

Sale Price: \$120.00 PSF | Available for Immediate Occupancy

FUTURE HOME OF
CITY OF MANTECA
POLICE DEPARTMENT

Manteca Industrial Park - 105 Industrial Park Drive, Manteca

Warehouse / Distribution Facility
±274,200 SF on ±12.3 Acres

For Sale or Lease

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Unique opportunity to acquire rare Manteca warehouse / distribution facility strategically located at the HWY 120 and HWY 99 junction providing direct access to Central Valley / Bay Area markets. The property is located within close proximity to UP (8 miles) and BNSF (11 miles) Intermodal facilities, local/regional sea ports and regional/international airports.

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Property Specifications

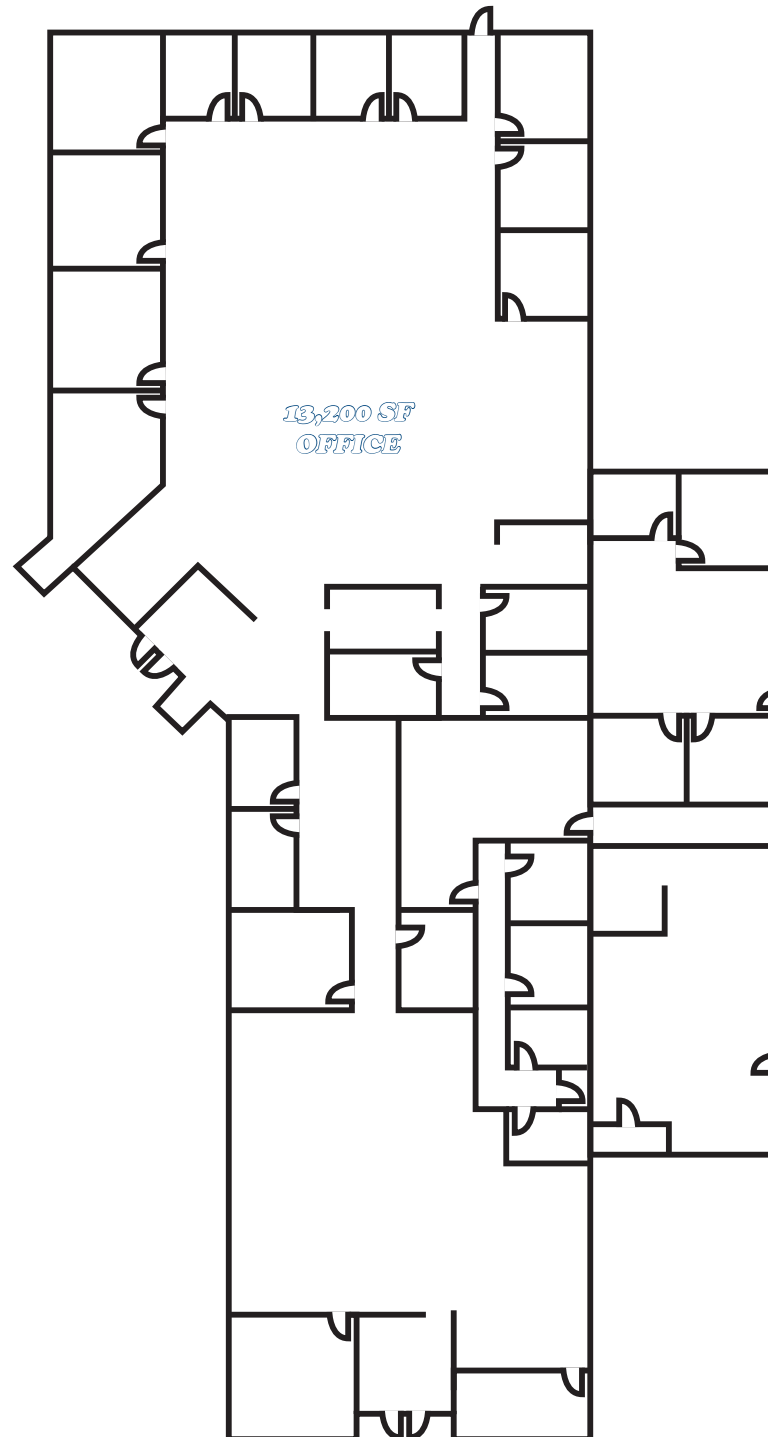
Building Size:	±274,200 SF
Acres:	±12.3 acres
Main Office:	±13,200 SF
Shipping Office:	±1,080 SF
Warehouse Office:	±525 SF
Dock Loading:	24 dock doors equipped with edge of dock levelers
Grade Level Doors:	8
Clear Height:	±23' - 28'
Column Spacing:	±50' x 60' typ.
Indicated Power:	1,200 amps, 277/240V, 3-phase
Sprinklers:	0.25 gpm / 3,000 SF
Skylights:	Yes
Zoning:	BIP, Business Industrial Park (City of Manteca)
Water:	City of Manteca
Sewer:	City of Manteca
Storm:	City of Manteca
Gas & Electric:	PG&E
Yard:	Fenced and secured property



Site Plan



Office Layout



Manteca & Lathrop Occupiers





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