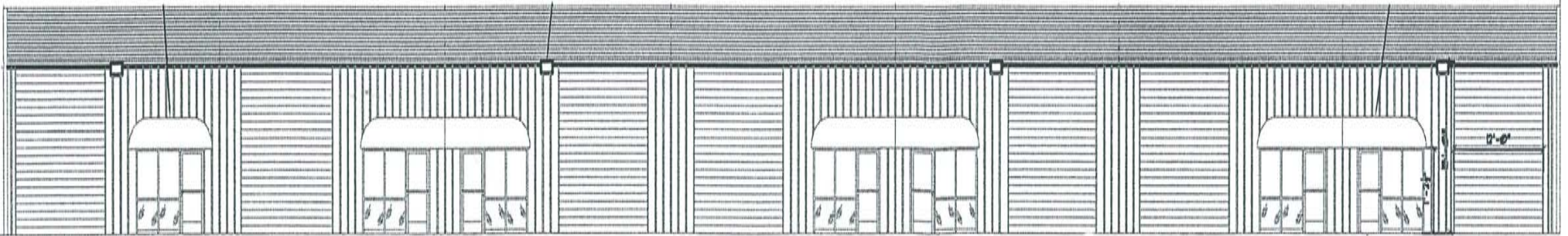


AVAILABLE FOR LEASE

UNDER CONSTRUCTION – COMING SPRING 2006



LOCATION: Manteca Industrial Park
1072 Mellon Avenue, Manteca, California

BUILDING SIZE: 12,465± Square Feet Total

DIVISIBLE TO: Units from 1,710± square feet

PARKING RATIO: 2.6/1,000

LEASE RATE: \$0.85 per square foot NNN

UTILITIES: Water: City of Manteca
Sewer: City of Manteca
Storm: City of Manteca
Gas & Electric: PG&E

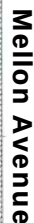
EACH NEW UNIT FEATURES:

- Attractive glass store fronts
- Approximately 256±sf of office space with 1 restroom
- One (1) 12' x 14' ground level roll up door per unit
- 150 amp, 208 volt, 3 phase electrical service

For Additional Information Contact:

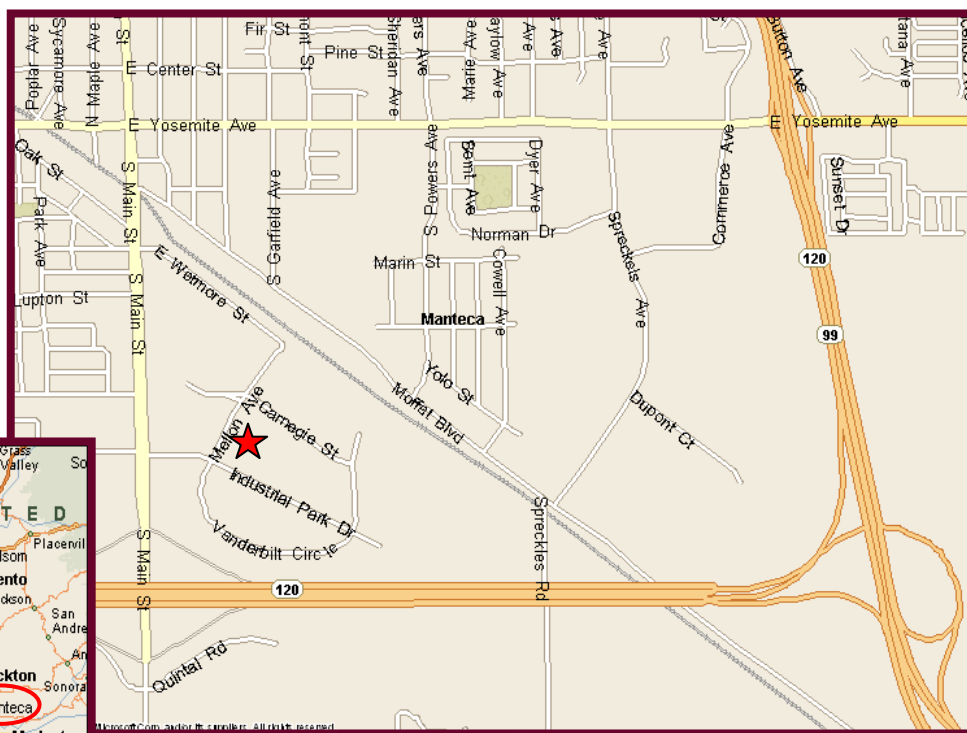


Jim Martin
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FLOOR PLAN



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