



±26,500 SF Freestanding Warehouse w/ 2 Dock Doors and Highway  Frontage

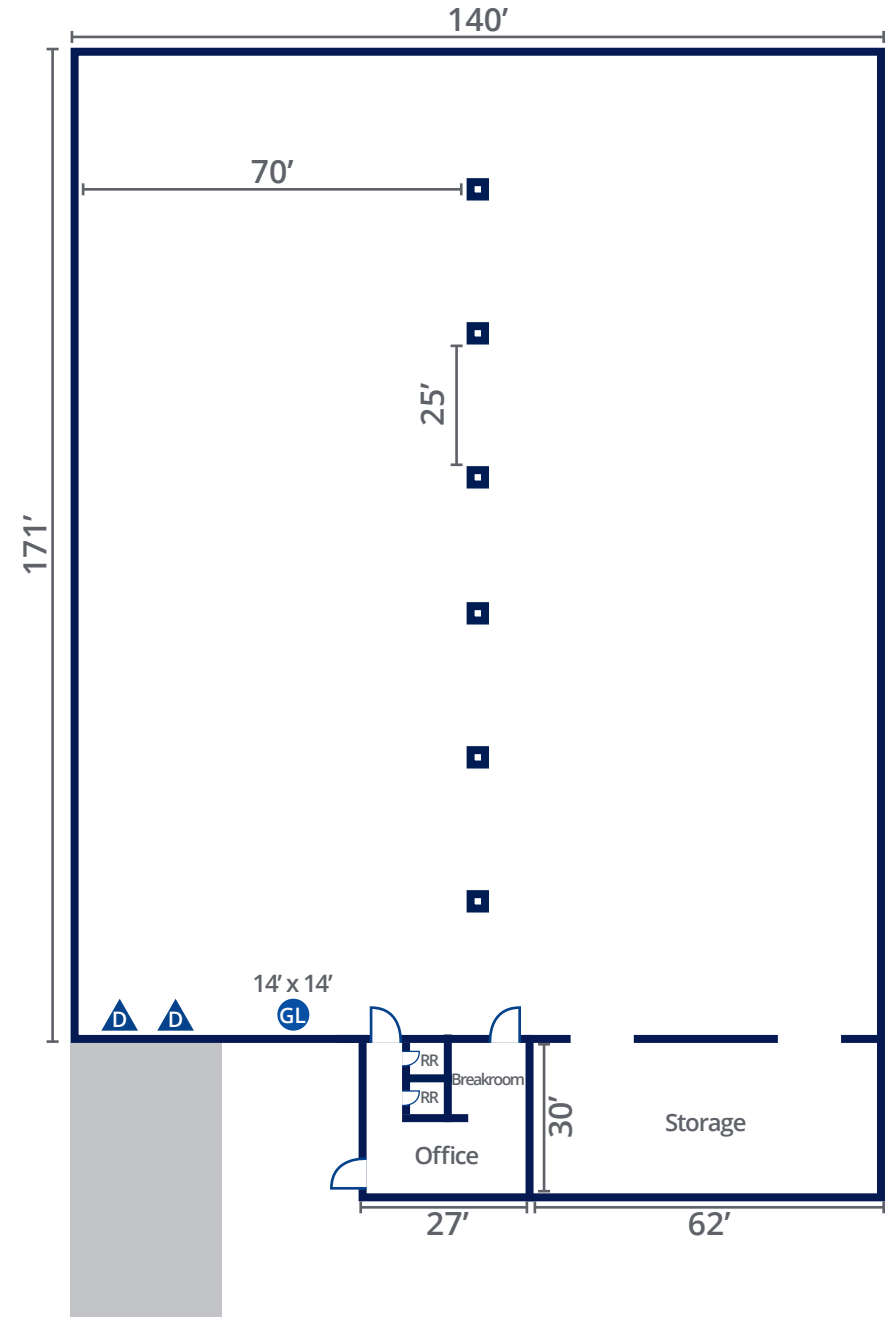
**FOR SALE OR LEASE**  
**1246 Vanderbilt Circle**  
Manteca, CA 95337

