

# MANTECA PROFESSIONAL CENTER – FOR SALE

SALE PRICE: \$429,000.00



## 616 COMMERCE COURT, MANTECA, CA

±1,613 SF INDUSTRIAL WAREHOUSE | ZONED: M2 –CITY OF MANTECA

FOR MORE INFORMATION  
CONTACT:

**LIDDICOAT**  
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*All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the information and recommend that all information be verified prior to a transaction.*

# 616 COMMERCE COURT PROPERTY DETAILS

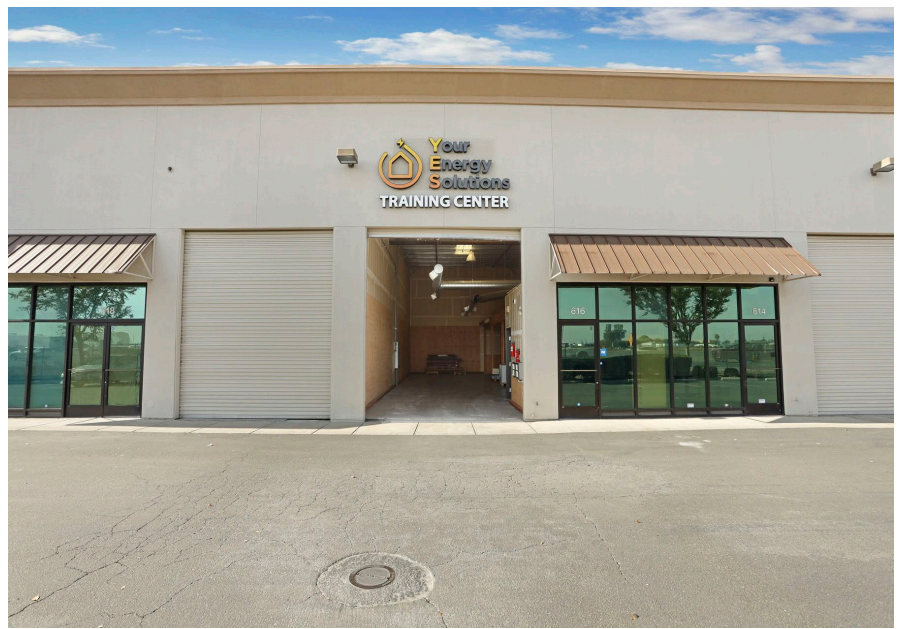
## PROPERTY DETAILS:

- ±1,613 SF
- High Visibility with 109,000 ADT
- Direct Signage Facing Highway 99
- Zoned: M2 – City of Manteca
- HOA's approx. \$250 per month, include; CAM, Water, Sewer, Garbage, Roof & Exterior maintenance

## WAREHOUSE & OFFICE:

- Office / Reception Area
- Insulated Warehouse
- Sprinklers Throughout
- One (1) 12'x14' Grade Level Roll Up Door
- Assumed Power: 3-Phase
- HVAC In Office Extends to Warehouse
- ADA Accessible Restroom

Contact Listing Agent To Tour.



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**616 COMMERCE COURT – HIGHWAY VISIBILITY**



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**616 COMMERCE COURT-WAREHOUSE**



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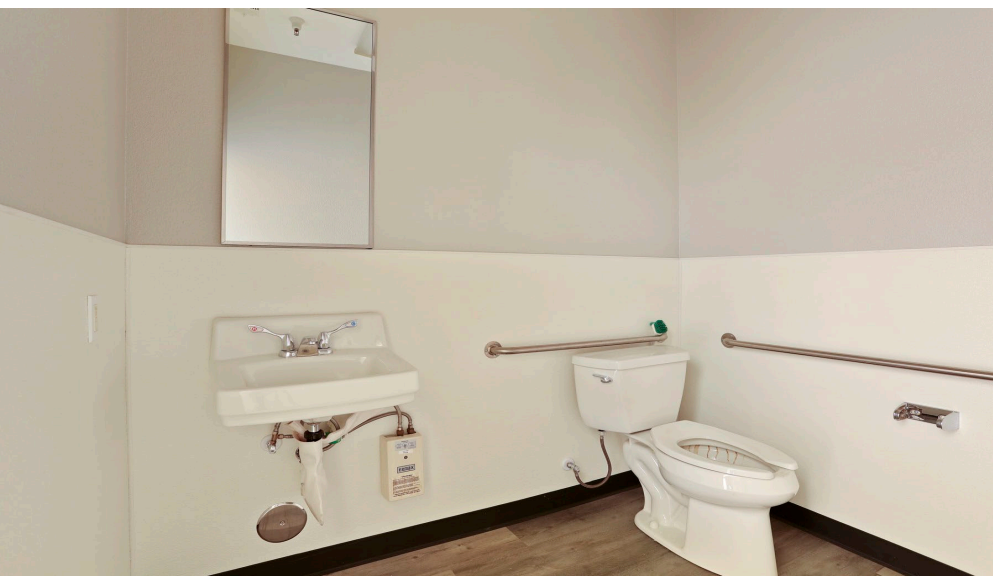
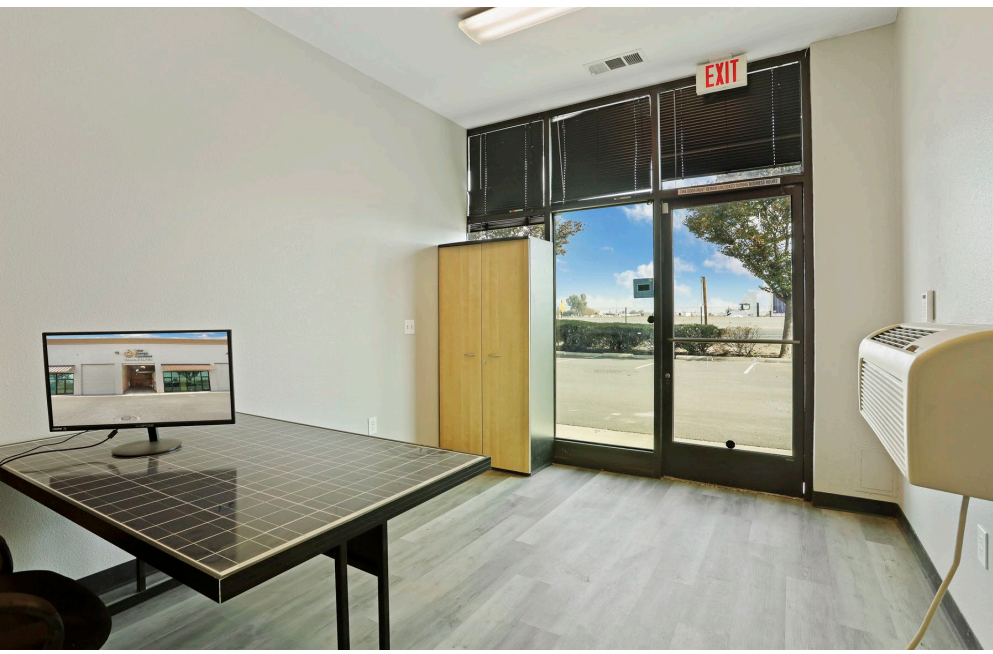
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**616 COMMERCE COURT - WAREHOUSE**



