

# 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**

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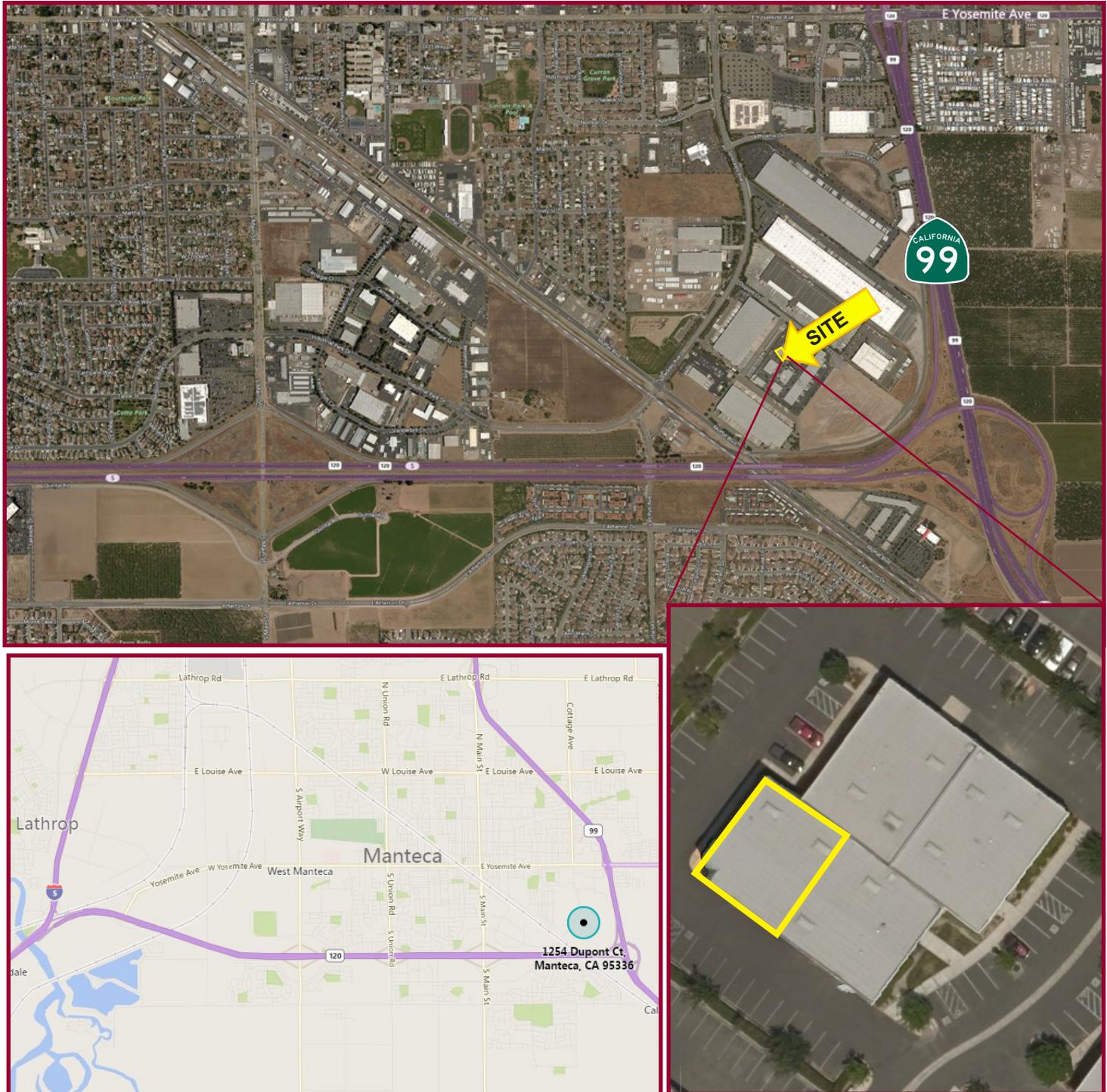
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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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