

FOR LEASE

444 Argonaut Street • Manteca • CA • 95336-3607



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
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Property Overview

Address: 444 Argonaut Street • Manteca

Lease Rate: Call Listing Agent

Building Size: ± 18,149 SF

Lot Size: ± 47,132 SF / ± 1.08 AC

County: San Joaquin County

Property Type: Institutional/Church

Parcel Numbers: 217-293-010

Procuring Broker Fee: 2.5%

Highlights:

444 Argonaut Street in Manteca presents a unique commercial real estate opportunity in a well-established and easily accessible location. This versatile property offers excellent visibility and convenient access to major thoroughfares, making it ideal for a variety of potential uses. Situated in a central Manteca neighborhood, the property benefits from strong surrounding community presence and proximity to local amenities. Whether for office, institutional, or specialty use, 444 Argonaut Street offers a flexible and efficient layout with ample onsite parking, making it an exceptional opportunity for users seeking a well-positioned commercial property in a thriving market.

Features:

- ±18,149 SF
- Sanctuary with Office
- One (1) Fellowship Hall
- Six (6) Offices
- Eight (8) Classrooms
- One Conference Room
- Four (4) Restrooms
- Three (3) Storage Rooms
- Library/Open Area
- Kitchen
- Ample Parking



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Office Floor Plan

Fellowship Hall # 10 ±1,650 SF Dining Capacity: 110 Conference: 220	STORAGE		PASTOR'S STUDY	PASTOR'S OFFICE
	KITCHEN	WOMEN'S RESTROOM	MEN'S RESTROOM	SECRETARY'S OFFICE

STUDY	OFFICE	CLASSROOM # 8 ± 730 SF	OFFICE	
MINISTRY OFFICE ± 200 SF	CONFERENCE ROOM # 9 ± 320 SF		STORAGE	

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CLASSROOM # 1 ± 540 SF	CLASSROOM # 2 ± 540 SF	CLASSROOM / Kids Room # 3 ± 486 SF	CLASSROOM # 4 ± 486 SF
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CLASSROOM # 6 ± 364 SF	CLASSROOM # 7 ± 730 SF	COPY ROOM		
CLASSROOM # 5 ± 364 SF		WOMEN'S RESTROOM	MEN'S RESTROOM	STORAGE

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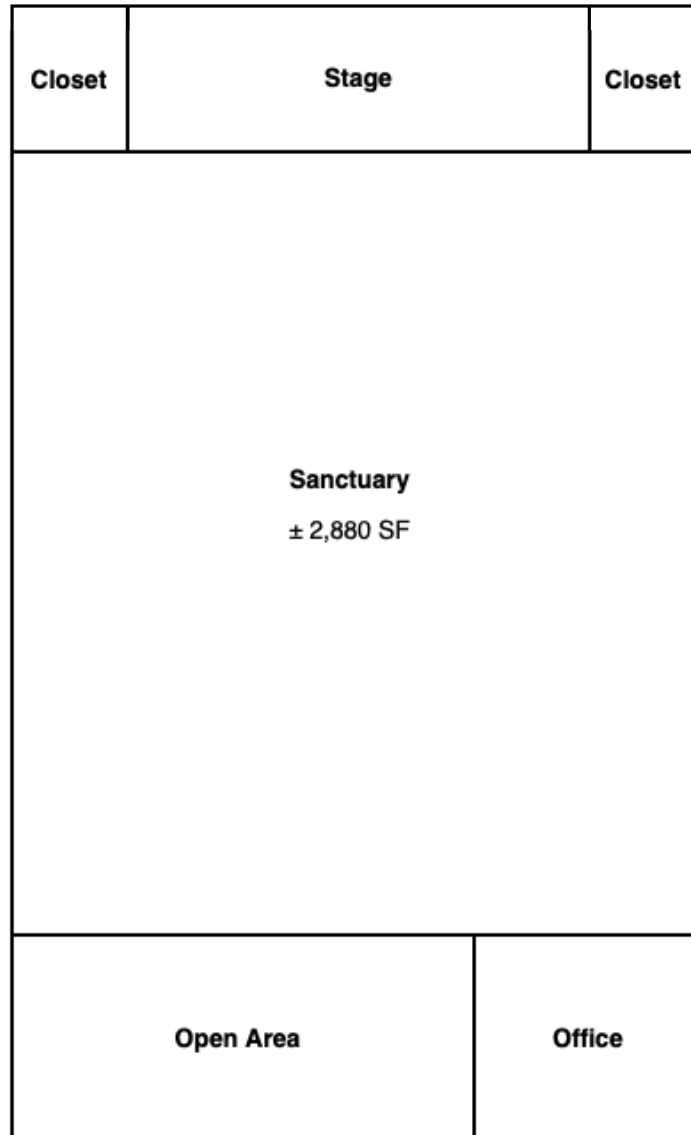
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Sanctuary Floor Plan



