

OWNER-USER OFFICE BUILDING

1260 Dupont Ct,
Manteca, CA 95336

Marcus & Millichap



EXCLUSIVELY LISTED BY

1260 DUPONT CT

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OFFERING SUMMARY

1260 DUPONT CT



Listing Price
\$2,120,000



Price/SF
\$295



Gross Square Feet
± 7,191 SF

FINANCIAL

Listing Price	\$2,120,000
Price/SF	\$295
Occupancy	Will Be Sold Vacant
SBA Financing	Contact Broker for Details

PROPERTY

Property Type	Office
Gross Square Feet	± 7,191 SF
Number of Suites	Two (2)
Lot Size	0.58 Acre (±25,316 SF)
Year Built	2006



1260 DUPONT CT

Manteca, CA 95336

INVESTMENT OVERVIEW

Marcus & Millichap has been retained on an exclusive basis to market for sale 1260 Dupont Court, Manteca, California, a Class A office building located within Manteca Business Centre, a professionally managed business park. The property will be delivered vacant, offering immediate occupancy for an owner-user.

The ±7,191 square foot building was originally constructed as a warehouse and later professionally converted to office use, providing a flexible layout supported by durable underlying construction. The building is currently divisible into two (2) separate office suites, each with its own restrooms, break rooms, private offices, and support spaces, allowing for partial leasing or full owner-user occupancy.

The property features concrete tilt-up construction, ±9' high drop ceilings, twelve private offices, one large conference room, two sets of restrooms, two break rooms, and seventeen bullpen desks throughout. The building is also equipped with solar panels, offers twenty-six (26) dedicated parking stalls, and is strategically located near State Route 120, providing convenient access to Interstate 5, Interstate 205, and Highway 99.

INVESTMENT HIGHLIGHTS

- ± 7,191 SF freestanding Class A building, originally constructed as a warehouse and converted to office use; divisible into two suites for single- or multi-tenant occupancy.
- Concrete tilt-up construction (2006) with solar panels, wet fire sprinkler system, multiple HVAC units, ±9' ceilings, and a functional office layout.
- Delivered vacant and move-in ready, offering immediate occupancy for an owner-user.
- Strategic location with direct access to State Route 120 and convenient connectivity to Interstate-5, Interstate-205, and Highway 99.

1260 DUPONT CT

PROPERTY DETAILS

SITE DESCRIPTION

Property Address	1260 Dupont Ct, Manteca, CA 95336
Assessors Parcel Number	221-210-220
Lot Size	± 0.58 Acres (± 25,316 SF)
Zoning	PD (Planned Development), City of Manteca
Parking Spaces	Twenty-six (26)

