

FOR LEASE
FREEWAY VISIBLE SHOP WITH YARD
1197-2 VANDERBILT CIRCLE, MANTECA, CA



AVAILABLE SF: 3,000± SF

COMMENTS:

- One (1) grade level door
- Offices totaling 750±SF
- Sprinklered
- Direct Hwy 120 visibility
- Paved yard/ storage area
- Distributed power throughout building
- Ventilation fans in shop areas

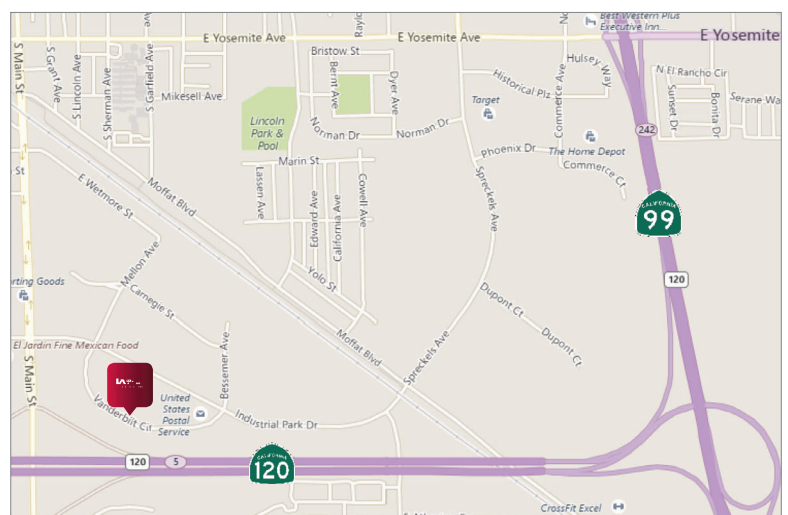
LEASE RATE: \$4,500 per month (Gross)

Jim Martin, SIOR

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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.

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PROJECT FEATURES:

- Easy Access with direct visibility to Hwy 120
- Ideal shop, repair or assembly space
- Asphalt storage area/yard

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