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Location Map

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Aerial Map



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Drone Photo Gallery



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Photo Gallery



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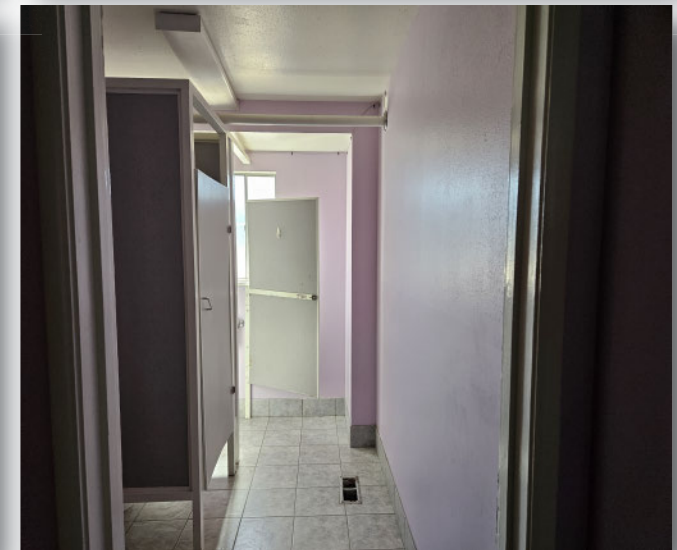
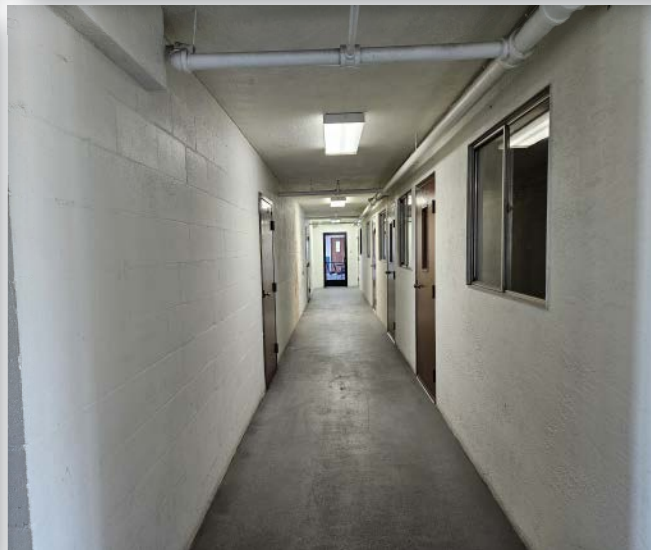
