

..... MARKETING BROCHURE

# FOR SALE OR LEASE

**301 E Wetmore St,  
Manteca, CA 95337**

Marcus & Millichap



..... 301 E WETMORE ST

# EXCLUSIVELY LISTED BY

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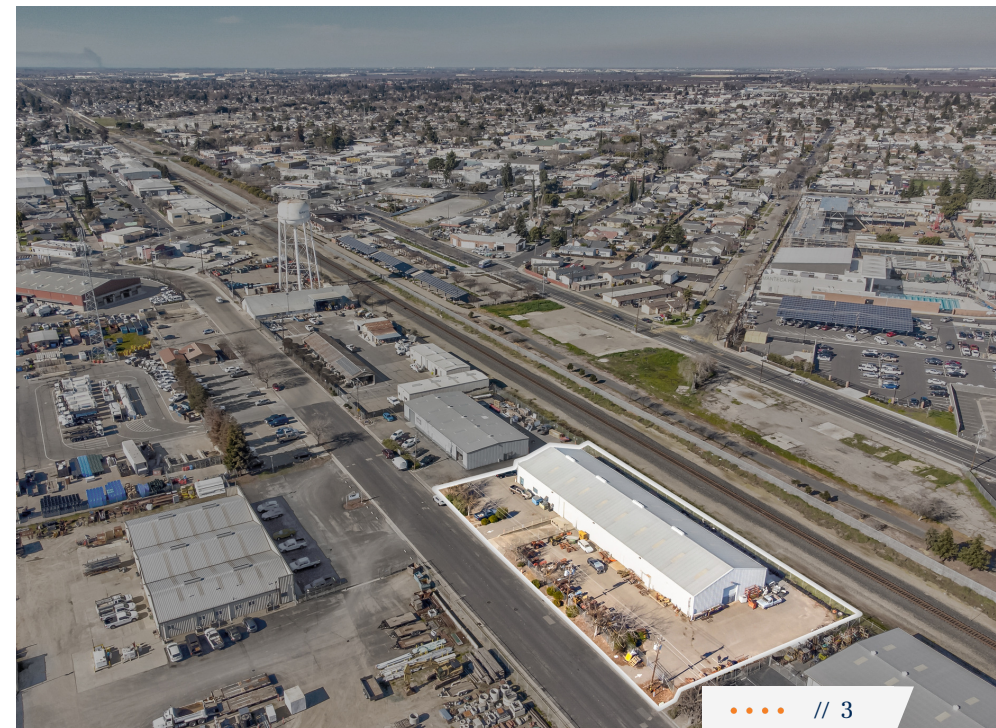
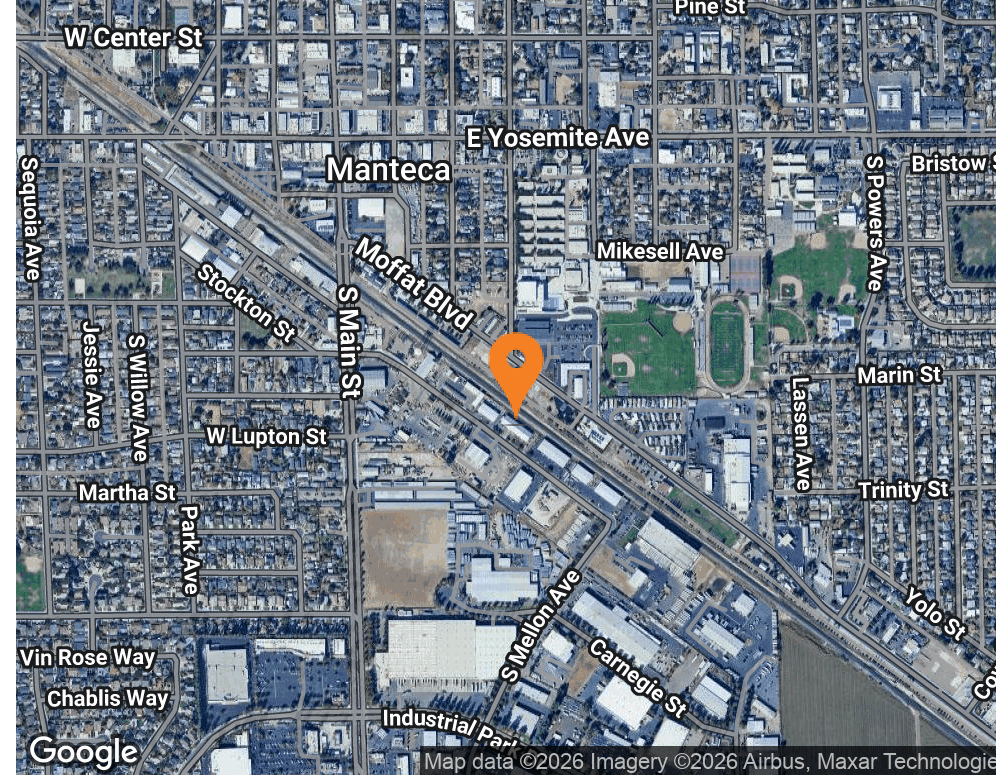