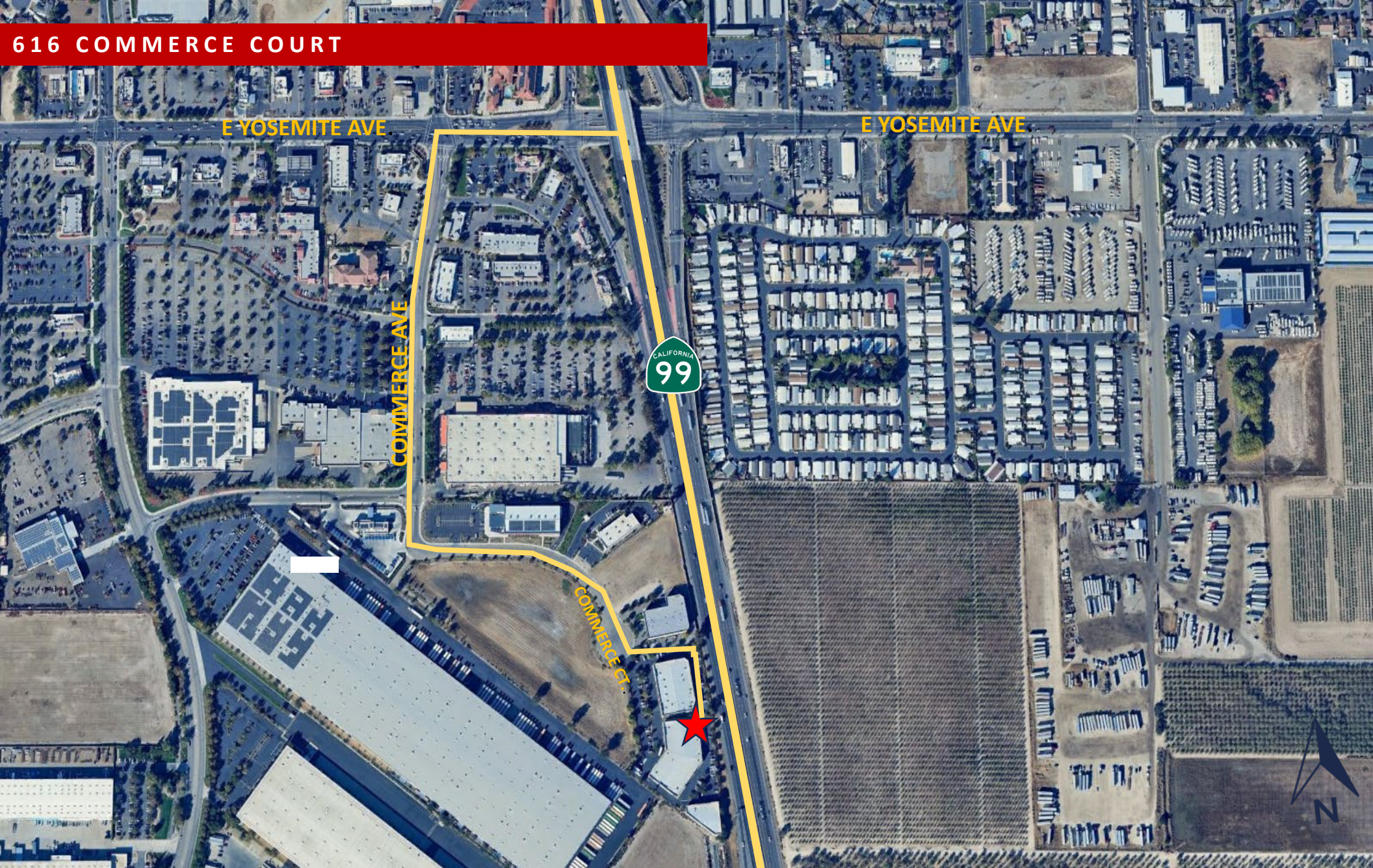
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