



MARKETING BROCHURE

FOR SALE - CLASS "A" OFFICE BUILDING

1260 Dupont Ct, Manteca, CA 95336

Marcus & Millichap

1260 DUPONT CT

EXCLUSIVELY LISTED BY

MATT SULAIMAN

Associate Investments
Sacramento
Cell: 209.483.0212
Matt.Sulaiman@marcusmillichap.com
CalDRE #02117270

RUSS MOROZ

Managing Director Investments
Sacramento
Cell: 916.477.0723
ruslan.moroz@marcusmillichap.com
CalDRE #01807787

JAMES BEEGHLY

Associate Investments
Sacramento
Cell: 661.487.7839
James.Beeghly@marcusmillichap.com
CalDRE #02216588

ABDULLAH A. SULAIMAN

Associate Director Investments
Sacramento
Cell: 209.483.5969
ASulaiman1@marcusmillichap.com
CalDRE #02122226

CHRISTOPHER K. DRAKE

Director Investments
Sacramento
Cell: 916.996.5498
Christopher.Drake@marcusmillichap.com
CalDRE #01963228


Marcus & Millichap

OFFERING SUMMARY

1260 DUPONT CT



Listing Price
\$2,120,000



Price/SF
\$295



Gross Square Feet
±7,191 SF

FINANCIAL

Listing Price \$2,120,000

Price/SF \$295

DEBT QUOTE

Down Payment (25%) \$530,000

Loan Amount (75%) \$1,590,000

Interest Rate 4.95%

Amortization 25-years

Fixed Period 5-years

Monthly Debt Service \$9,243

PROPERTY

Property Type Office

Gross Square Feet ± 7,191 SF

Number of Suites Two (2)

Occupancy 100% Vacant

Year Built 2006



1260 DUPONT CT

Manteca, CA 95336

INVESTMENT OVERVIEW

Marcus & Millichap has been exclusively retained to market for sale 1260 Dupont Court, Manteca, California, a Class A office building located within Manteca Business Centre, a professionally managed business park. The property will be delivered vacant, offering immediate occupancy for an owner-user.

The ±7,191 square foot building is currently divisible into two (2) separate office suites, each with its own restrooms, break rooms, private offices, and support spaces, allowing for partial leasing or full owner-user occupancy. The property features concrete tilt-up construction, ±9' high drop ceilings, twelve private offices, one large conference room, two sets of restrooms, two break rooms, and seventeen bullpen desks throughout. The building is also equipped with solar panels, offers twenty-six (26) dedicated parking stalls, and is strategically located near State Route 120, providing convenient access to Interstate 5, Interstate 205, and Highway 99.

INVESTMENT HIGHLIGHTS

- ±7,191 SF Class A Office Building Available for Full Owner-User Occupancy or Partial Leasing via Two Divisible Units
- Features 2006 Concrete Tilt-Up Construction, 9' Ceilings, 12 Private Offices, 2 Breakrooms, 2 Conference Rooms, 4 Restrooms, 17 Bull-Pen Desks, Solar Panels, and 26 Dedicated Parking Spaces
- Strategically Positioned Along State Route 120 with Seamless Access to Interstate 5, Interstate 205, and Highway 99.

1260 DUPONT CT

PROPERTY DETAILS

SITE DESCRIPTION

Property Address	1260 Dupont Ct, Manteca, CA 95336
Assessors Parcel Number	221-210-220
Lot Size	± 0.58 Acres (± 25,316 SF)
Zoning	PD (Planned Development), City of Manteca
Parking Spaces	Twenty-six (26)

CONSTRUCTION

Property Type	Office (Originally built as warehouse)
Construction Type	Concrete Tilt-Up
Year Built	2006
Ceiling Height	± 9'
Total Building Size	± 7,191 SF
- SUITE A	± 4,323 SF
- Private Offices	Nine (9)
- Conference Room	One (1)
- Break Room	One (1)
- Restrooms	Two (2) - Male/Female
- Bull Pen Desks	Twelve (12)
- Server Room	One (1)
- SUITE B	± 2,868 SF
- Private Offices	Three (3)
- Conference Room	One (1)
- Break Room	One (1)
- Restrooms	Two (2) - Male/Female
- Bull Pen Desks	Five (5)
- Server Room	One (1)

