

Mountain Technology Center

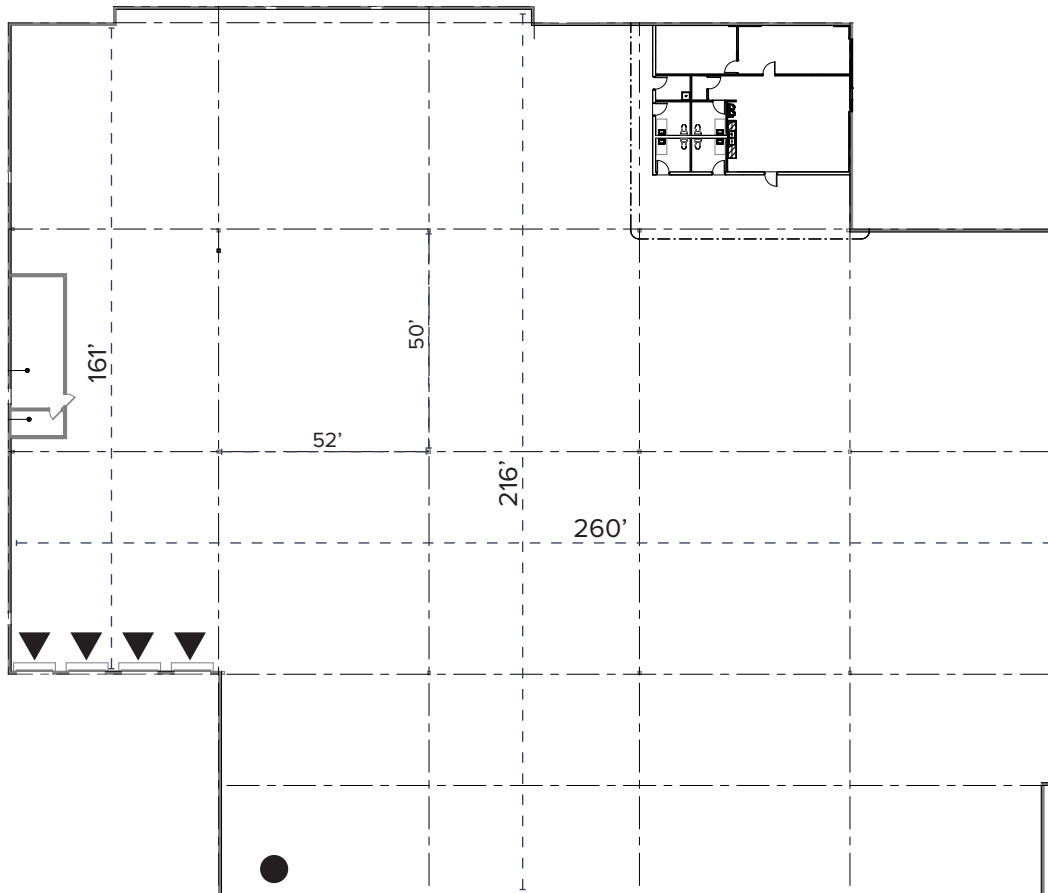
898 S. De Anza Boulevard, Bldg E | Mountain House, CA
±50,990 SF State-of-the-Art Advanced Manufacturing Building

Available

For Sale or Lease



PART OF THE FIVE (5) BUILDING STATE-OF-THE-ART MOUNTAIN TECHNOLOGY CENTER COMPLETED IN 2020. THE LOCATION OFFERS THE CONVENIENCE OF BEING ONE OF THE CLOSEST INDUSTRIAL PARKS IN SAN JOAQUIN COUNTY TO THE BAY AREA, IN THE PRO-BUSINESS MUNICIPALITY OF MOUNTAIN HOUSE.



±50,990
Square Feet



±2.59
Acres



±1,662
SF Spec Office



.45/3,000
SF Fire Suppression



4
Dock Doors



1
Grade Level Door



47
Auto Stalls



±28'
Clear Height



1,200
Amps, 277/480V
Indicated Power



52' x 55'
Column Spacing



200'
Truck Court



Skylights
Yes



LED
Lighting

THE PROPERTY IS LOCATED ± 1.5 MILES NORTH OF I-205, OFFERING EASE OF ACCESS TO ALL BAY AREA AND CENTRAL VALLEY MAJOR FREEWAYS. THE MOUNTAIN HOUSE / WEST TRACY LOCATION IS A PRIME LOCATION FOR MANY TOP INDUSTRIAL OCCUPIERS.



