

SMALL SHOP/OFFICE FOR LEASE

1177-6 VANDERBILT CIRCLE, MANTECA, CA



AVAILABLE SF: 2,100± SF (30' x 70')

COMMENTS:

- One (1) grade level door (12' x 14')
- Approximately 250± SF office space
- One restroom
- Fluorescent lights and skylights
- Office and restroom have been refreshed with mezzanine storage above
- Exterior building newly painted

PROJECT FEATURES:

- Easy Access with direct visibility to Hwy 120
- Ideal shop, repair or assembly space

***UNDER NEW OWNERSHIP/MANAGEMENT**



*** Available June 1, 2025**

LEASE RATE: \$2,750.00 per month (Gross)

Jim Martin, SIOR

BRE #01214270

jmartin@lee-associates.com

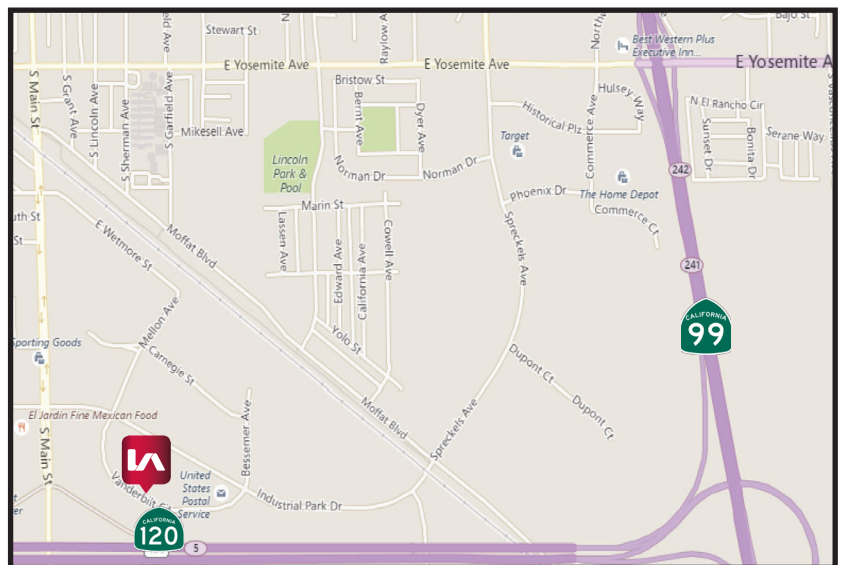
D 209.983.4088

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SMALL SHOP/OFFICE FOR LEASE

1177-6 VANDERBILT CIRCLE, MANTECA, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Jim Martin, SIOR

BRE #01214270

jmartin@lee-associates.com

D 209.983.4088

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.