

CLASS "A" INDUSTRIAL SPACE FOR LEASE

1252 DUPONT COURT, MANTECA, CA



Manteca Business Centre

LISTING DATA

BUILDING SIZE:	6,839± SF
AVAILABLE:	3,839± SF (700± SF office including a reception area, one (1) private office and one (1) restroom)
CONSTRUCTION:	Concrete Tilt Up
CLEARANCE:	20'
SPRINKLERS:	Yes
LIGHTING:	Fluorescent
INDICATED POWER:	200 amp, 277/480 Volt, 3 phase
LOADING DOORS:	One (1) 12' x 12"
YARD:	Small Paved/fenced yard area

COMMENTS:

Located in the Manteca Business Centre within the well established Spreckels Business Park. Excellent freeway identity and access to I-5, Hwy 120 and Hwy 99. Beautifully executed exteriors featuring extensive glass lines, panel relief and tasteful color selection. Ample parking and extensive landscaping.

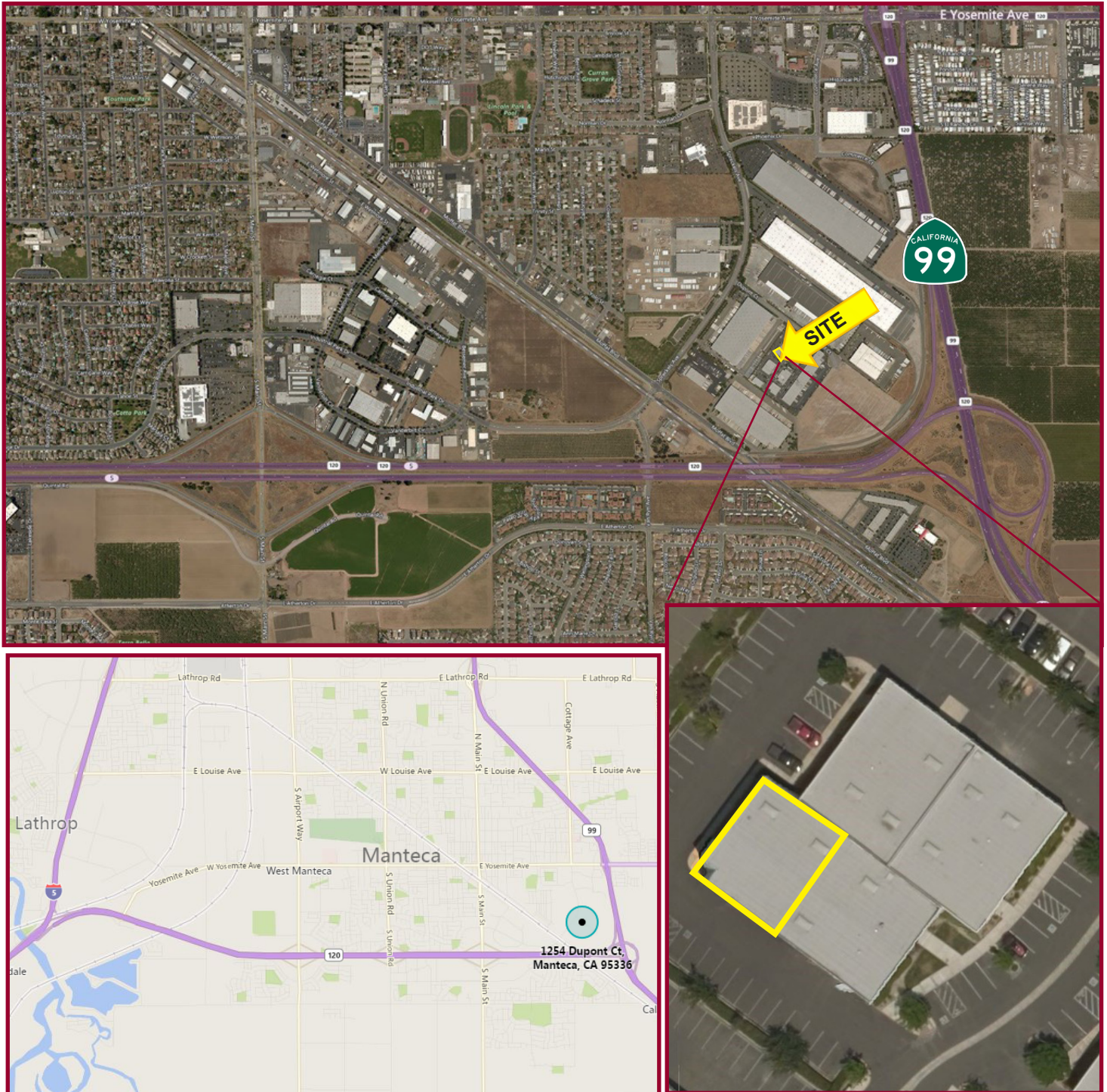
DO NOT DISTURB TENANT | SHOWN BY APPOINTMENT ONLY
AVAILABLE MAY 1, 2025

LEASE RATE: \$1.35 PSF, GROSS

CONTACT **Darren McFadden**
BRE # 01276439
dmcfadden@lee-associates.com
D 209.983.6821
C 209.598.1180

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