

CLASS "A" INDUSTRIAL SPACE FOR LEASE

1252 DUPONT COURT, MANTECA, CA



Manteca Business Centre

LISTING DATA

BUILDING SIZE:	6,839± SF
AVAILABLE:	3,839± SF (827± SF office including a reception area, one (1) private office and one (1) restroom)
CONSTRUCTION:	Concrete Tilt Up
CLEARANCE:	20'
SPRINKLERS:	Yes
LIGHTING:	Fluorescent
INDICATED POWER:	200 amp, 277/480 Volt, 3 phase
LOADING DOORS:	One (1) 12' x 12'
YARD:	Small Paved/fenced yard area

COMMENTS:

Located in the Manteca Business Centre within the well established Spreckels Business Park. Excellent freeway identity and access to I-5, Hwy 120 and Hwy 99. Beautifully executed exteriors featuring extensive glass lines, panel relief and tasteful color selection. Ample parking and extensive landscaping.

LEASE RATE:\$1.35 PSF, GROSS

CONTACT Darren McFadden

BRE # 01276439

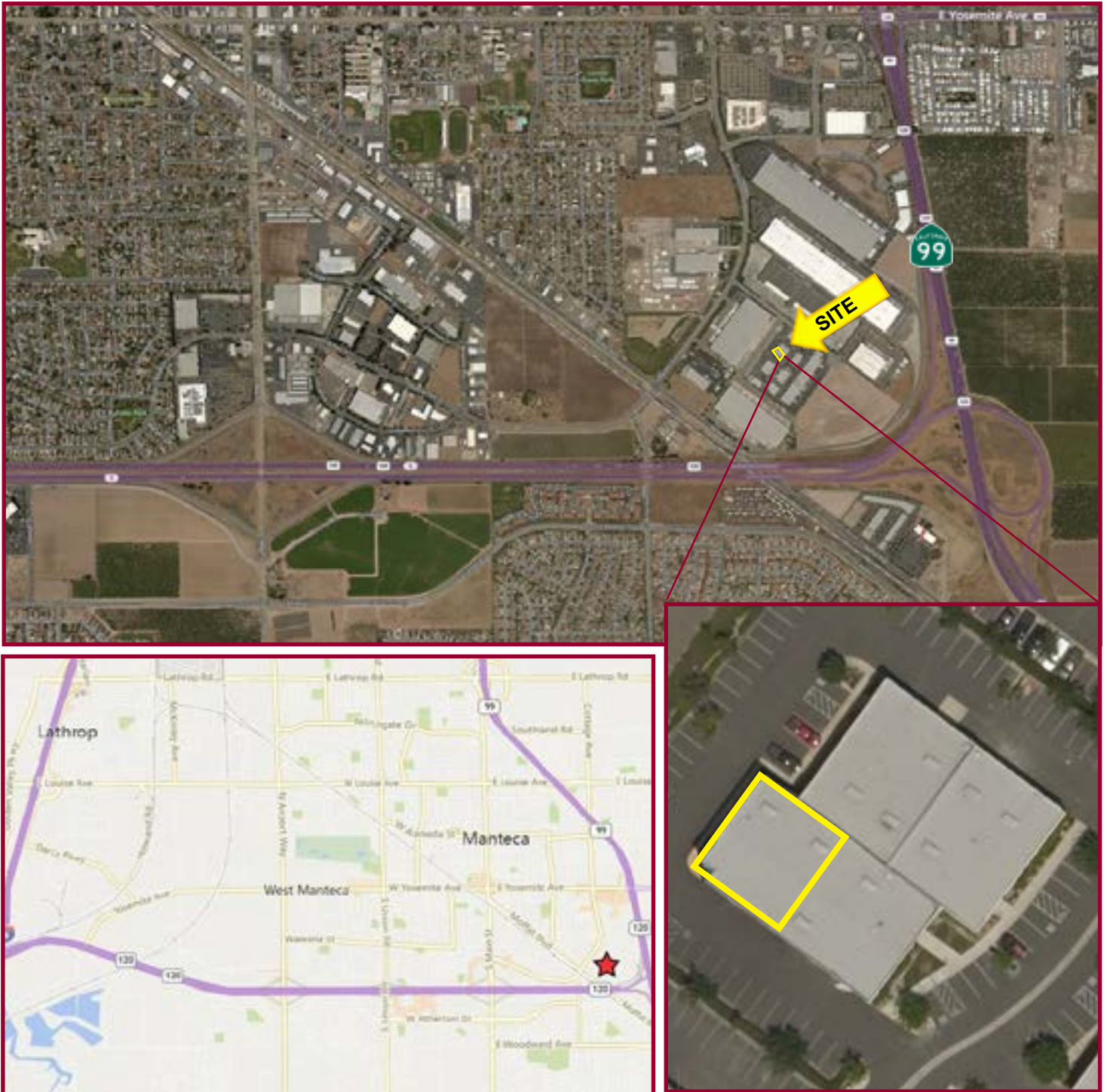
dmcfadden@lee-associates.com

D 209.983.6821

C 209.598.1180

CLASS "A" INDUSTRIAL SPACE FOR LEASE

1252 DUPONT COURT, MANTECA, CA



CONTACT **Darren McFadden**
BRE # 01276439
dmcfadden@lee-associates.com
D 209.983.6821
C 209.598.118/0

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.