

SMALL SHOP/OFFICE FOR LEASE

1177-1 VANDERBILT CIRCLE, MANTECA, CA



AVAILABLE SF: 2,800± SF (40' x 70')

COMMENTS:

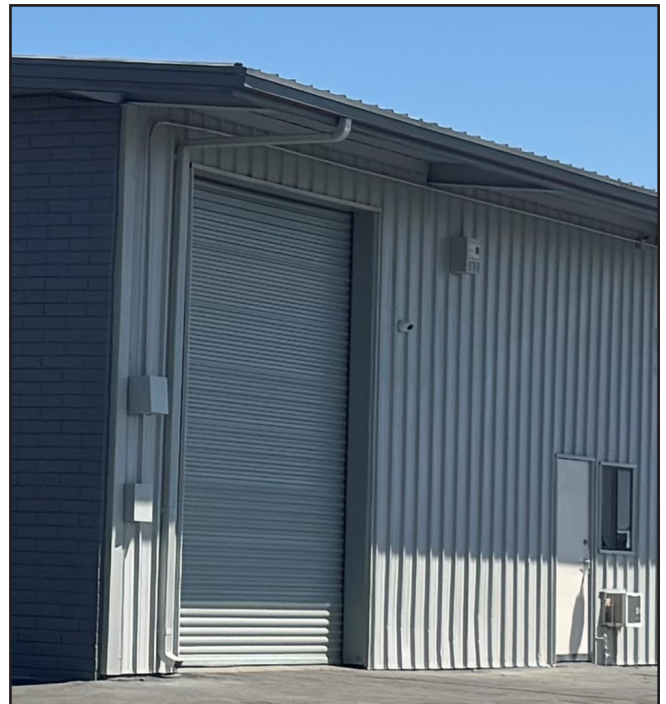
- One (1) grade level door (12' x 14')
- Approximately 250± SF office space
- One restroom
- Fluorescent lights and skylights
- Office and restroom will be refreshed
- Exterior building newly painted

PROJECT FEATURES:

- Easy Access with direct visibility to Hwy 120
- Ideal shop, repair or assembly space

