

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

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)
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

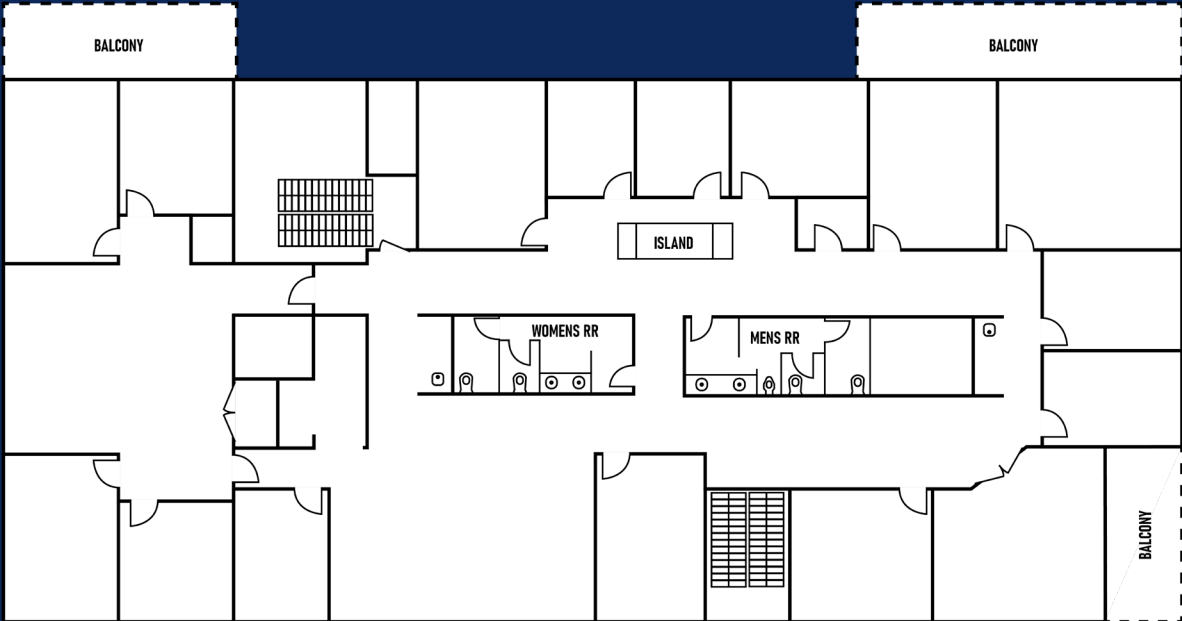
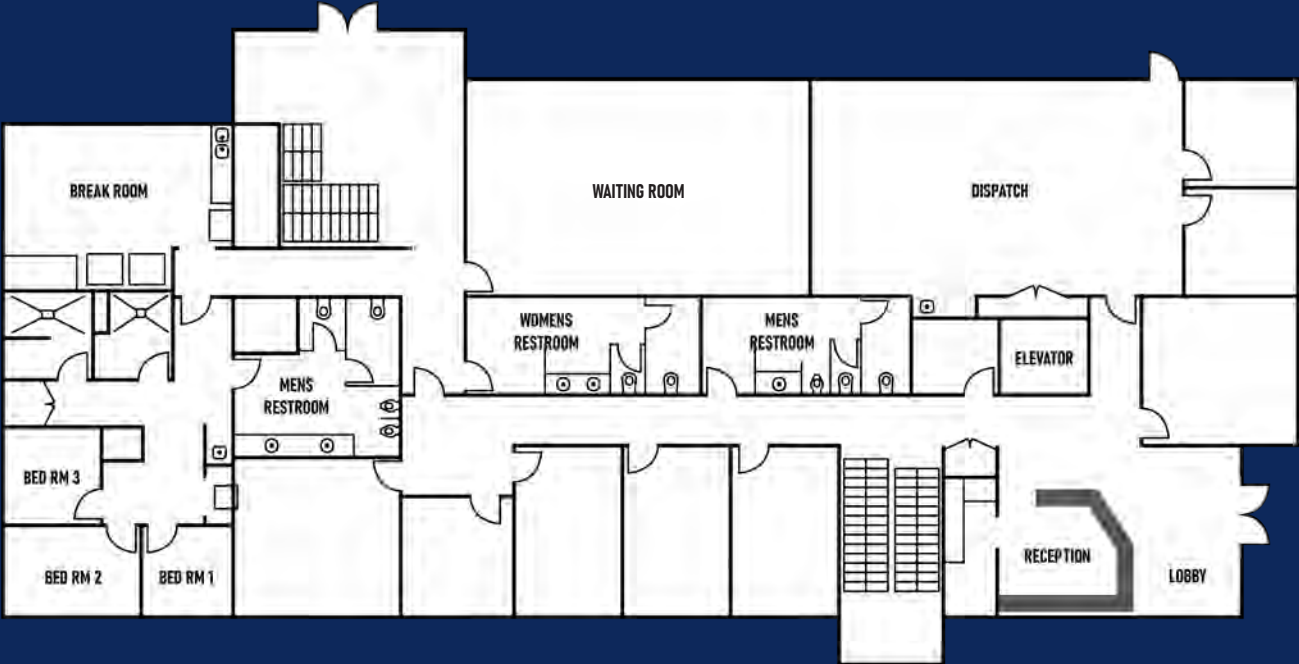
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2-Story Office Site Plan

