

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

ALEX HOECK, SIOR
+1 209 851 1191
alex.hoeck@colliers.com
CA License No. 01943853

MIKE GOLDSTEIN, SIOR
+1 209 475 5106
michael.goldstein@colliers.com
CA License No. 01319234

RYAN MCSHANE, SIOR
+1 209 483 9851
ryan.mcshane@colliers.com
CA License No. 01295796

WES WIDMER, SIOR
+1 209 598 0331
wes.widmer@colliers.com
CA License No. 01315686



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

±13,000 SF

Two (2) story office

OFFICE:

INDICATED POWER: 10,000 amps, 120/240V, 3-phase
 On-site back up generator

ZONING: M-1, Light Industrial
 City of Manteca

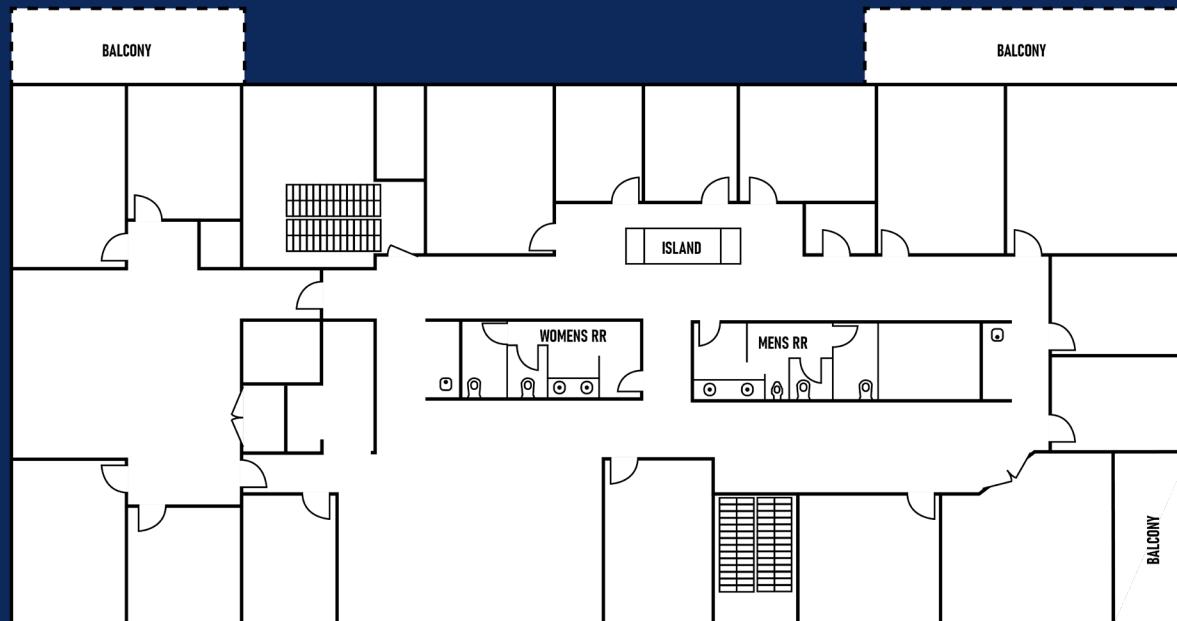
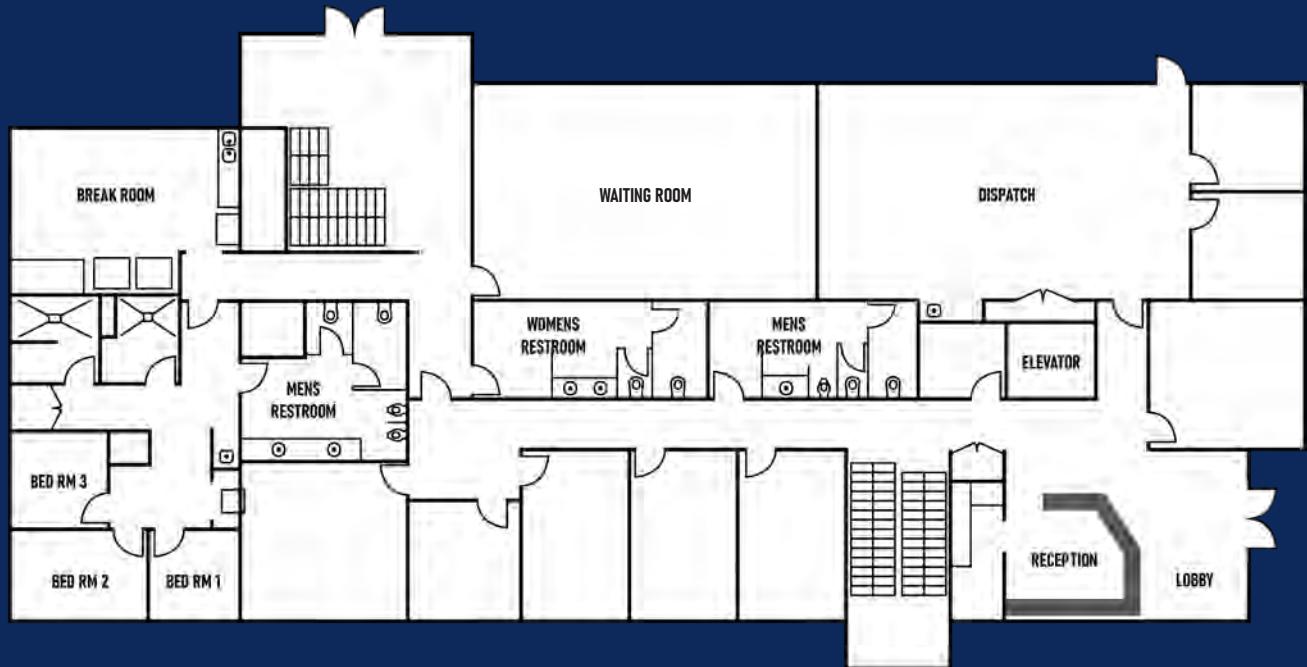
FEATURES: ±97 trailer positions
 Auto parking (64 covered / 11 uncovered)
 Compressed air lines throughout
 Oil / Water separator
 Two (2) bay wash rack
 Two (2) 10,000 gallon covered fuel tanks
 Access to HWY 120 & HWY 99