CONSTRUCTION

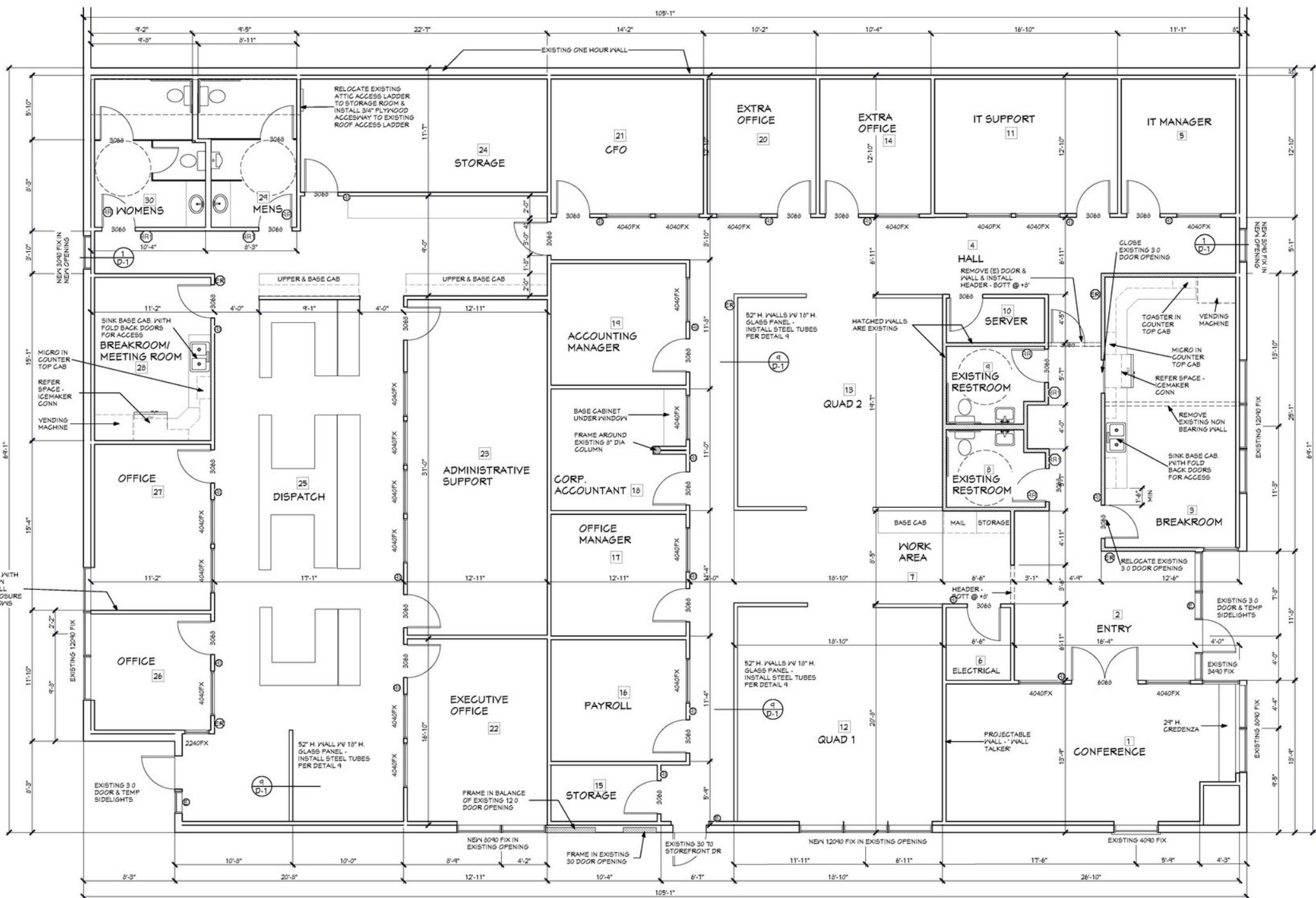
Property Type	Office (Originally built as warehouse)
Construction Type	Concrete Tilt-Up
Year Built	2006
Ceiling Height	± 9'
Total Building Size	± 7,191 SF
- SUITE A	± 4,323 SF
- Private Offices	Nine (9)
- Conference Room	One (1)
- Break Room	One (1)
- Restrooms	Two (2) - Male/Female
- Bull Pen Desks	Twelve (12)
- Server Room	One (1)
- SUITE B	± 2,868 SF
- Private Offices	Three (3)
- Conference Room	One (1)
- Break Room	One (1)
- Restrooms	Two (2) - Male/Female
- Bull Pen Desks	Five (5)
- Server Room	One (1)

MECHANICAL

HVAC	Three (3) Units
Fire Protection	Wet System
Power Capacity	400 Amps, 480Y/277V, 3-Phase, 4-Wire
Solar System	Yes

UTILITIES

Electric & Gas	PG&E
Water, Sewer, Trash	City of Manteca



SIGN SCHEDULE

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The diagram consists of two octagonal signs. The top sign is labeled 'ER' and the bottom sign is labeled 'E'. A dashed line connects the two signs, with the word 'EXIT ROUTE' written above the bottom sign and 'EXIT' written below it, indicating the relationship between the two labels.