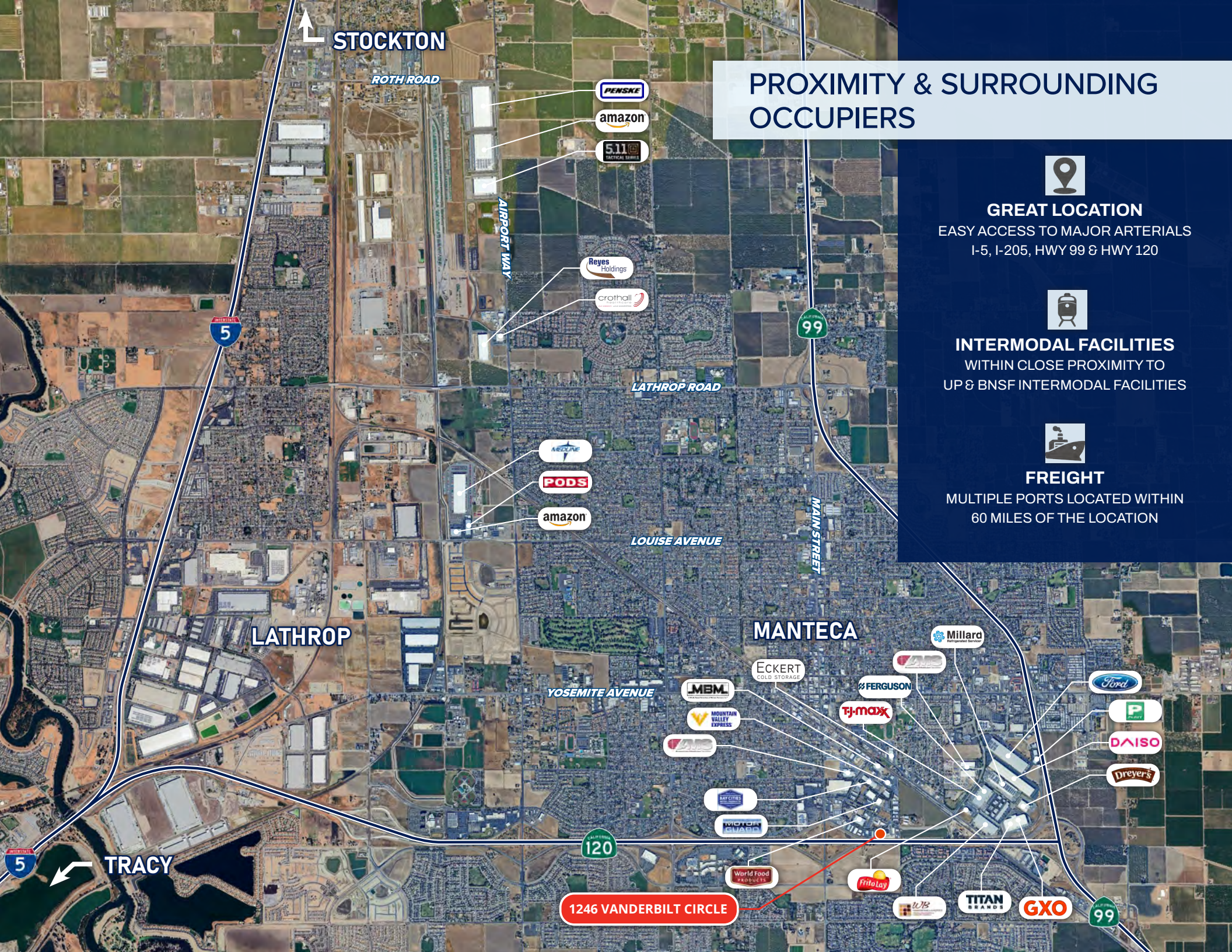


<b>BUILDING SIZE</b>	±26,500 SF
<b>PARCEL SIZE</b>	±1.31 acres
<b>OFFICE SIZE</b>	±810 SF
<b>DOCK HIGH DOORS</b>	Two (2) with pit levelers
<b>GRADE LEVEL DOORS</b>	One (1)
<b>INDICATED POWER</b>	200 amps, 120/208v, 3-phase (to be confirmed)
<b>CLEAR HEIGHT</b>	15' 10", 13' 5"
<b>PARKING</b>	Fourteen (14) stalls
<b>FULLY SPRINKLERED</b>	Yes
<b>LIGHTING</b>	Fluorescent
<b>SKYLIGHTS</b>	Yes
<b>INSULATED</b>	Yes
<b>FREEWAY FRONTAGE</b>	Yes
<b>WATER</b>	City of Manteca
<b>SEWER</b>	City of Manteca
<b>STORM</b>	City of Manteca
<b>GAS &amp; ELECTRIC</b>	PG&E



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# PROXIMITY & SURROUNDING OCCUPIERS



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**INTERMODAL FACILITIES**  
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UP & BNSF INTERMODAL FACILITIES



**FREIGHT**  
MULTIPLE PORTS LOCATED WITHIN  
60 MILES OF THE LOCATION

1246 VANDERBILT CIRCLE



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