

MARKETING BROCHURE

OWNER-USER OFFICE BUILDING

1260 Dupont Ct,
Manteca, CA 95336

Marcus & Millichap



1260 DUPONT CT

EXCLUSIVELY LISTED BY

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Marcus & Millichap

OFFERING SUMMARY

1260 DUPONT CT

\$

Listing Price
\$2,120,000

Price/SF

Price/SF
\$295

Gross Square Feet

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 |

1260 DUPONT CT

EXTERIOR PHOTOS



1260 DUPONT CT

INTERIOR PHOTOS





DOWNTOWN MANTECA



CALIFORNIA 120
85,450 VPD



SUBJECT PROPERTY FOR SALE

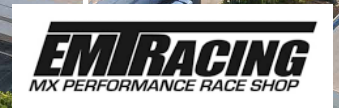


E-M MANUFACTURING, INC.



SPRECK SOLAR

STONE CREEK ENGINEERING



J.A. Clark Construction Inc





85,450 VPD

OUR PATH DUI
ASSESSMENTS

CARDIAC
IMAGING INC



BEYOND GRASS
TURF INSTALLERS



SHEET METAL

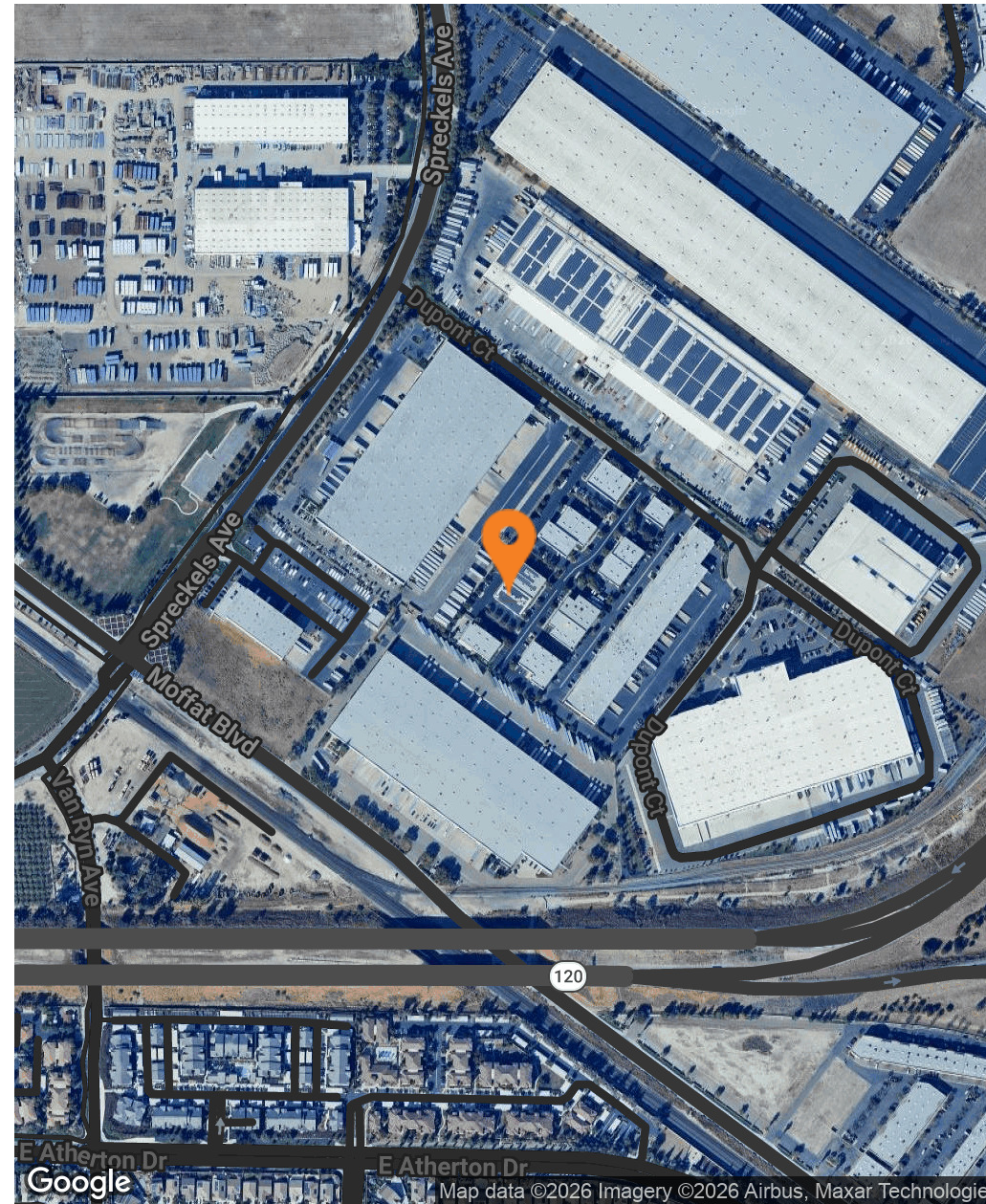
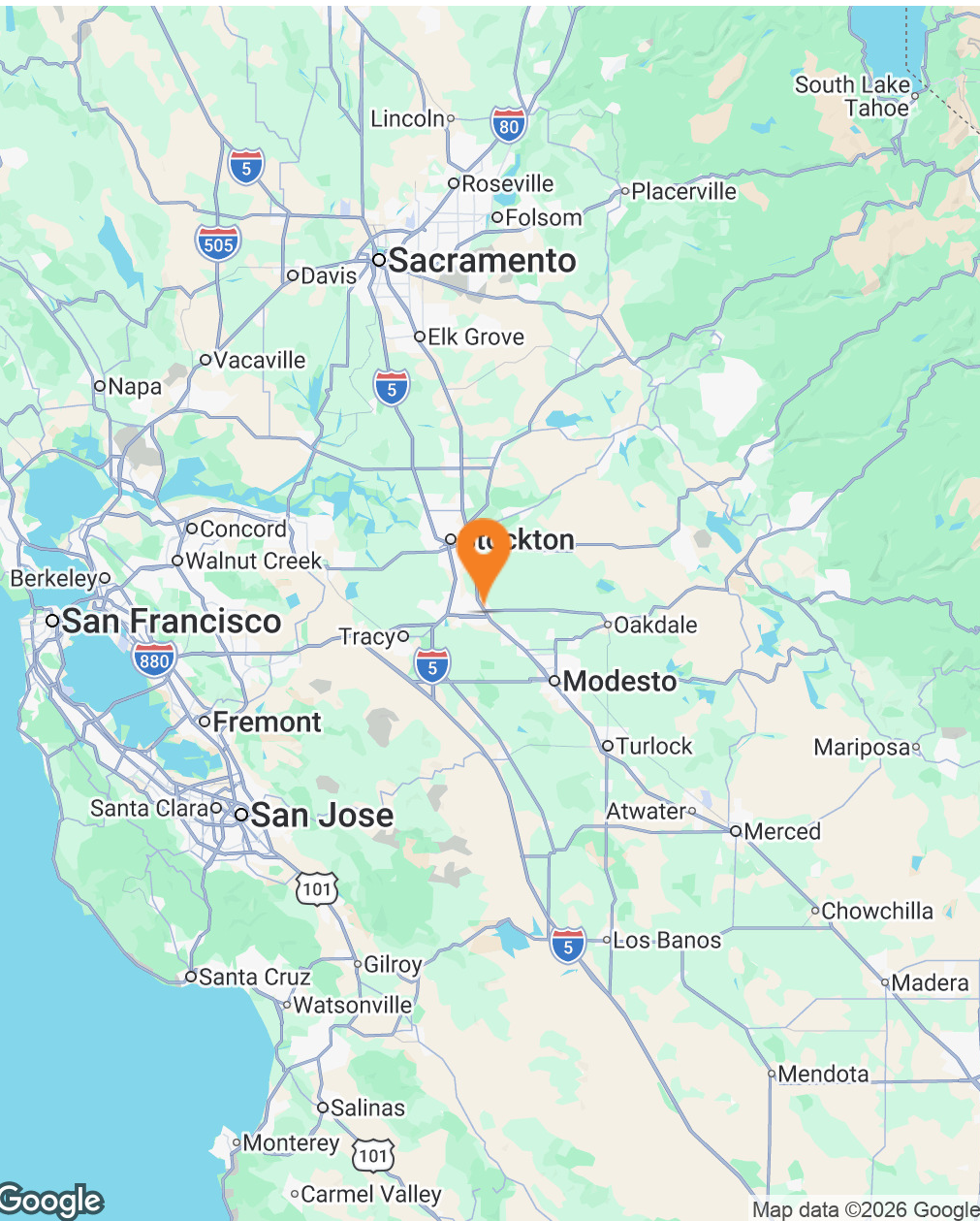
E-M MANUFACTURING, INC.

SUBJECT PROPERTY
FOR SALE



1260 DUPONT CT

REGIONAL & LOCAL MAP



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Activity ID #ZAH0030023

Marcus & Millichap

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

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