 301 E WETMORE ST



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

|                   |                                     |
|-------------------|-------------------------------------|
| 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)<br>(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 |



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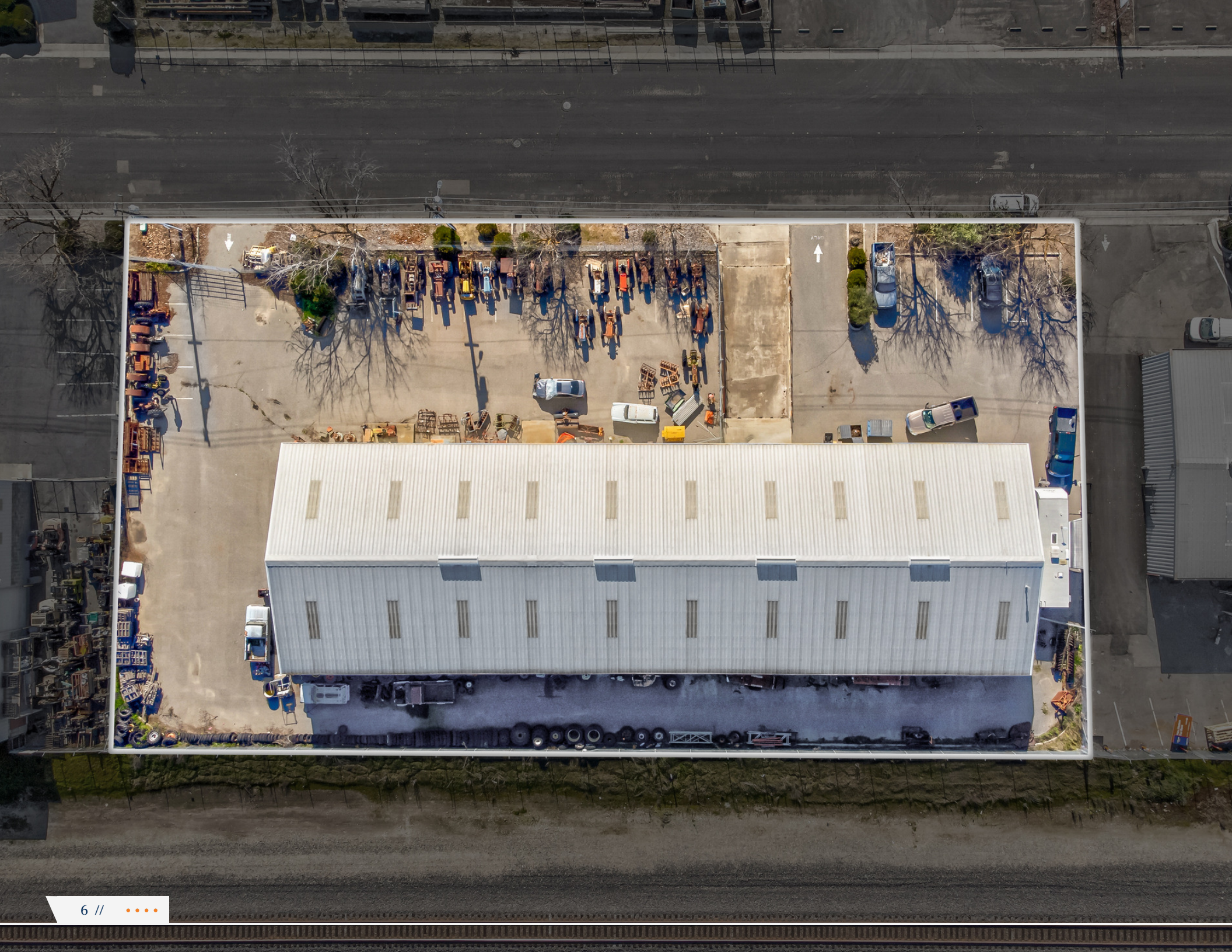
## DEAL HIGHLIGHTS

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- 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.



