

Available For Lease



2577 W. Yosemite Avenue

Manteca, CA 95337

±12.09 Acre IOS / Transportation Facility w/ ±25,800 SF Shop Bldg & ±13,000 SF Office

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Property Features

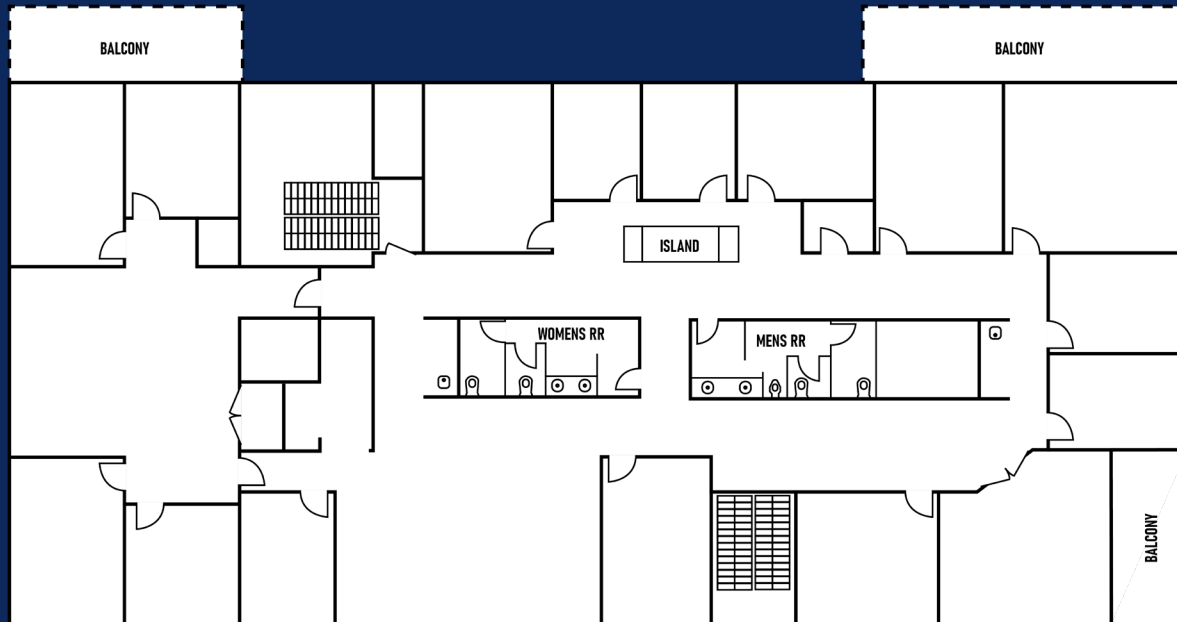
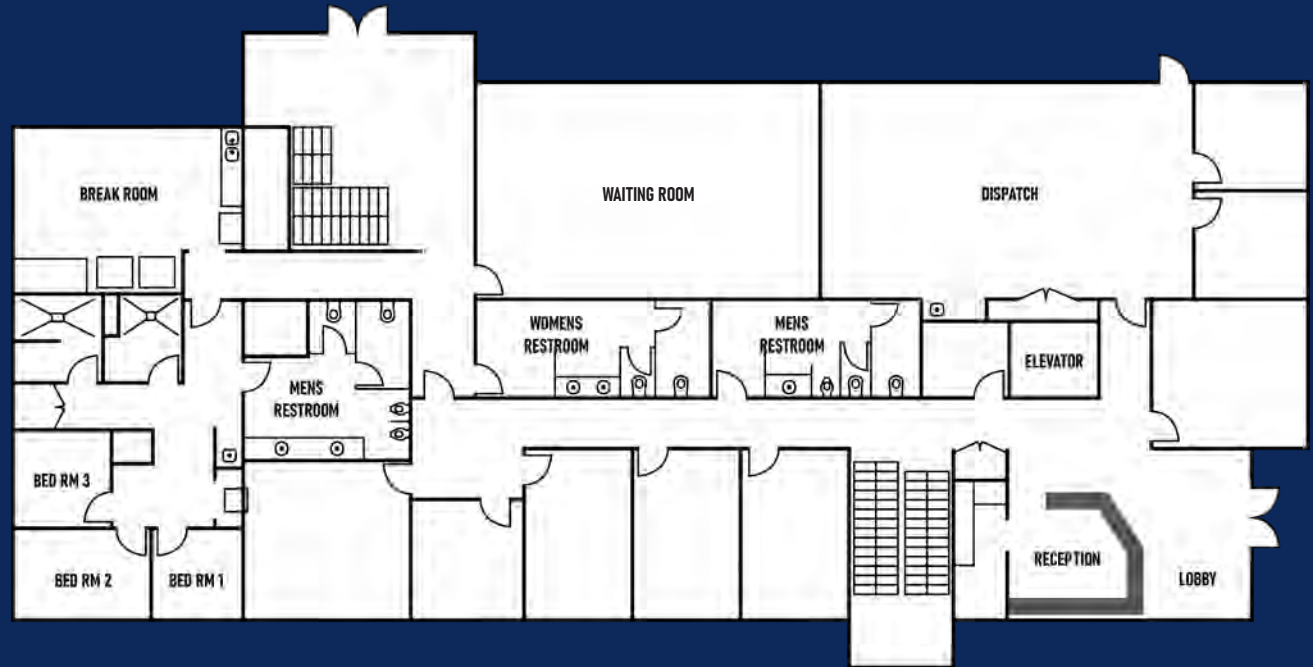
- PROPERTY TYPE:** Transportation facility
- APN:** 198-230-120
- ACREAGE:** ±12.09 acres
- SHOP BUILDING:**
 - ±25,800 SF (under roof)
 - ±16,000 SF shop
 - ±4,900 SF of overhang
 - ±4,900 SF wash bay
 - Eight (8) grade level doors (18w x 16h)
 - Four (4) drive-thru bays
 - ±16' - 20' clear height
 - ±1,260 SF office
 - Clear span
 - Drive thru access
 - Insulated
 - Skylights
 - Sprinklers
 - Compressed air lines throughout
 - Oil / Water separator
 - Two (2) bay wash rack
- OFFICE:**
 - ±13,000 SF
 - Two (2) story office
- INDICATED POWER:** 1,000 amps, 120/240V, 3-phase
On-site back up generator
- ZONING:** M-1, Light Industrial
City of Manteca
- FEATURES:**
 - ±97 trailer positions
 - Auto parking (64 covered / 11 uncovered)
 - Compressed air lines throughout
 - Oil / Water separator
 - Two (2) bay wash rack
 - Two (2) 10,000 gallon covered fuel tanks
 - Access to HWY 120 & HWY 99



