

AVAILABLE FOR LEASE

± 83,411 SQ. FT.

DISTRIBUTION/MANUFACTURING FACILITY



LOCATION 1205 Moffat Boulevard
Spreckels Park • Manteca, California

PROPERTY SPECIFICATIONS

- Cross Load Distribution/Manufacturing Facility
- Office to Suit
- Possible Yard Storage
- ± 52' x ± 50' Column Spacing
- ± 28' Clear Height
- 26 Dock High Loading Doors
- 1 Grade Level Door ± 24' x ± 14'
- ESFR Fire Sprinkler Protection System
- Metal Halide Lighting
- Skylights throughout Space
- Ample Employee Parking

COMMENTS

Exceptional Class "A" distribution/manufacturing facility located in Spreckels Park, an institutional grade business park located in Manteca, California. The facility is existing, ready for immediate occupancy and offers many over-standard amenities such as: cross load design, ± 80' concrete loading dock apron within a ± 140' truck staging court, ESFR fire sprinkler protection system, and one (1) extra wide grade level door with ± 24' x 14' dimensions. The property has excellent freeway exposure to State Highway 99 and 120 and also provides direct access to State Highway 99, 120, and Interstate 5 and 205. As a bonus, both Burlington Northern Santa Fe and Union Pacific inter-modal facilities are located within 4 and 12 miles respectively, making this an outstanding location for distribution and manufacturing companies serving the Central Valley and beyond.

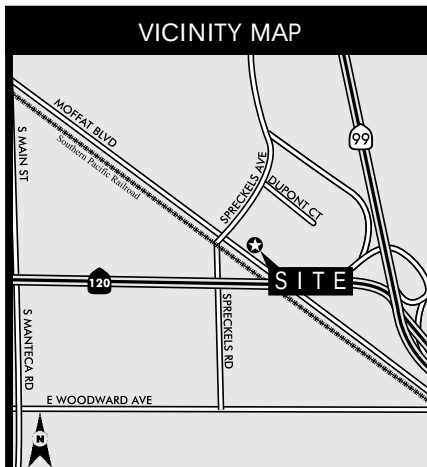
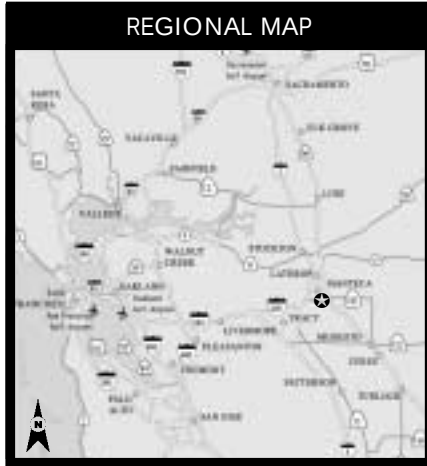
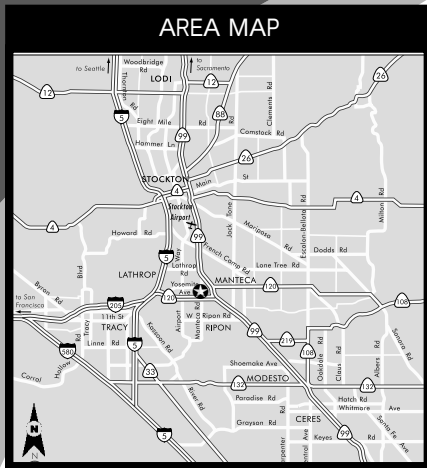
CONTACT

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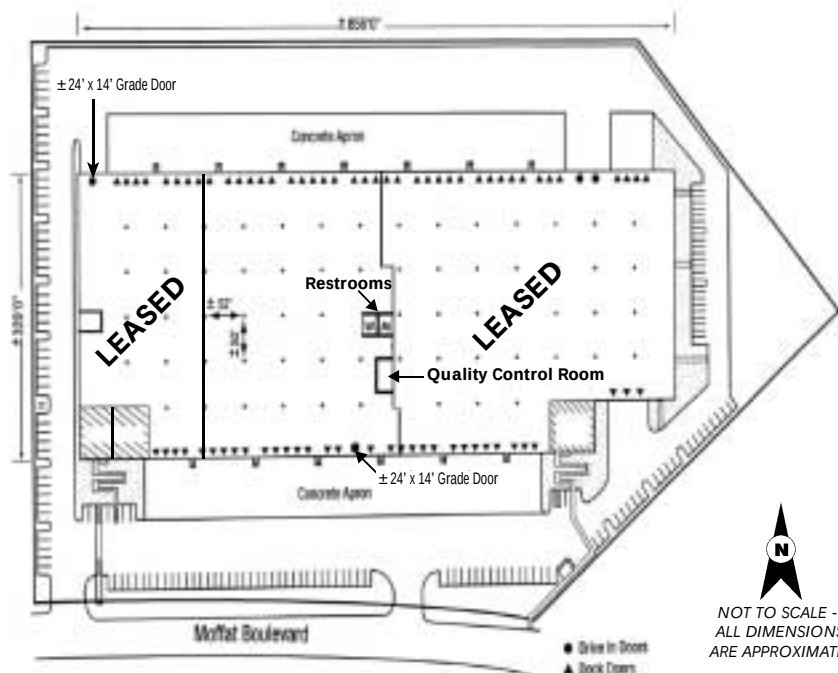
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MAPS ARE NOT TO SCALE.



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