

# MANTECA PROFESSIONAL CENTER – FOR SALE OR LEASE

SALE PRICE: \$850,000.00

LEASE RATE: NEGOTIABLE



## 612 COMMERCE COURT, MANTECA, CA

±3,245 SF INDUSTRIAL WAREHOUSE | ZONED: M2 –CITY OF MANTECA

FOR MORE INFORMATION  
CONTACT:

**LIDDICOAT**  
Corp. Lic. 02305797

**CRE**

**LORIE LIDDICOAT**

209.915.9913

Lic. 01952818

[Lorie@LiddicoatCRE.com](mailto:Lorie@LiddicoatCRE.com)

*All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the information and recommend that all information be verified prior to a transaction.*

## 612 COMMERCE COURT PROPERTY DETAILS

### PROPERTY DETAILS:

- ±3,245 SF
- High Visibility with 109,000 ADT
- Direct Signage Facing Highway 99
- Zoned: M2 – City of Manteca
- End Cap Unit
- HOA's approx. \$500 per month, include; CAM, Water, Sewer, Garbage
- Roof & Exterior maintenance

### OFFICE:

- ±1,245 SF
- Reception Area
- Private Office / Conference Room
- Large Open Workspace
- Dedicated Office Restroom
- HVAC within Office

### WAREHOUSE:

- ±2,000 SF
- Insulated Warehouse
- Sprinklers Throughout
- One (1) 12'x14' Grade Level Roll Up Door
- Assumed Power: 3-Phase

Contact Listing Agent To Tour. Do Not Disturb Tenants. Tours are by Appointment Only.



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612 COMMERCE COURT – HIGHWAY VISIBILITY



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612 COMMERCE COURT-WAREHOUSE



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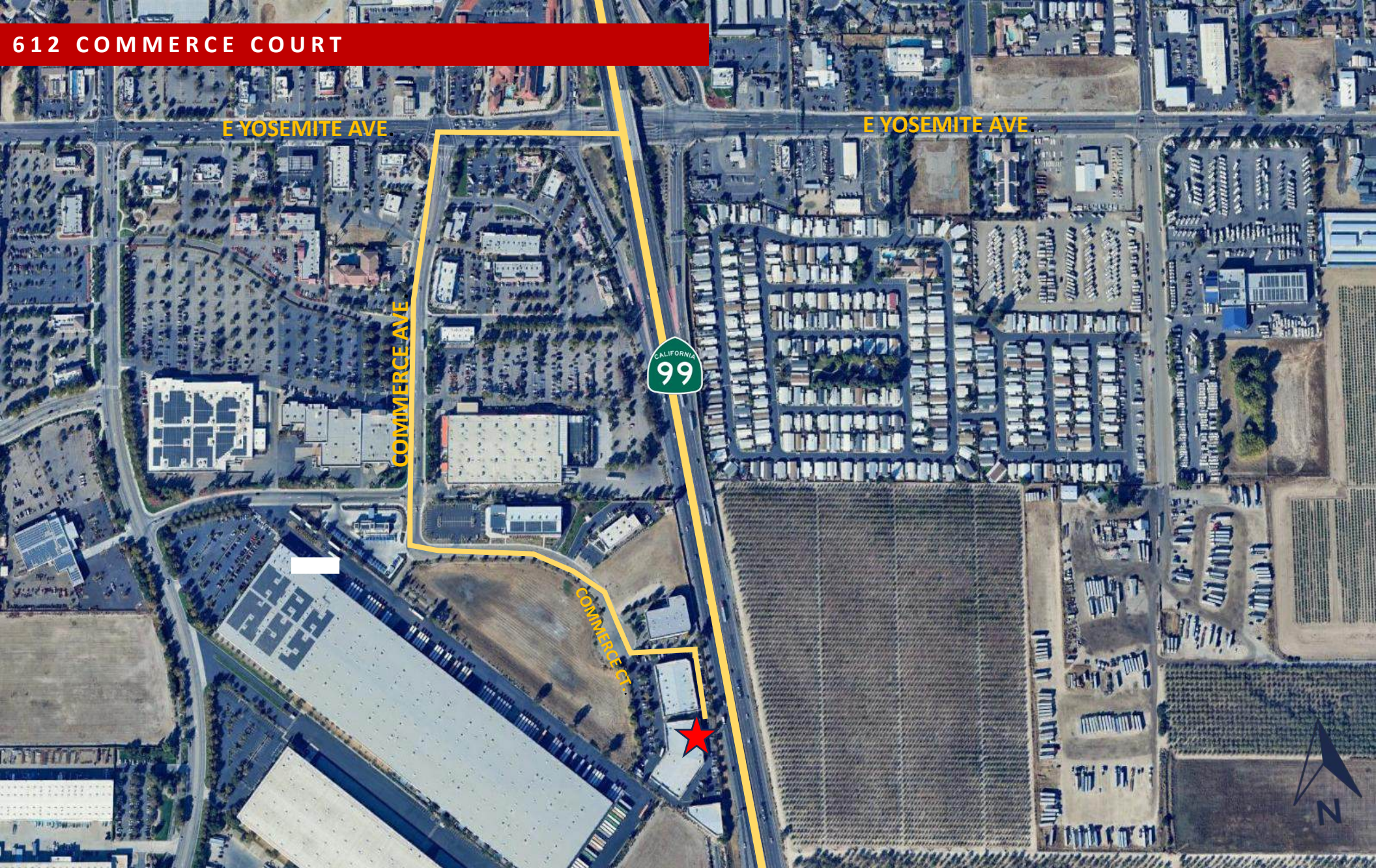
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612 COMMERCE COURT

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