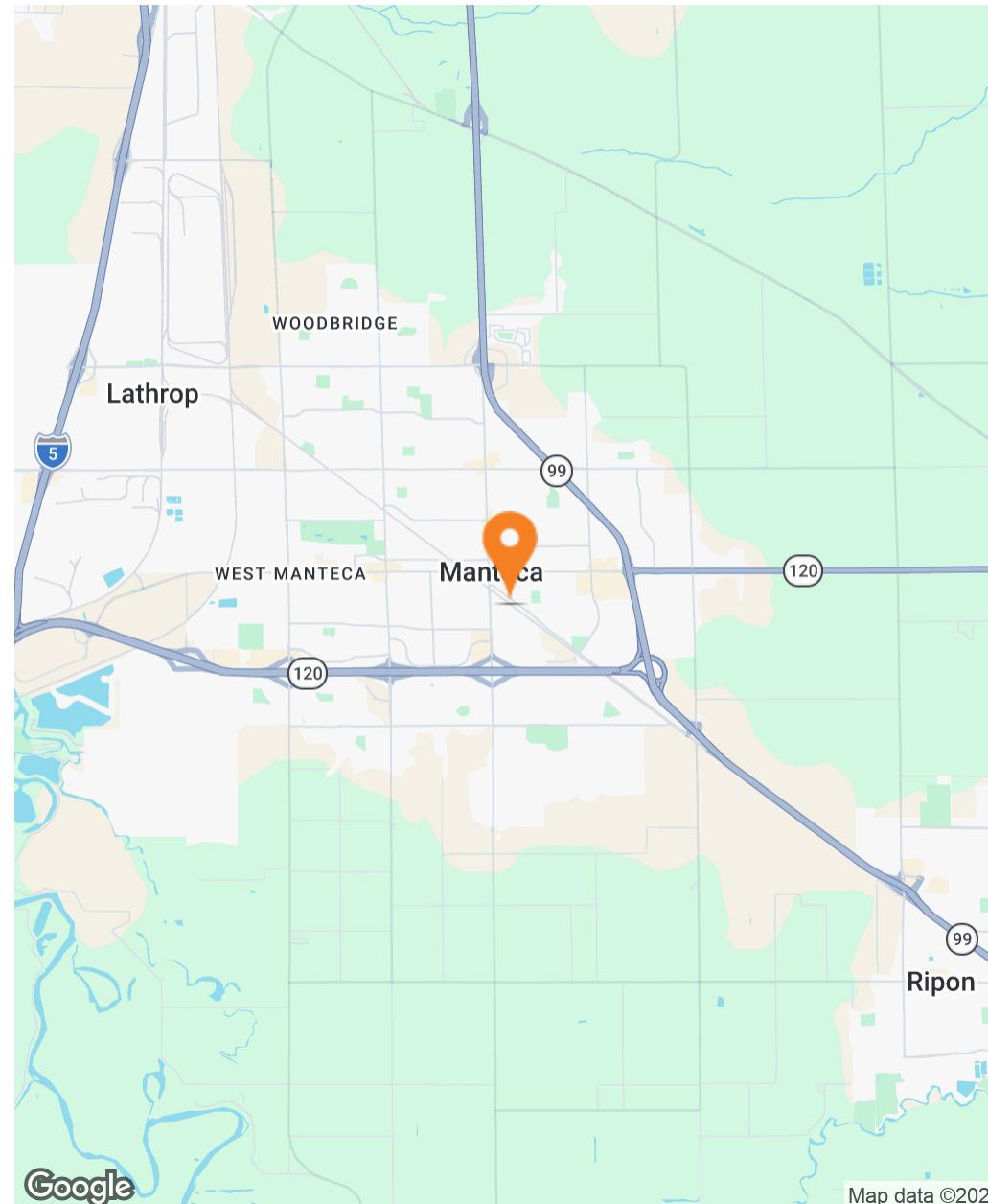
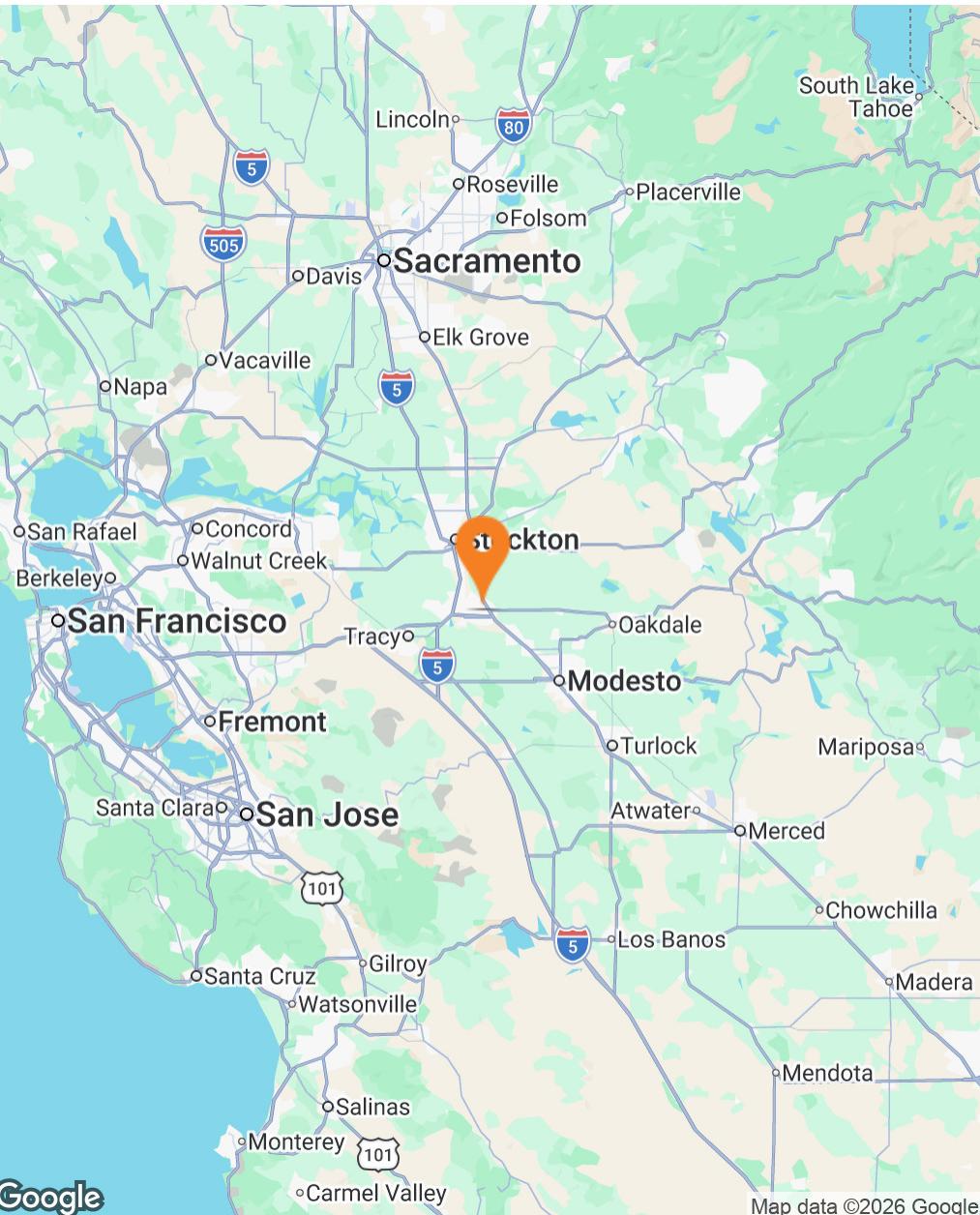
- Extremely rare ±12,000 square foot industrial building in Manteca featuring a loading dock and excess yard space.
- For sale or lease and deliverable vacant within 60-90 days notice.
- Features metal construction, one (1) loading dock, two (2) large grade-level doors, ± 16-foot clear height, a wet fire sprinkler system, office space, and excess fenced yard space.
- Strategically located near State Route 120, offering convenient access to Interstate 5, Interstate 205, and Highway 99.





301 E WETMORE ST

REGIONAL & LOCAL MAP



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAH0030027

Marcus & Millichap

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

EXCLUSIVELY LISTED BY

301 E WETMORE ST

ABDULLAH A. SULAIMAN

Associate Director Investments

Cell: 209.483.5969

ASulaiman1@marcusmillichap.com

CalDRE #02122226

MATT SULAIMAN

Associate Investments

Cell: 209.483.0212

Matt.Sulaiman@marcusmillichap.com

CalDRE #02117270

RUSS MOROZ

Managing Director Investments

Cell: 916.477.0723

ruslan.moroz@marcusmillichap.com

CalDRE #01807787

CHRISTOPHER K. DRAKE

Director Investments

Cell: 916.996.5498

Christopher.Drake@marcusmillichap.co

m CalDRE #01963228

JAMES BEEGHLY

Associate Investments

Cell: 661.487.7839

James.Beeghly@marcusmillichap.com

CalDRE #02216588

Marcus & Millichap