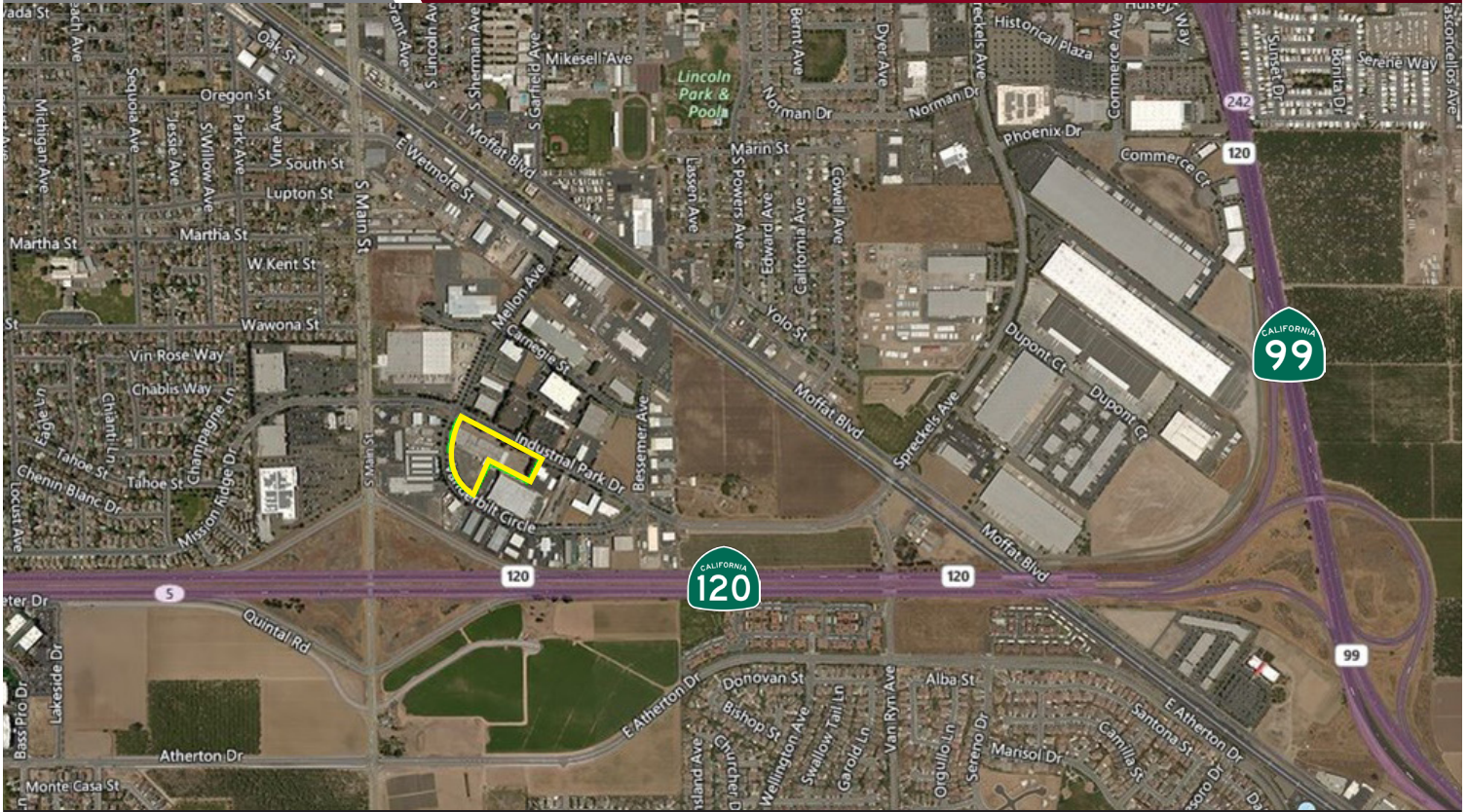


# FOR SALE OR LEASE

400 Industrial Park Dr.  
Manteca, CA 95337

88,533± SF on 6.09± Acres



- **APN:** 221-190-48
- **BUILDING SIZE:** 88,533± SF
- **LOT SIZE:** 6.09± AC
- **ZONING:** M-1 (Light Industrial - City of Manteca)
- **One (1) Dock high door**
- **Seven (7) Grade level drive-in doors**
- **Asphalt yard / parking area**
- **Sprinklered**
- **Less than 1/2 mile from Hwy 120 / S. Main Street interchange**
- **Excellent access to Hwy 99 and I-5 via Hwy 120 Bypass**



**ASKING SALE PRICE: \$5,500,000**  
**ASKING LEASE RATE: \$22,000/mo/NNN**



For more information contact: **Jim Martin, SIOR**

BRE # 01214270

Direct: 209-983-4088/ Office: 209-983-1111

[jmartin@lee-associates.com](mailto:jmartin@lee-associates.com)

