



±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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# Manteca Business Center

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



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LOCATION W/IN SPRECKELS BUSINESS PARK

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