

MANTECA PROFESSIONAL CENTER – FOR SALE OR LEASE

SALE PRICE: \$450,000.00

LEASE RATE: NEGOTIABLE



616 COMMERCE COURT, MANTECA, CA

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

FOR MORE INFORMATION
CONTACT:

LIDDICOAT
Corp. Lic. 02305797

CRE

LORIE LIDDICOAT

209.915.9913

Lic. 01952818

Lorie@LiddicoatCRE.com

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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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616 COMMERCE COURT - WAREHOUSE



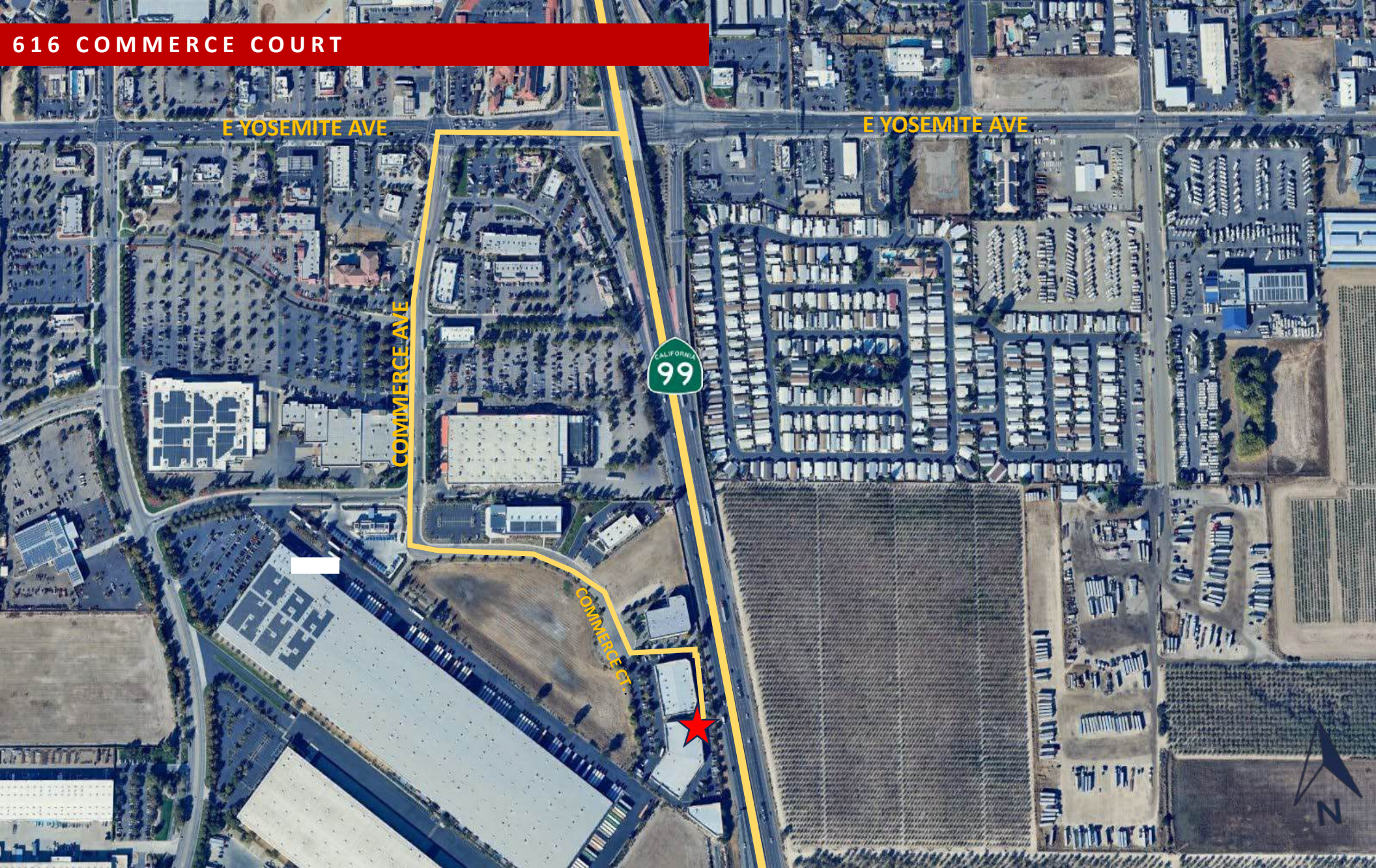
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616 COMMERCE COURT

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COMMERCE AVE

COMMERCE CT.



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