



For Sublease

±5,824 SF Warehouse Space w/ Dock & Grade Level Loading

Manteca Business Center

1320 Dupont Court

Manteca, CA 95336

Wes Widmer, SIOR

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PROPERTY HIGHLIGHTS

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Available Size:	±5,824 Sq. Ft.
Office Size:	±900 Sq. Ft. Turn-key office including reception area, two (2) private offices, conference room and two (2) restrooms
Dock High Door:	One (1)
Grade Level Door:	One (1)
Clear Height:	±24'
Fully Sprinklered:	Yes
Lighting:	Metal Halide
Yard:	Small fenced yard possible
Indicated Power:	200 amps, 277/480V, 3-phase
Security System:	Yes, at tenants expense
Additional Info:	Excellent freeway identity and access Located at the Manteca Business Center within the established Spreckels Business Park
Sublease Expiration:	10/31/2027
Lease Rate:	\$1.00 PSF, NNN



LOCATION W/ IN SPRECKELS BUSINESS PARK

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