SIGN SCHEDULE

BEST ROOM IDENTIFICATION (WIRBALIS)

----- REST ROOM IDENTIFICATION (VFR) -----

FLOOR PLAN

1260 DUPONT CT

EXTERIOR PHOTOS



1260 DUPONT CT

INTERIOR PHOTOS







Michaels

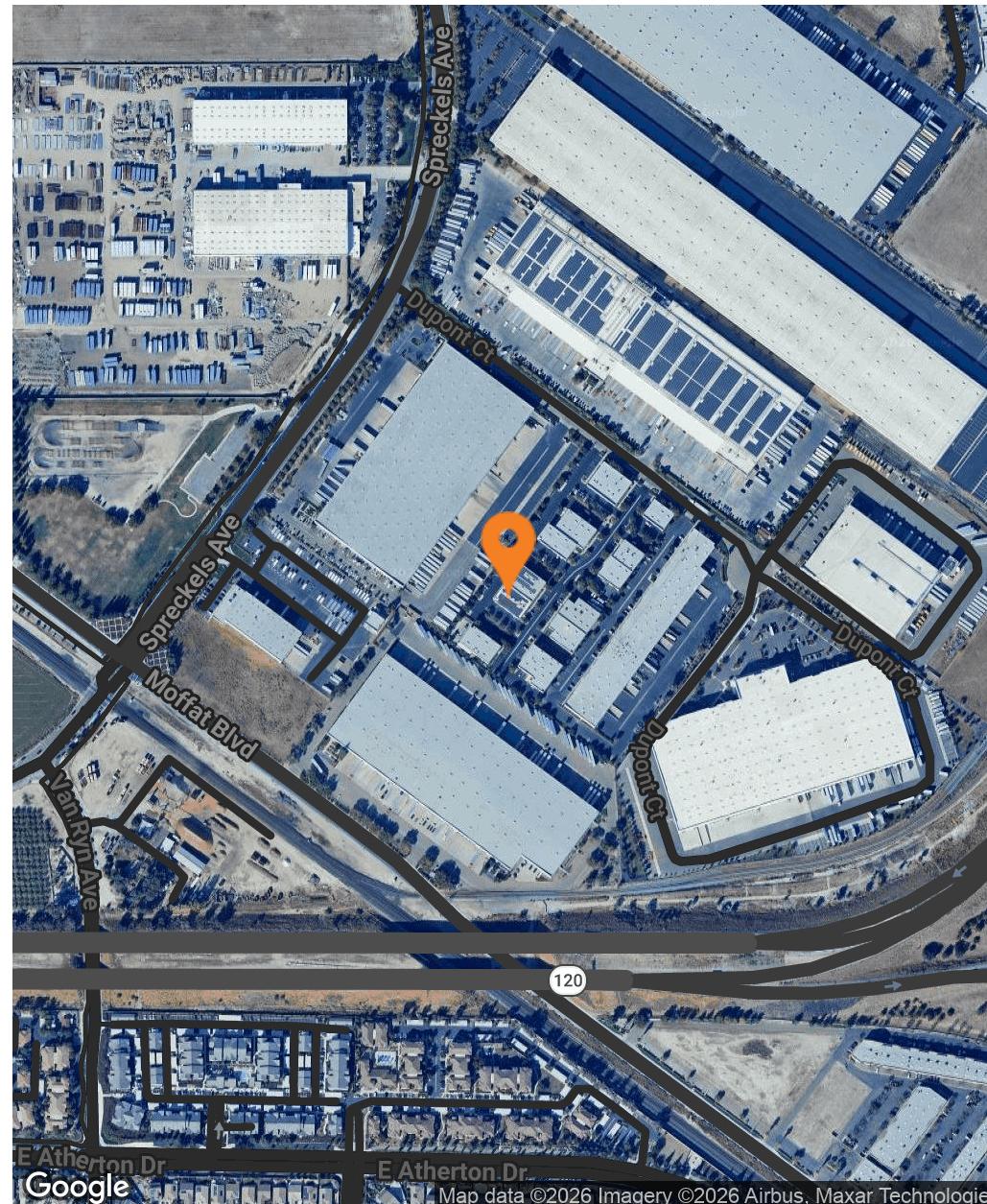
