

QUALITY DISTRIBUTION/MANUFACTURING FACILITY FOR SALE OR LEASE

550 CARNEGIE STREET | MANTECA, CA



LISTING DATA:

BUILDING SF:	58,800± SF
OFFICE SF:	5,400± SF of office space and parts/tool room
SITE:	4.69± Acres (3.63± building site plus 1.06± acres for additional yard/ expansion - 2 parcels
DOORS:	Eight (8) covered dock doors w/ pit levelers and shelters Two (2) grade level doors
CONSTRUCTION:	Concrete Tilt Up
CLEAR HEIGHT:	24'±
INDICATED POWER:	3,600 amps, 277/480 volt, 3 phase power
MEZZANINE:	Approximately 2,000± sf 2nd story mezzanine with concrete floor (not included in SF calculation)
ZONING:	M1 - Light Industrial - City of Manteca
SECURITY:	Fully fenced with two (2) driveways/gated entrances

LEASE RATE: \$.65 PSF/NNN
SALE PRICE: \$7,350,000.00

JIM MARTIN, SIOR
BRE #01214270
jmartin@lee-associates.com
D 209.983.4088
C 925.352.6948

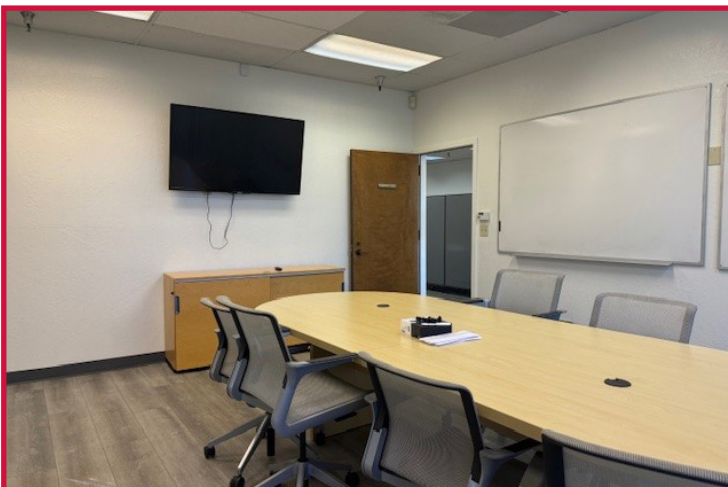
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FEATURES:

- Cross load design
- Four (4) Big Ass Fans
- New Exterior paint
- New slurry, seal and striping
- Fully insulated warehouse
- New roof (2023) with 20 year transferable warranty
- Electrical and airlines distributed throughout
- T-5 lighting, skylights
- Fire sprinklers (2 systems: .22/3000 & .33/3000, both 118.2 GPM)
- Excellent proximity to Hwy 120 for easy access to I-5 and Hwy 99