MECHANICAL

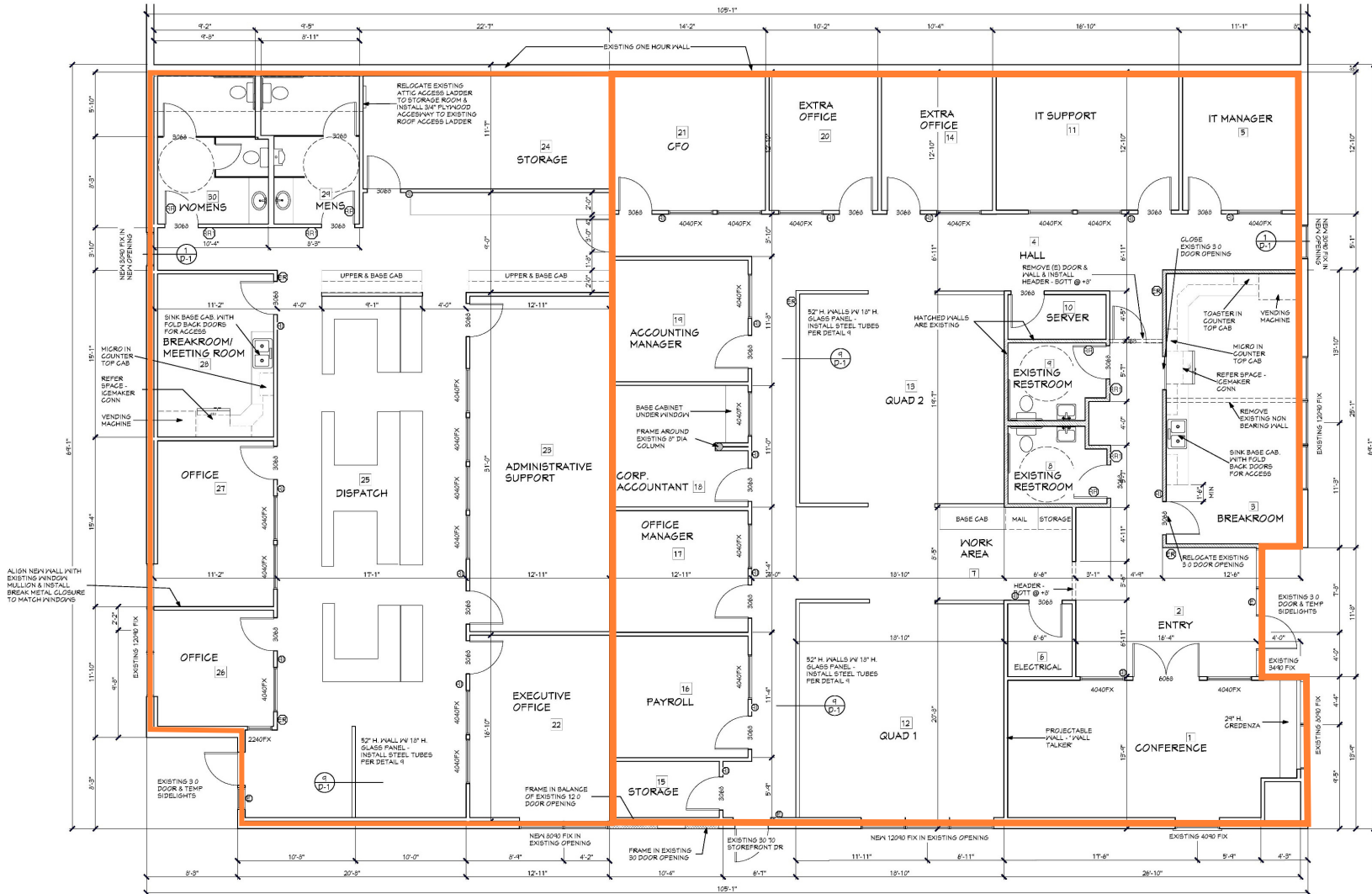
HVAC	Four (4) Units
Fire Protection	Wet System
Power Capacity	400 Amps, 480Y/277V, 3-Phase, 4-Wire
Solar System	48.96 kW Commercial Rooftop Solar 136 Modules

UTILITIES

Electric & Gas	PG&E
Water, Sewer, Trash	City of Manteca

1260 DUPONT CT

FLOOR PLAN



SIGN SCHEDULE			
ER	EXIT ROUTE	RR1	REST ROOM IDENTIFICATION (W/BRILLE)
E	EXIT	RR	REST ROOM DOOR IDENTIFICATION
RI	ROOM IDENTIFICATION (W/BRILLE)		

FLOOR PLAN

San Joaquin Design Group
 Architecture & Planning
 12711 N. Freshing Ave. - Stockton, Ca 95207
 Tel: (209) 413-4015 Fax: (209) 413-0266

The information, data, advice and recommendations contained herein are for informational purposes only and do not constitute a contract or any other legal obligation. For more information, please contact the architect.