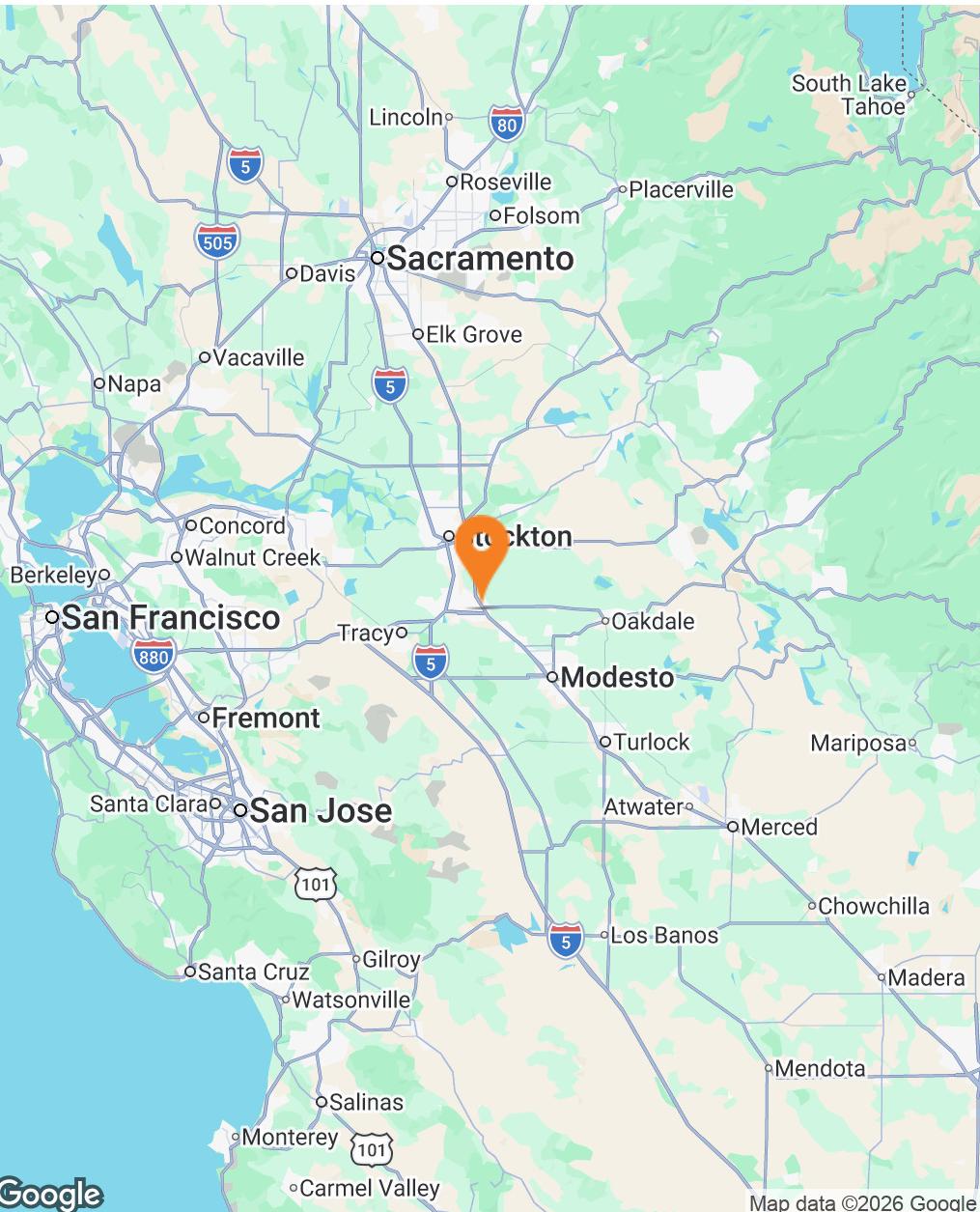


GXO



1260 DUPONT CT

REGIONAL & LOCAL MAP



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Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

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