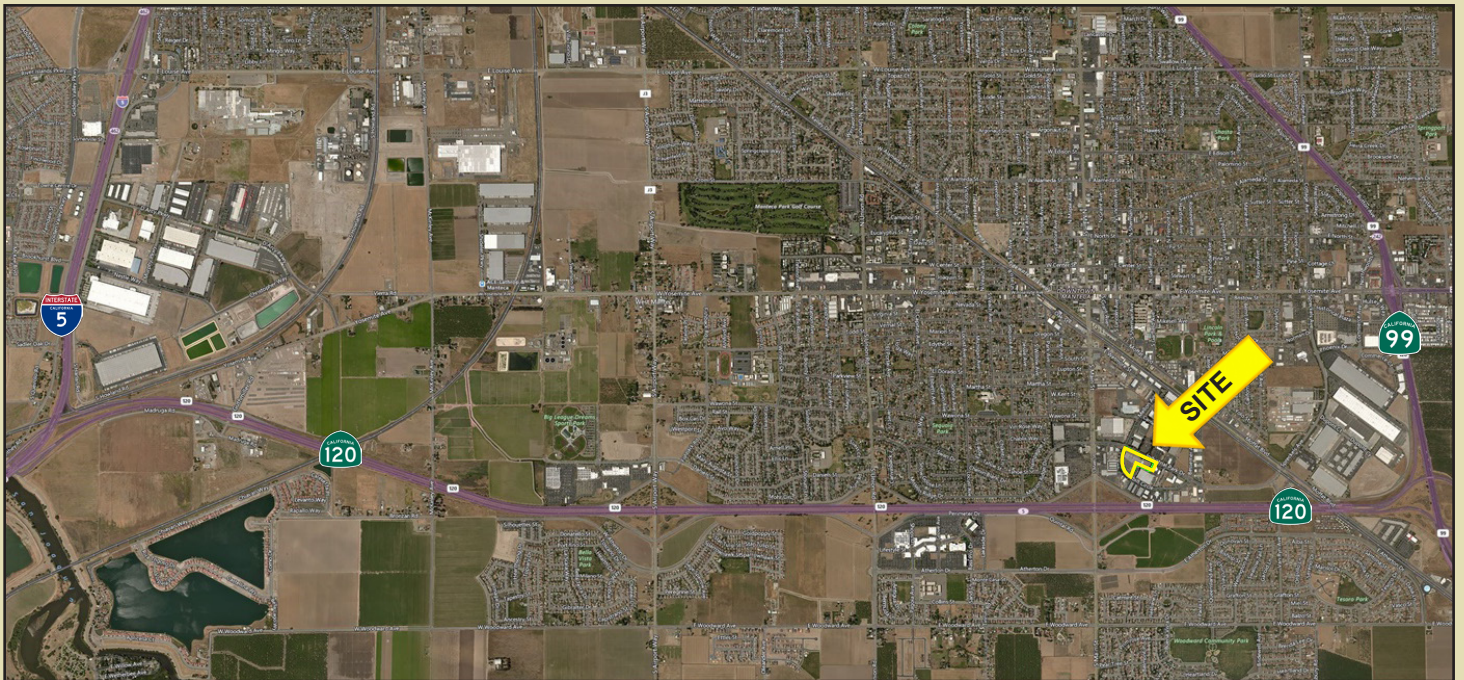
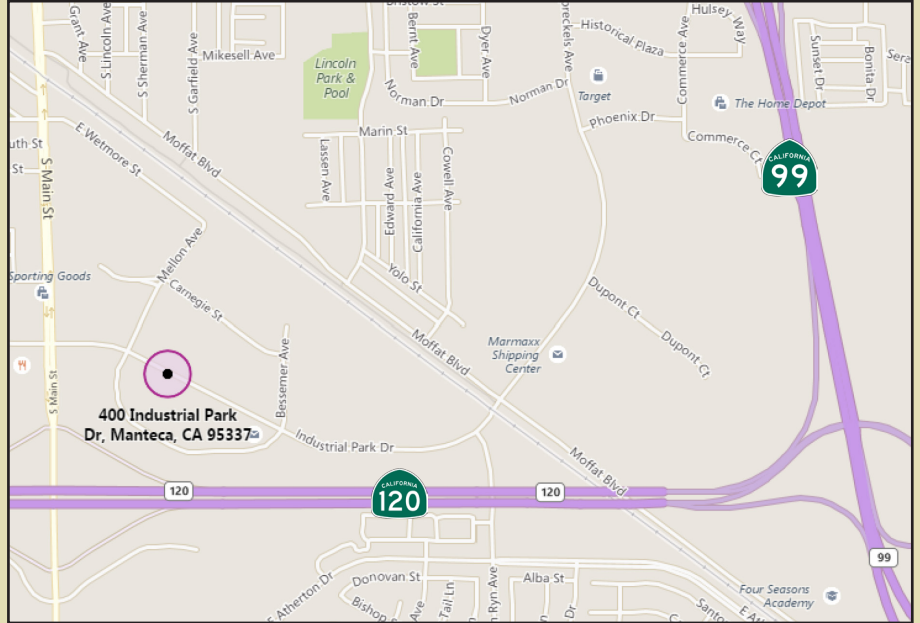
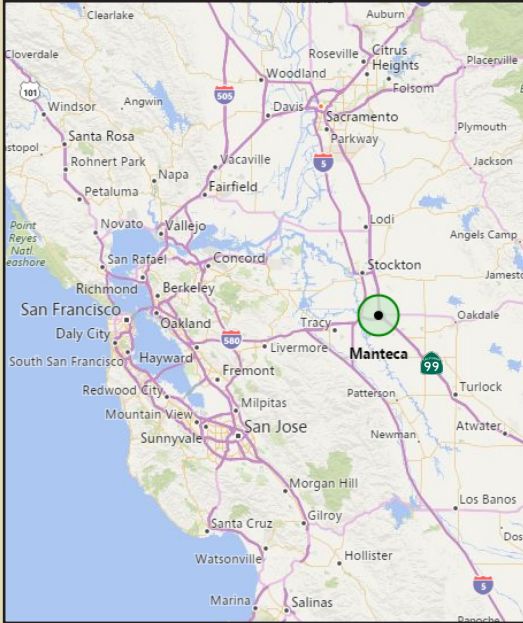
[lee-associates.com/centralvalley](http://lee-associates.com/centralvalley)



# FOR SALE OR LEASE

400 Industrial Park Dr.  
Manteca, CA 95337

88,533± SF on 6.09± Acres



For more information contact: **Jim Martin, SIOR**

BRE # 01214270

Direct: 209-983-4088/ Office: 209-983-1111

[jmartin@lee-associates.com](mailto:jmartin@lee-associates.com)

[lee-associates.com/centralvalley](http://lee-associates.com/centralvalley)