2-Story Office Site Plan

1st Floor

- Lobby / reception
- Dispatch
- Conference room
- 2 breakrooms
- 3 restrooms
- 2 showers
- 3 bedrooms
- 7 private offices

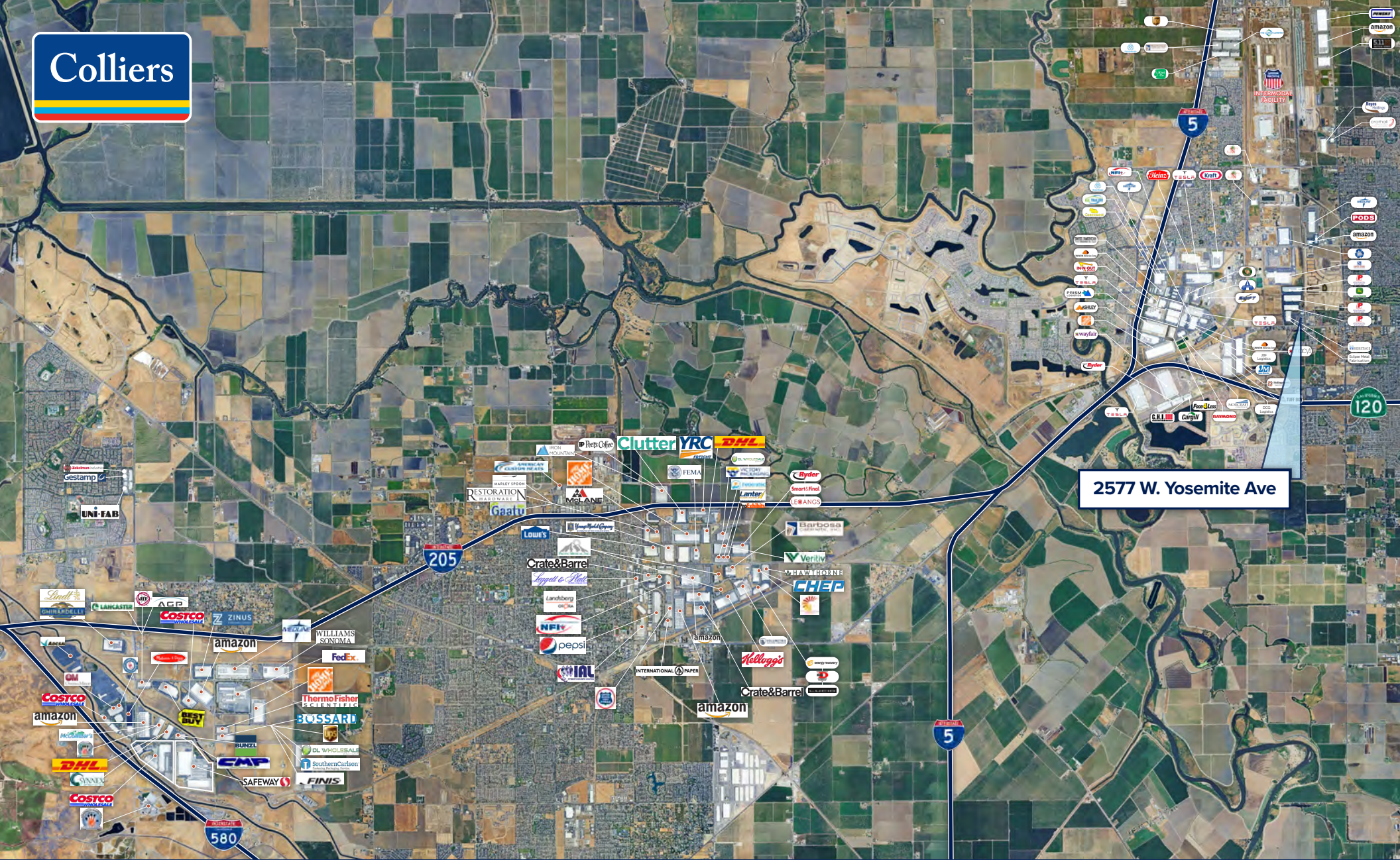


2nd Floor

- Conference room
- Training / breakroom
- 2 restrooms
- 15 private offices
- 2 coffee bars

Property Photos





2577 W. Yosemite Ave, Manteca, CA offers a unique opportunity to secure a ±12.09 acre transportation facility surrounded by industrial occupiers and institutional quality industrial parks. Located in the Central Valley of Northern California, considered to be one of the fastest growing industrial markets on the West Coast. The property provides direct access to I-5 and HWY 99 via HWY 120, and is centrally located to Port of Oakland, Port of Stockton along with UP & BNSF Intermodal Facilities.

Neighboring Industrial Parks



I-5 Logistics Center

California Logistics Center



2577 W. Yosemite Ave

Pacific Business Park

Lathrop Industrial Park

Crossroads Commerce Center

Prologis Tracy 14

North Tracy Commerce Center

Lathrop Gateway

TriPoint Logistics Center

Mountain Technology Center

Northeast Industrial Area

Stonebridge Industrial Park

Tracy Logistics Park

Prologis Park Tracy

International Park of Commerce

Patterson Pass Business Park

LBA Logistics Center





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