***UNDER NEW OWNERSHIP/MANAGEMENT**

*** Available July 1, 2025**



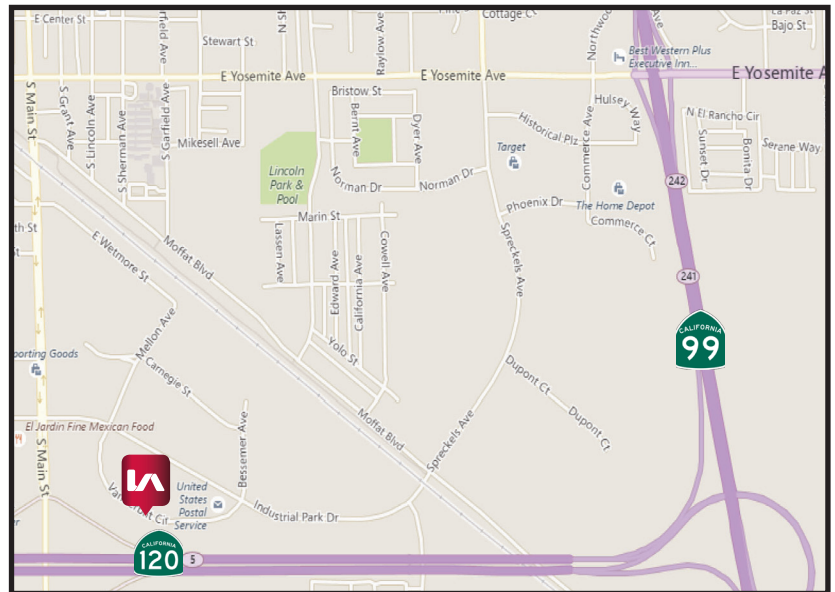
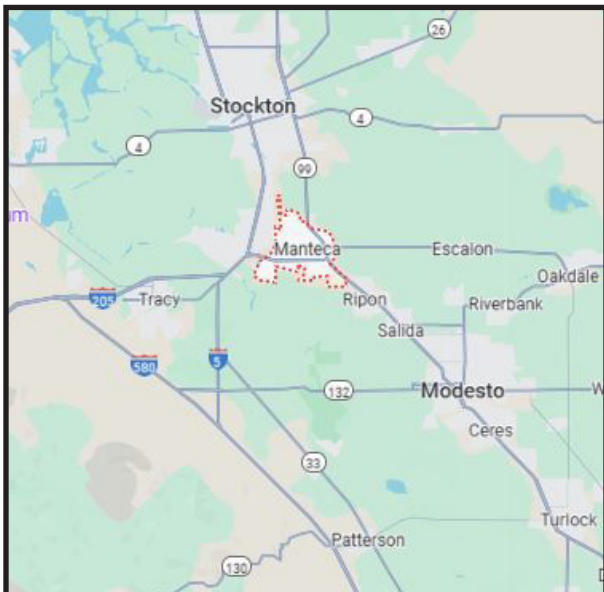
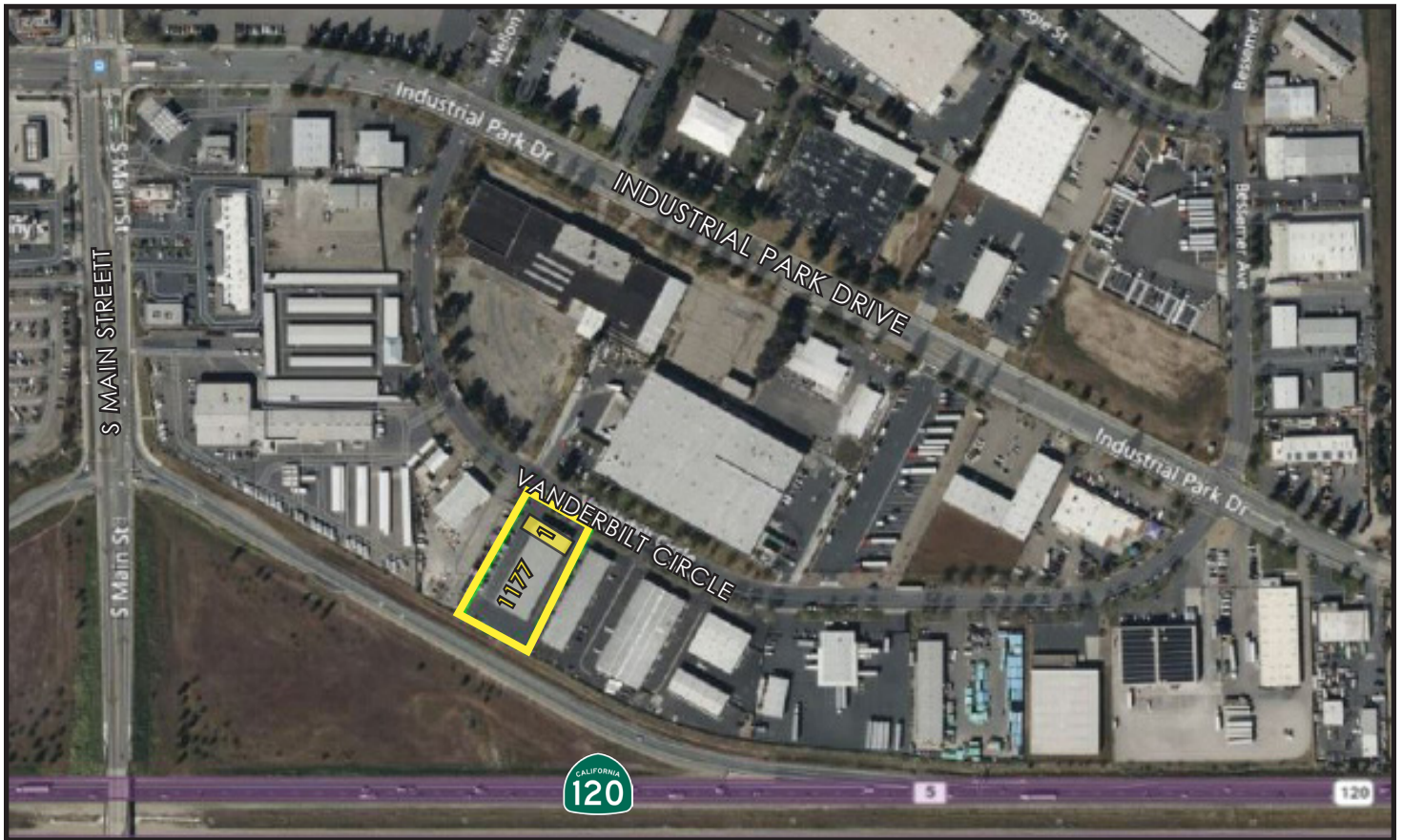
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LEASE RATE: \$3,700.00 per month (Gross)

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