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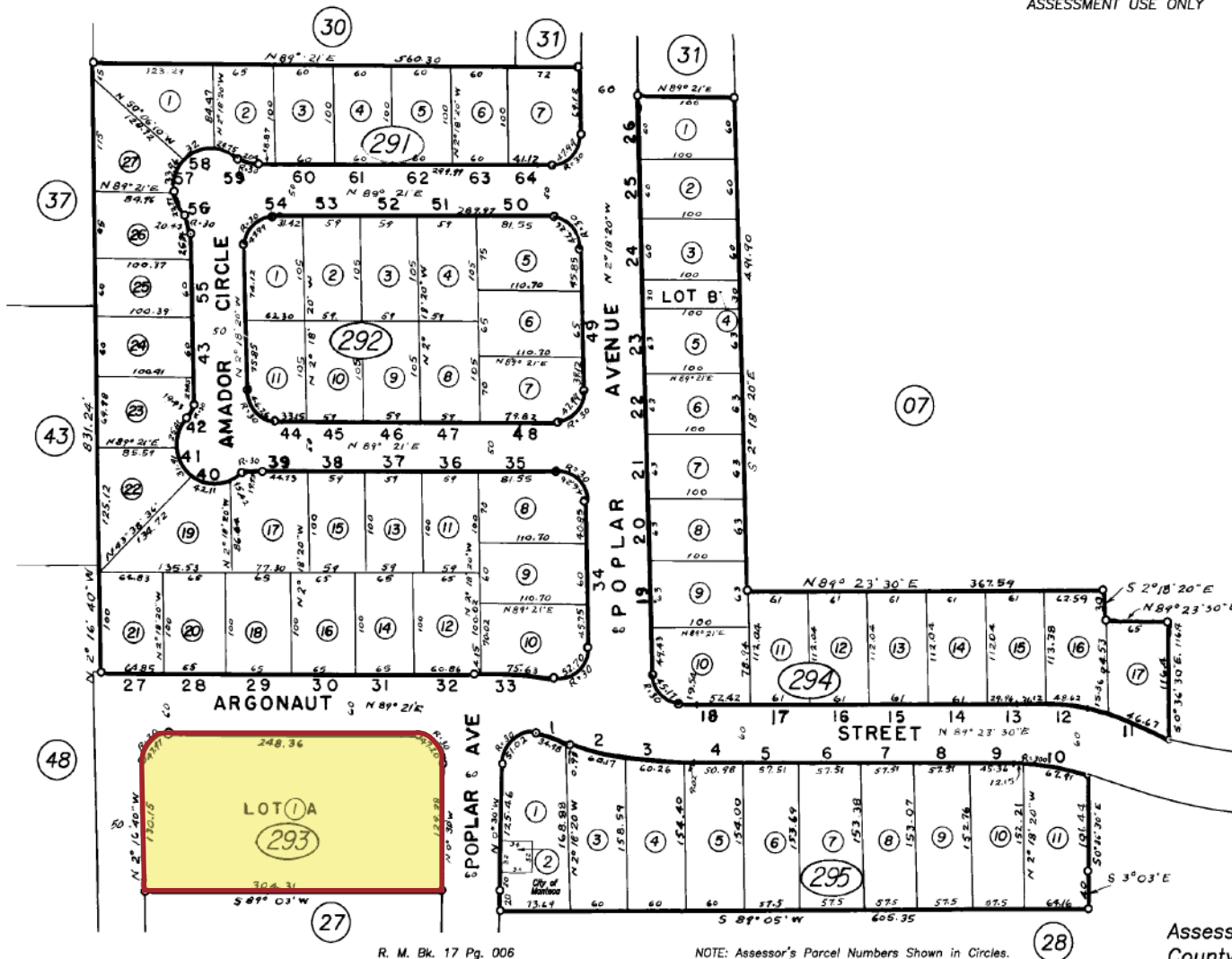
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Parcel Map

GOLDEN WEST VILLAGE, UNIT NO. 1

THIS MAP IS FOR
ASSESSMENT USE ONLY

217-29



R. M. Bk. 17 Pg. 006

NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.

CITY OF MANTECA
Assessor's Map Bk.217 Pg.29
County of San Joaquin, Calif.

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