

# 10,000± SF SHOP BLDG W/ FENCED YARD FOR SALE

211 OAK STREET, MANTECA, CA

**BLDG SF:** 10,000± SF  
**LAND SIZE:** 0.39± AC  
**INDICATED POWER:** 800 Amp, 120/240 Volt,  
3 Phase electrical service  
7.5 hp / 80 gal compressor  
**ZONING :** Zoned C-M (Commercial Manufacturing,  
City of Manteca)

## FEATURES:

- 1,200± SF of office space
- 3 grade level drive-in doors
- Clear span construction- no interior columns
- Extensive mezzanine storage areas
- Metal halide and fluorescent light fixtures throughout shop
- 2 gas fired shop heaters + swamp cooler
- 16' min. clear height
- Distributed air and power lines throughout

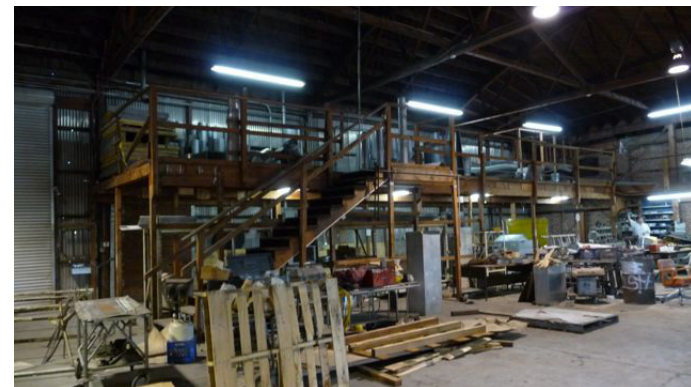


**SALE PRICE:** \$1,190,000.00

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

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.