1st Floor

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

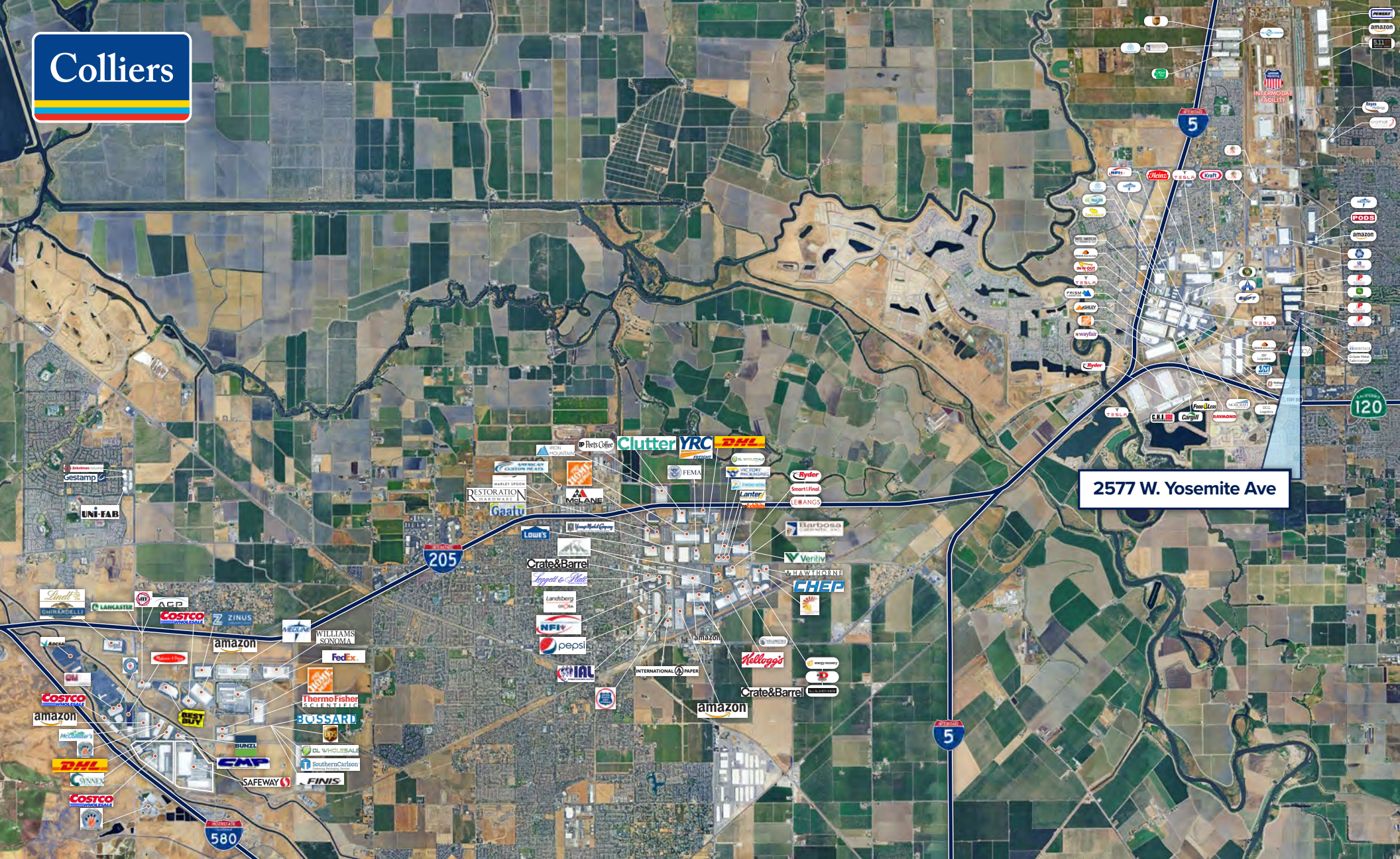


2nd Floor

- 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





3439 Brookside Road, Suite 108
Stockton, CA 95219
P: +1 209 475 5100
F: +1 209 475 5102
colliers.com

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

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