James K. Robinson - Architect
 JKR - ARCHITECT - ARCHITECT

NEW OFFICES FOR
 KAMPS PROPANE
 1262 DUPONT COURT
 MANTECA, CALIFORNIA

FLOOR PLAN
 SCALE: 1/4" = 1'-0"

Drawn: BUJUT
 Date: JULY 19, 2011
 Revised:

A-1

1260 DUPONT CT

EXTERIOR PHOTOS



1260 DUPONT CT

INTERIOR PHOTOS





DOWNTOWN MANTECA



CALIFORNIA 120 85,450 VPD



SPRECKELS AVE



SUBJECT PROPERTY FOR SALE

E-M MANUFACTURING, INC.



SPRECK SOLAR

STONE CREEK ENGINEERING



J.A.Clark Construction Inc





85,450 VPD

OUR PATH DUI ASSESSMENTS

J.A.Clark Construction Inc

CARDIAC IMAGING INC



BEYOND GRASS TURF INSTALLERS



SHEET METAL

E-M MANUFACTURING, INC.

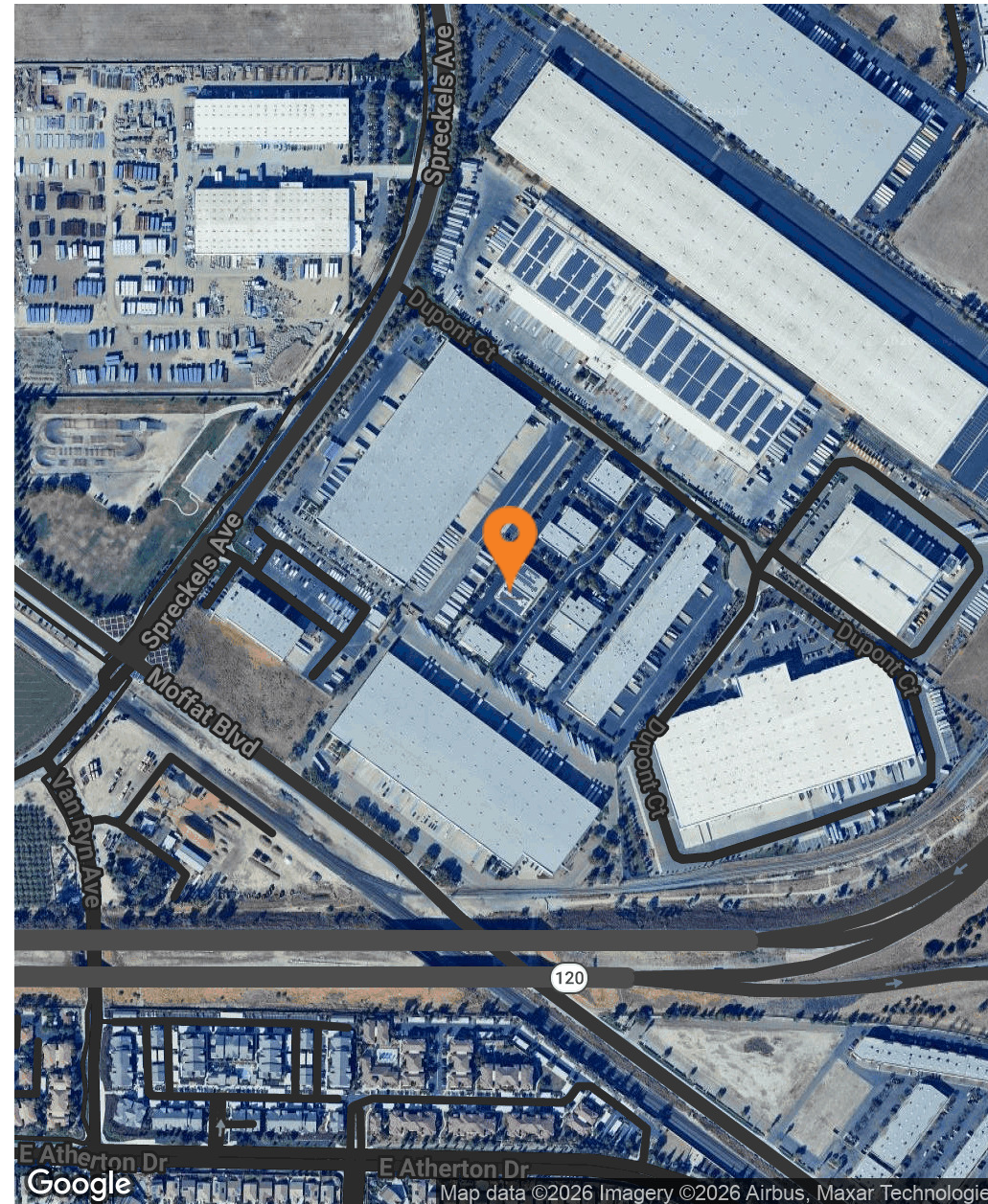
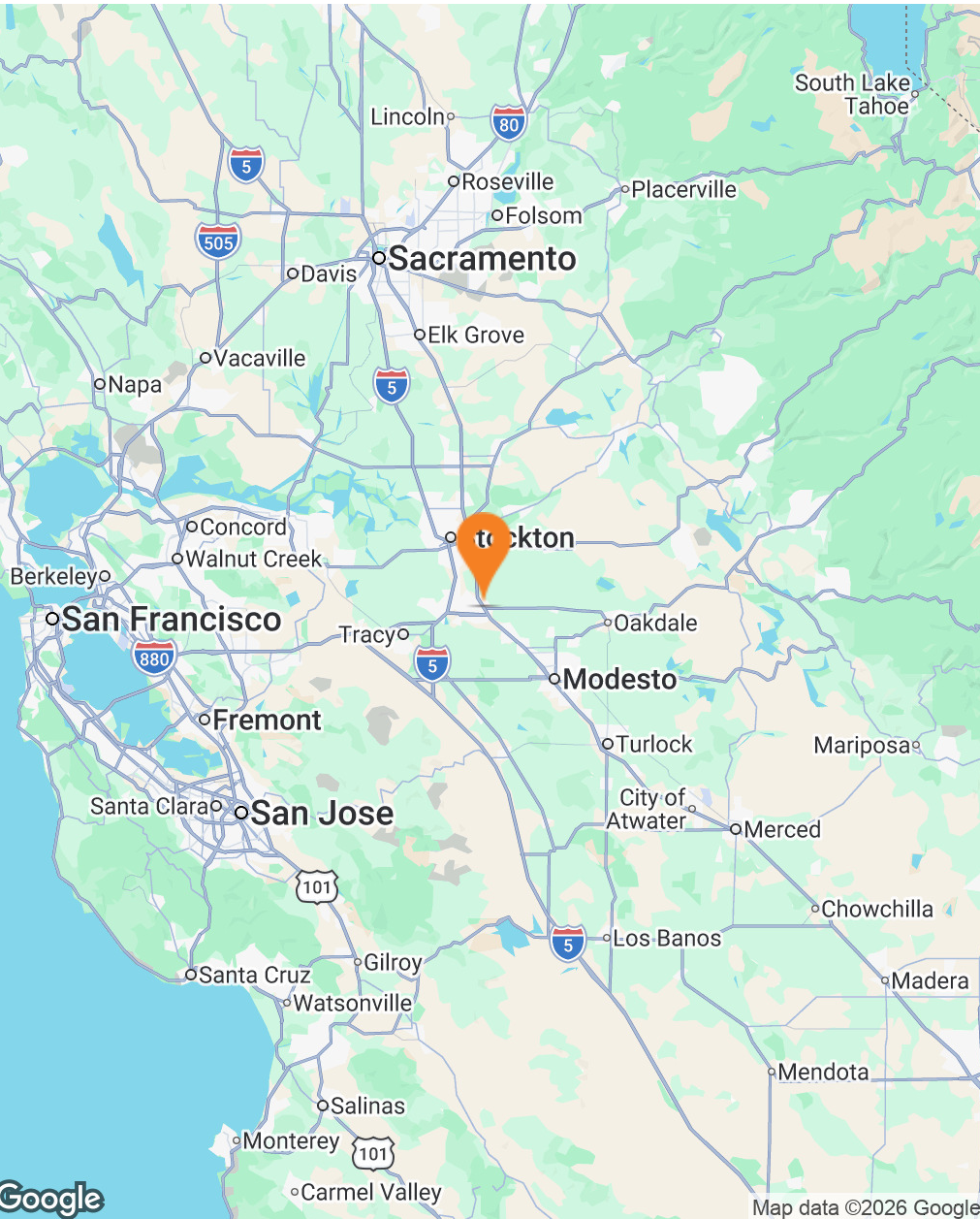


SUBJECT PROPERTY FOR SALE



1260 DUPONT CT

REGIONAL & LOCAL MAP



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAH0030023

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

1260 DUPONT CT

EXCLUSIVELY LISTED BY

MATT SULAIMAN

Associate Investments
Sacramento
Cell: 209.483.0212
Matt.Sulaiman@marcusmillichap.com
CalDRE #02117270

RUSS MOROZ

Managing Director Investments
Sacramento
Cell: 916.477.0723
ruslan.moroz@marcusmillichap.com
CalDRE #01807787

JAMES BEEGHLY

Associate Investments
Sacramento
Cell: 661.487.7839
James.Beeghly@marcusmillichap.com
CalDRE #02216588

ABDULLAH A. SULAIMAN

Associate Director Investments
Sacramento
Cell: 209.483.5969
ASulaiman1@marcusmillichap.com
CalDRE #02122226

CHRISTOPHER K. DRAKE

Director Investments
Sacramento
Cell: 916.996.5498
Christopher.Drake@marcusmillichap.com
CalDRE #01963228


Marcus & Millichap