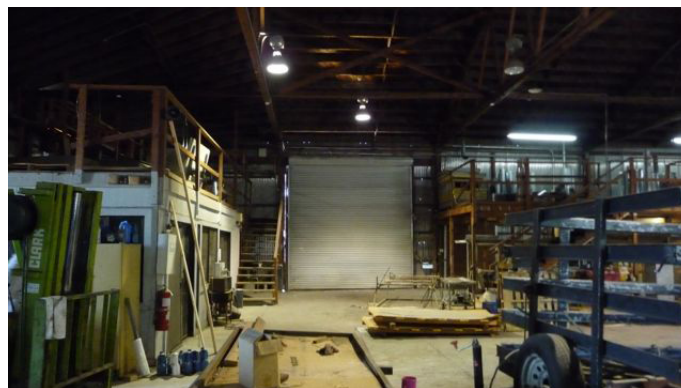
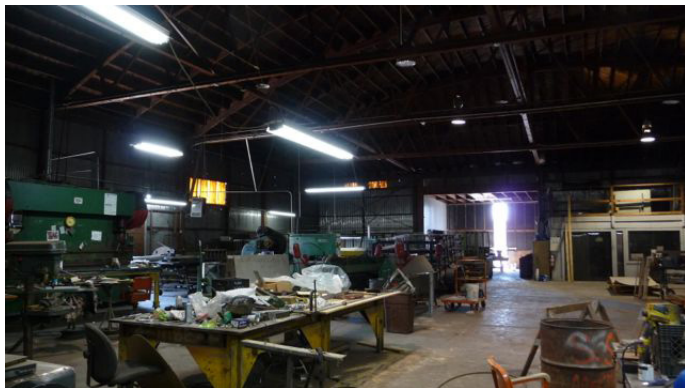
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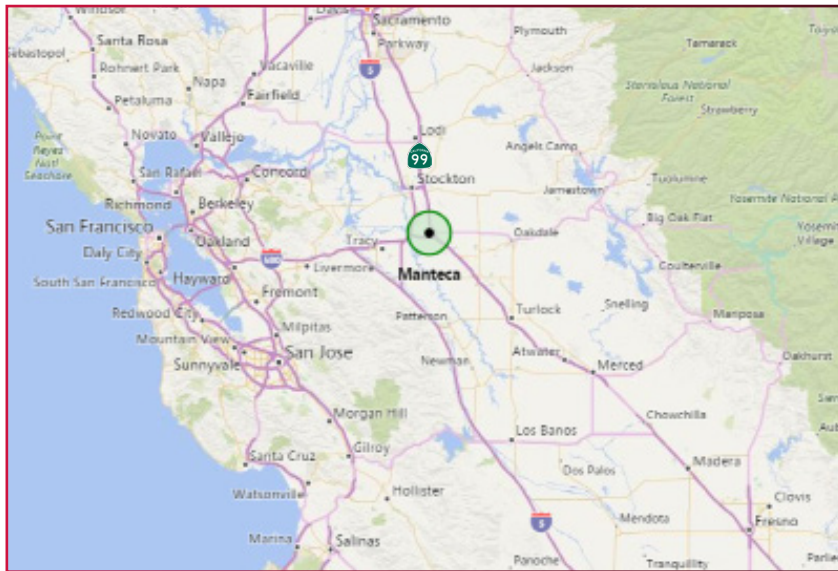
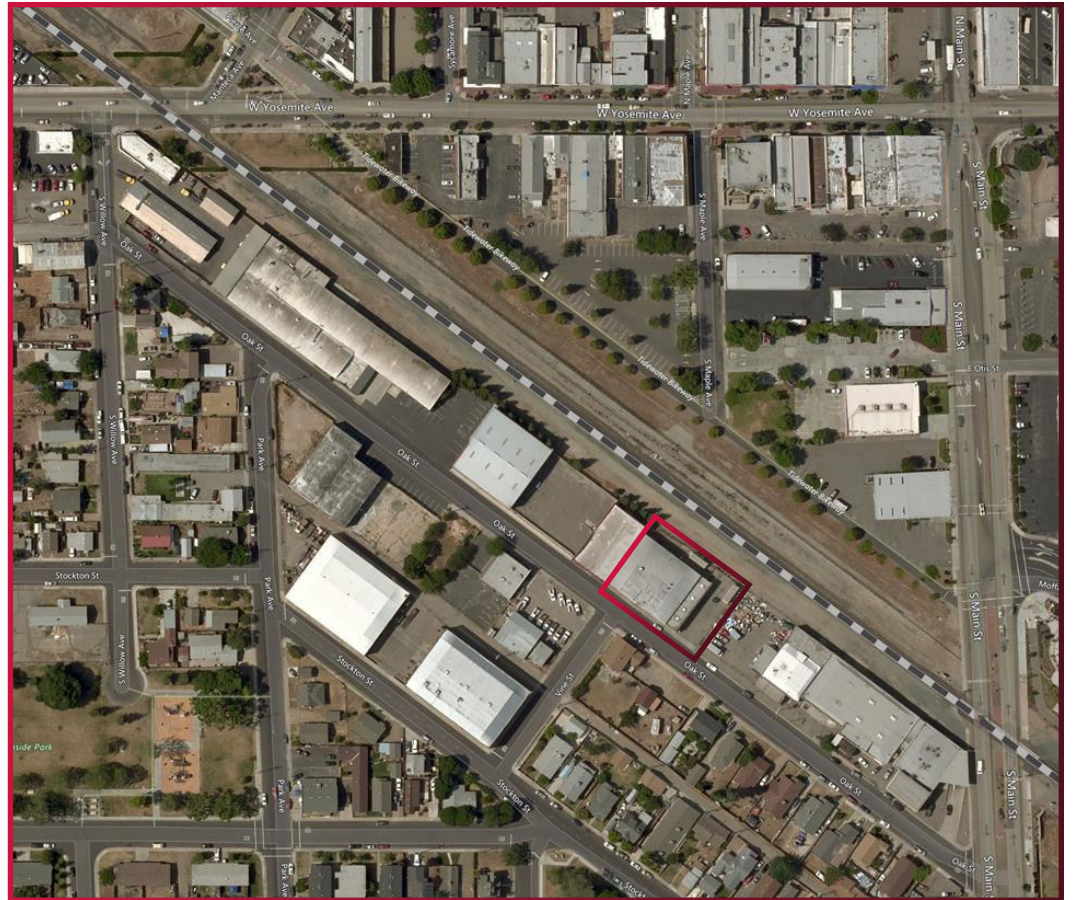
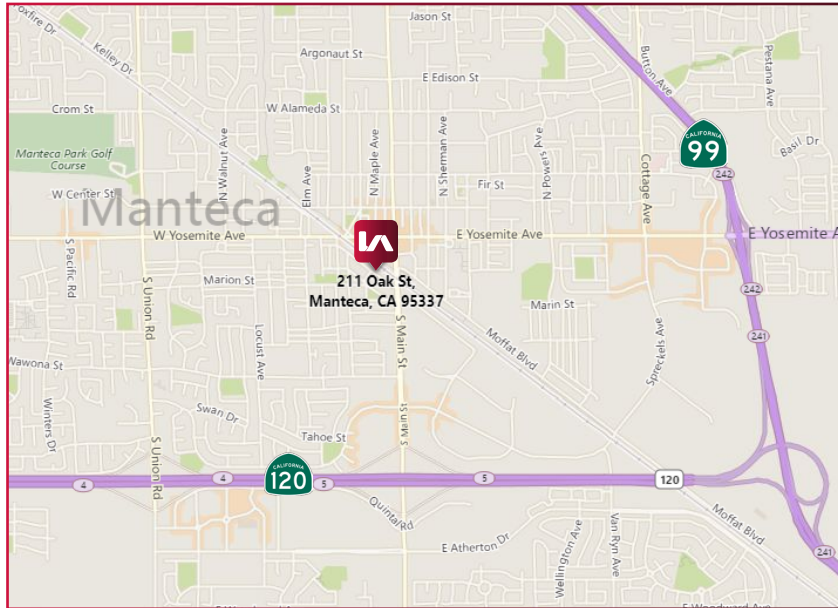


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