2-Story Office Site Plan

1st Floor

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

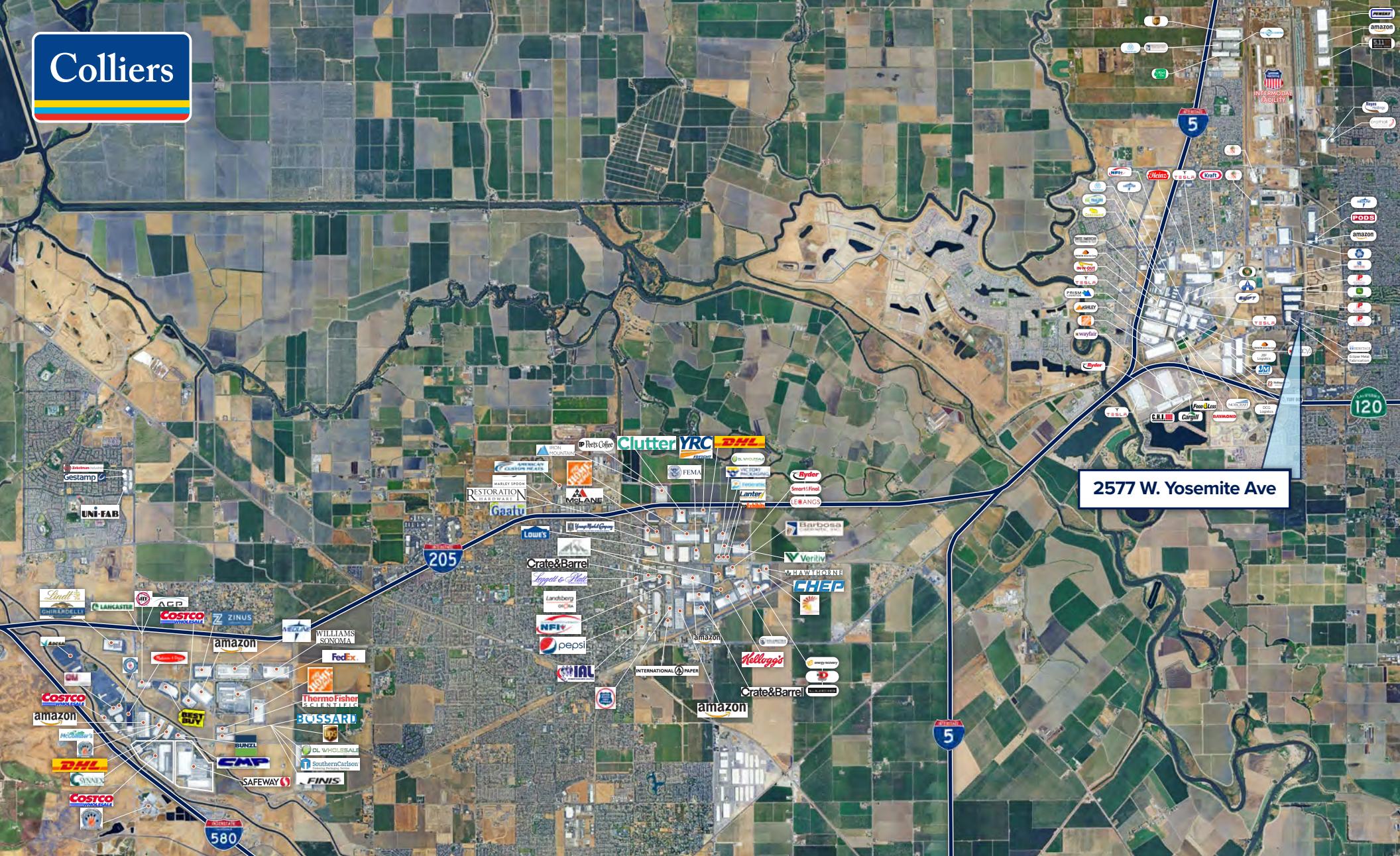


2nd Floor

- 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



Colliers



EXCLUSIVE BROKERS:

ALEX HOECK, SIOR

Executive Vice President
CA License No. 01943853
alex.hoeck@colliers.com
+1 209 851 1191

MIKE GOLDSTEIN, SIOR

Vice Chair
Executive Managing Director
CA License No. 01319234
michael.goldstein@colliers.com
+1 209 475 5106

RYAN MCSHANE, SIOR

Vice Chair
CA License No. 01295796
ryan.mcschane@colliers.com
+1 209 483 9851

WES WIDMER, SIOR

Executive Vice President
CA License No. 01315686
wes.widmer@colliers.com
+1 209 598 0331

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