

## 2577 W. Yosemite Avenue

Manteca, CA 95337

±12.09 Acre 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

 $\pm 4,900$  SF of overhang  $\pm 4,900$  SF wash bay

Eight (8) grade level doors (18w x 16h)

Four (4) drive-thru bays  $\pm 16$ ' - 20' clear height  $\pm 1,260$  SF office

**OFFICE:** ±13,000 SF

Two (2) story office

INDICATED POWER: 10,000 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)

Clear span

Drive thru access

Insulated Skylights Sprinklers

Airlines throughout Oil / Water separator Two (2) bay wash rack

Two (2) 10,000 gallon covered fuel tanks

Access to HWY 120 & HWY 99





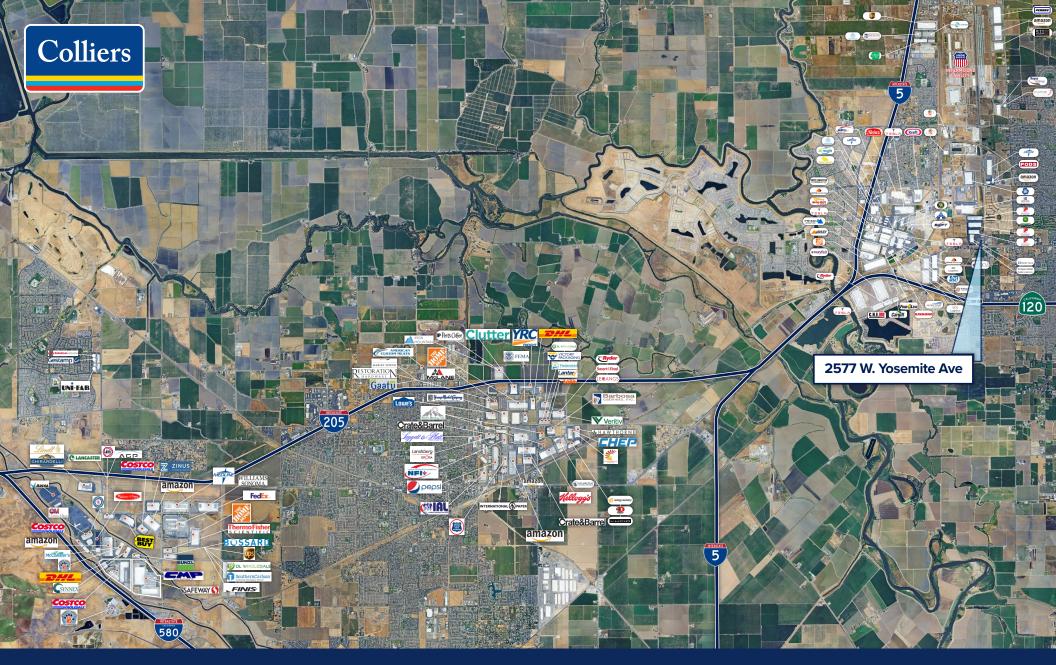
# **Property Photos**











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**





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