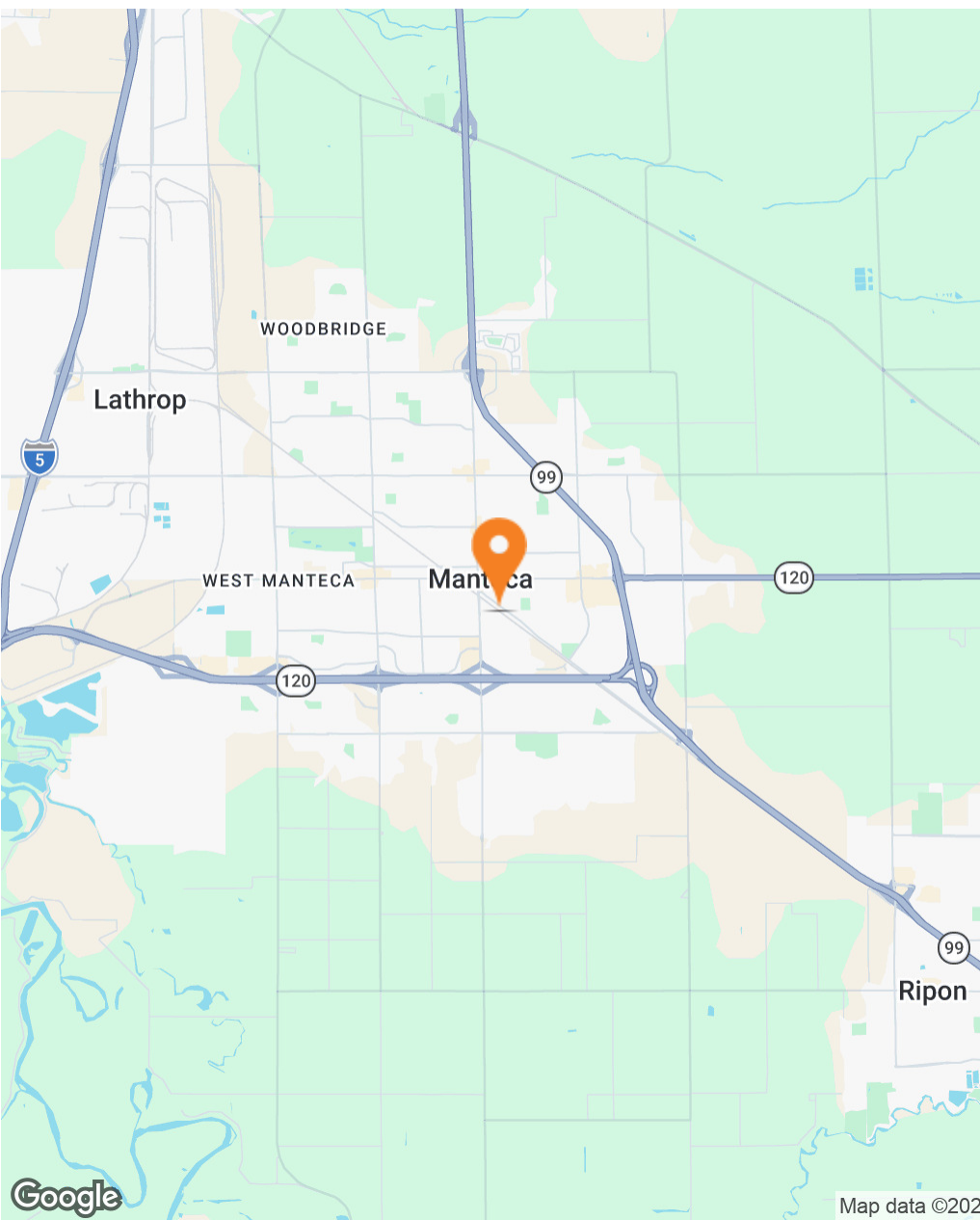
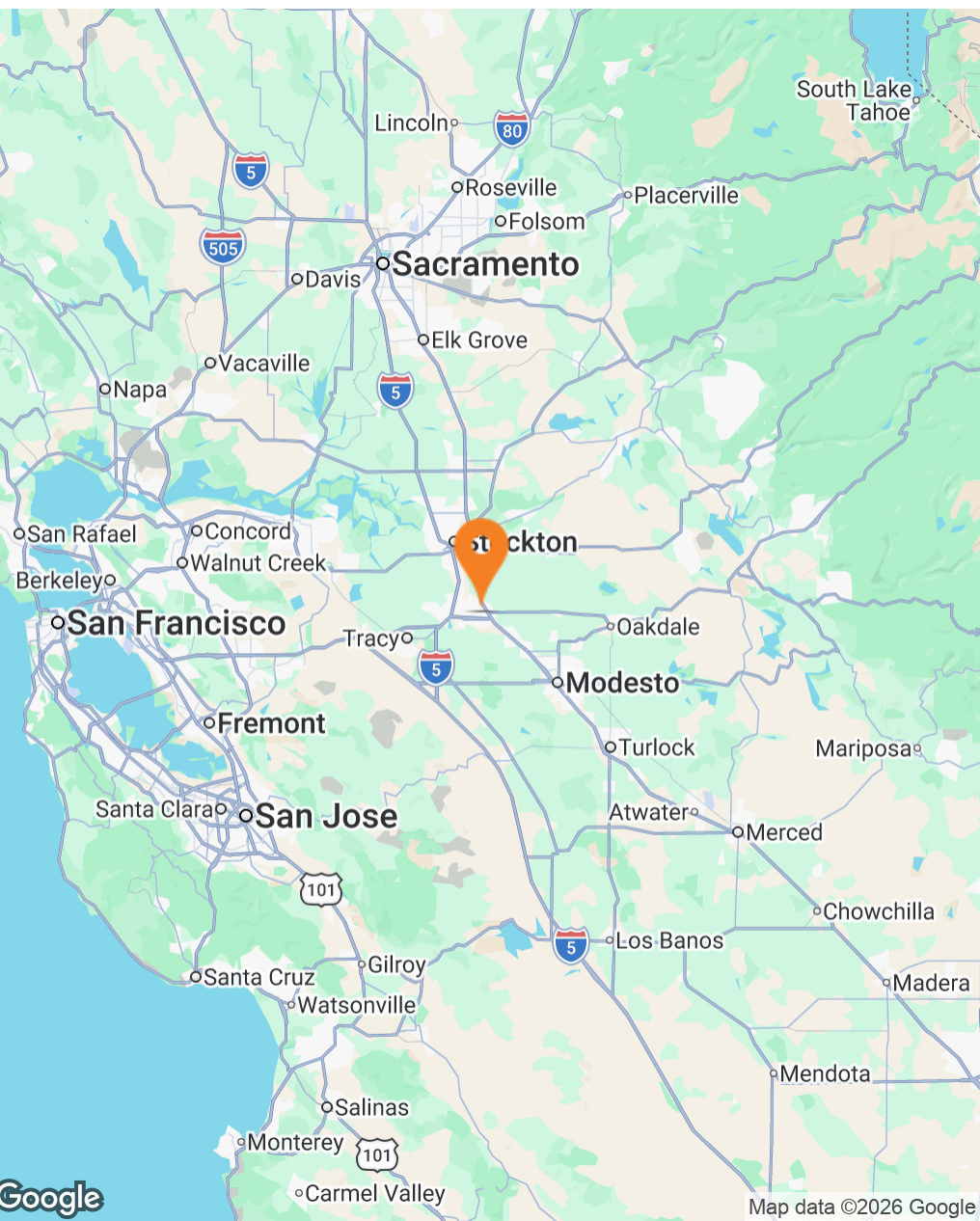






# 301 E WETMORE ST

REGIONAL & LOCAL MAP





# NON-ENDORSEMENT & DISCLAIMER NOTICE

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