POPULATION

299,816

15 mile radius

2,090,849

30 mile radius

10,127,029

60 mile radius



OF
BUSINESSES

8,437

15 mile radius

62,196

30 mile radius

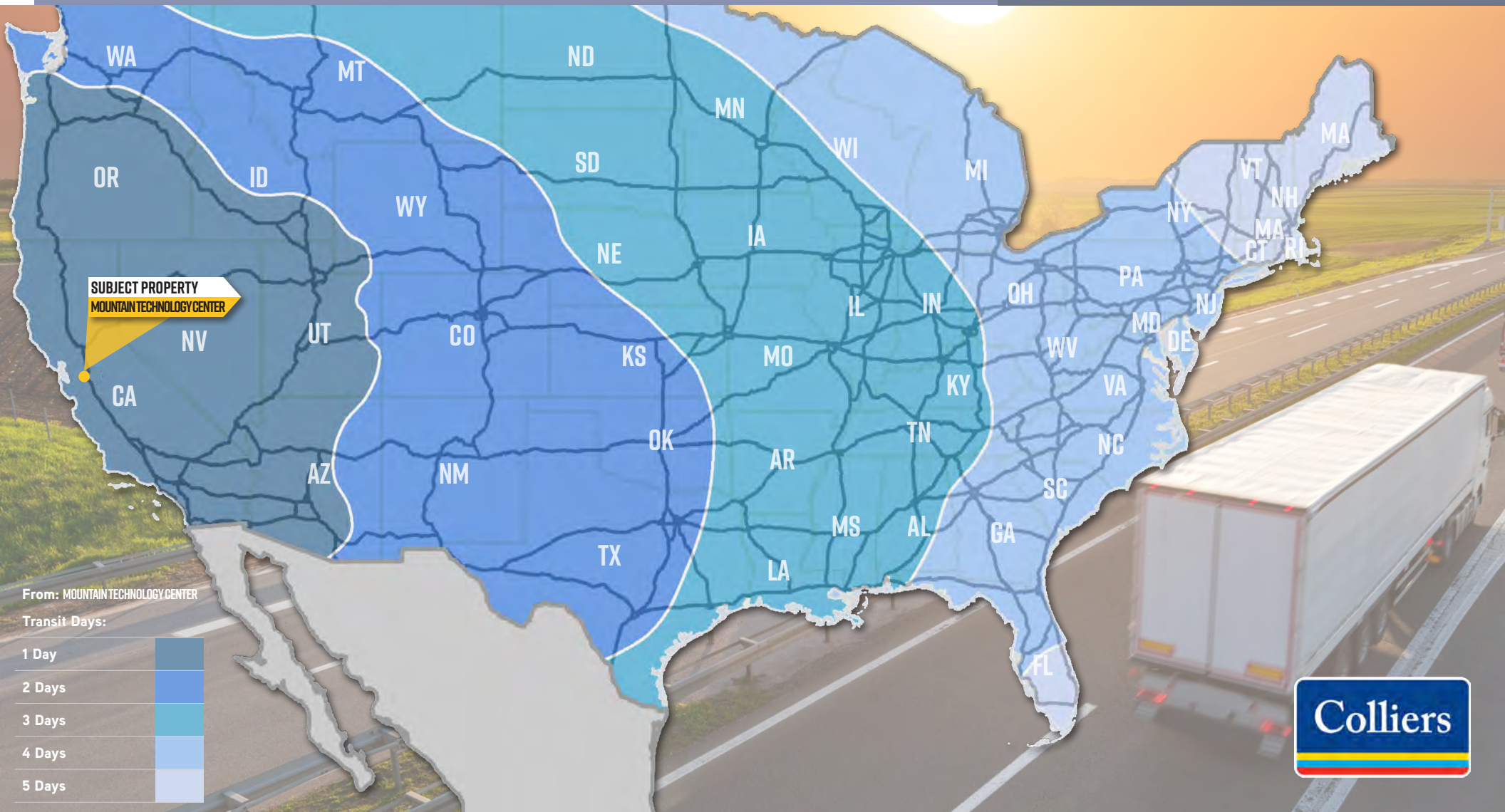
384,438

60 mile radius



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THE ADVANTAGE OF THE LOCATION, WITH CLOSE PROXIMITY TO THE MAJOR ARTERIALS, IS THE EASE OF **ACCESSIBILITY TO ALL MAJOR MARKETS** IN THE UNITED STATES. WEST COAST MARKETS ARE OBTAINABLE WITHIN ONE TRANSIT DAY, WHILE MAJORITY OF THE EAST COAST CAN BE REACHED WITHIN 4 TRANSIT DAYS.





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