INTERIOR WAREHOUSE

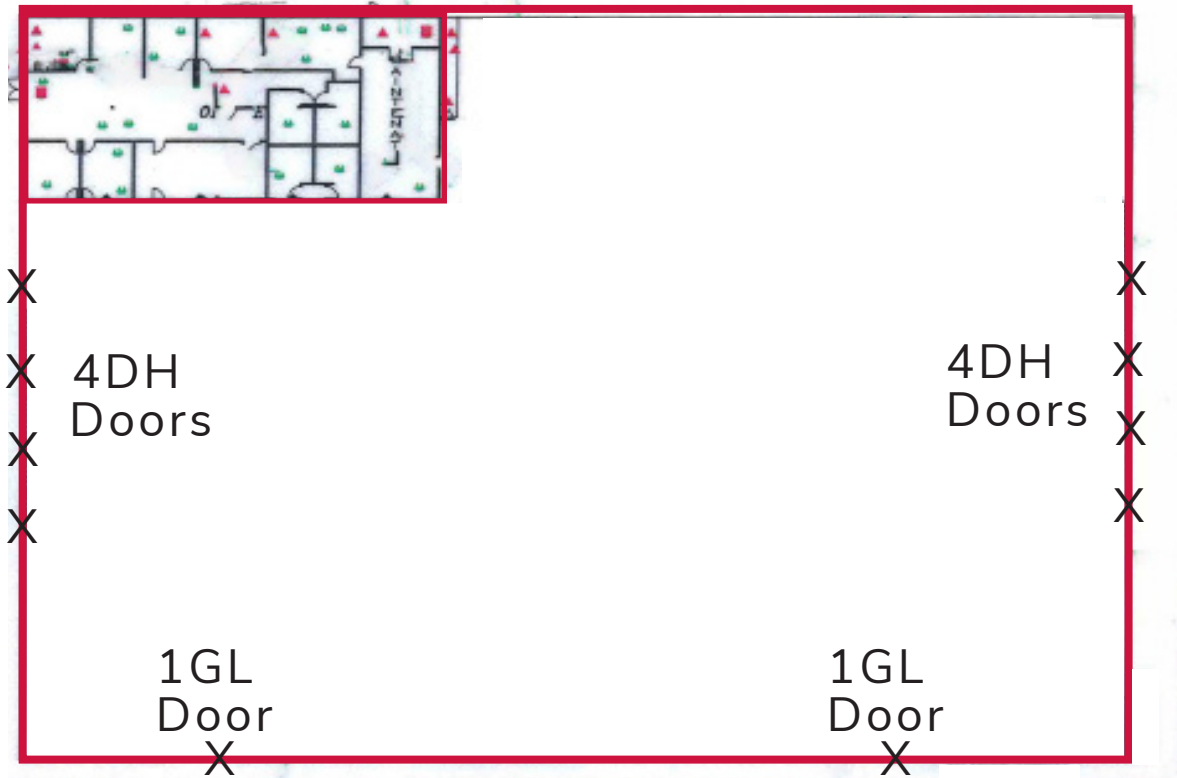


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Floor Plan

CARNEGIE



*** NOT TO SCALE**



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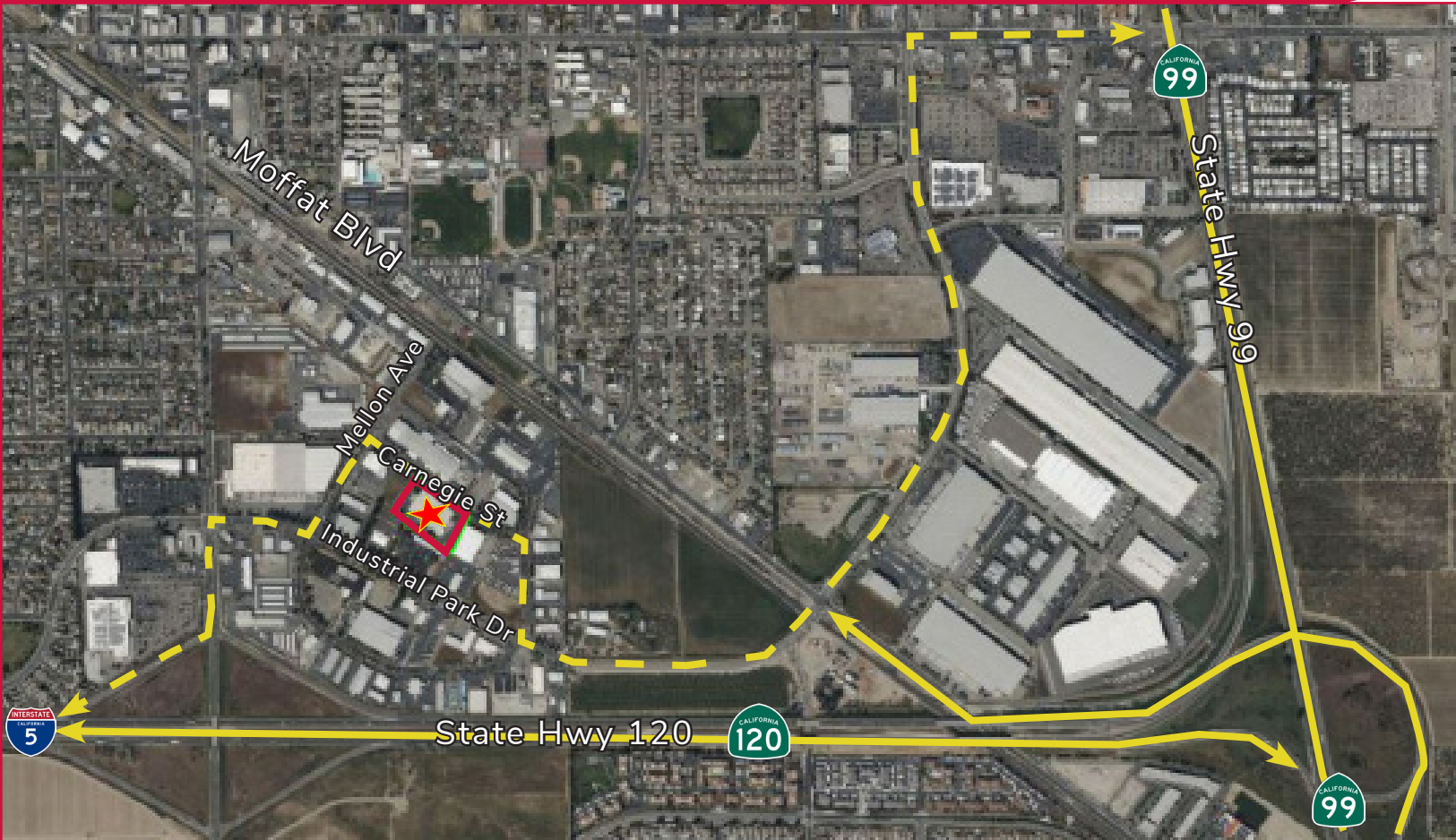
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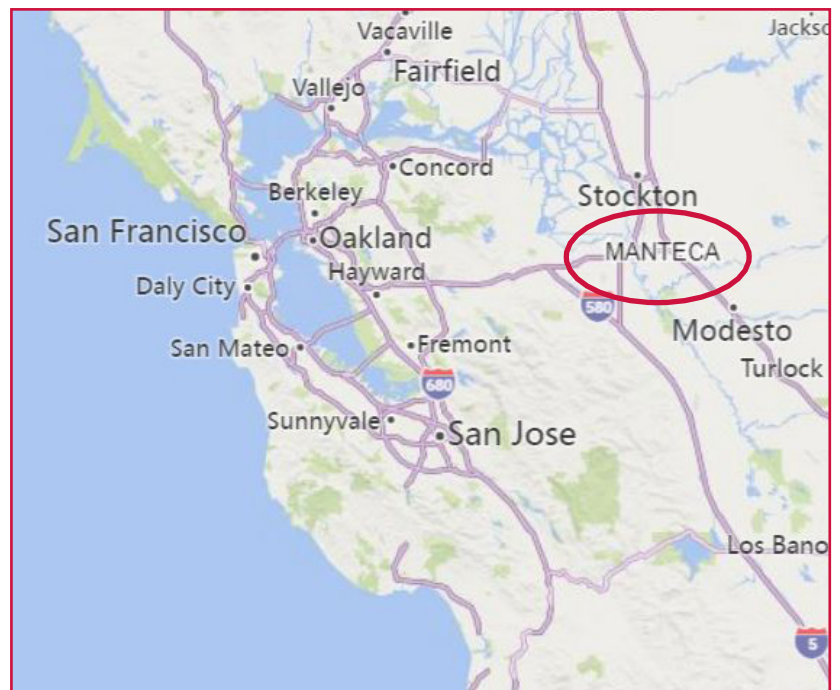
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CORPORATE NEIGHBORS:

Mountain Valley Express, McLane Food Service, BR Funsten, Alhambra Water, Bay Cities Metal Products and American Modular Systems



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