

# FOR LEASE

## MANTECA BUSINESS CENTRE

1262 Dupont Court  
Manteca, California

A DEVELOPMENT OF HUNSAKER INVESTMENT COMPANY LLC



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

3,595± to 7,191± Square Feet

### BUILDING FEATURES:

- ◆ **Size:** 7,191± Square Feet  
(Divisible to 3,595± Square Feet)
- ◆ **Parcel Size:** 25,333± Square Feet
- ◆ **Construction:** Concrete Tilt-up
- ◆ **Clearance:** 18'
- ◆ **Parking:** 28 stalls
- ◆ **Sprinklers:** Yes
- ◆ **Lighting:** Metal Halide
- ◆ **Power:** 200 amp, 277/480 volt
- ◆ **Loading Doors:** Two (2) 12' x 12' grade level doors
- ◆ **Office:** 1,063± SF consisting of reception area, two (2) private offices, two (2) restrooms
- ◆ **Comments:** Located in the Spreckels Business Park. Excellent freeway identity & access to I-5, Hwy 120 & Hwy 99. Beautifully executed exteriors featuring extensive glass lines, panel relief, and tasteful color selection. Ample parking and extensive landscaping. Turn-key & ready for occupancy. Call for pricing.



For further information, contact:

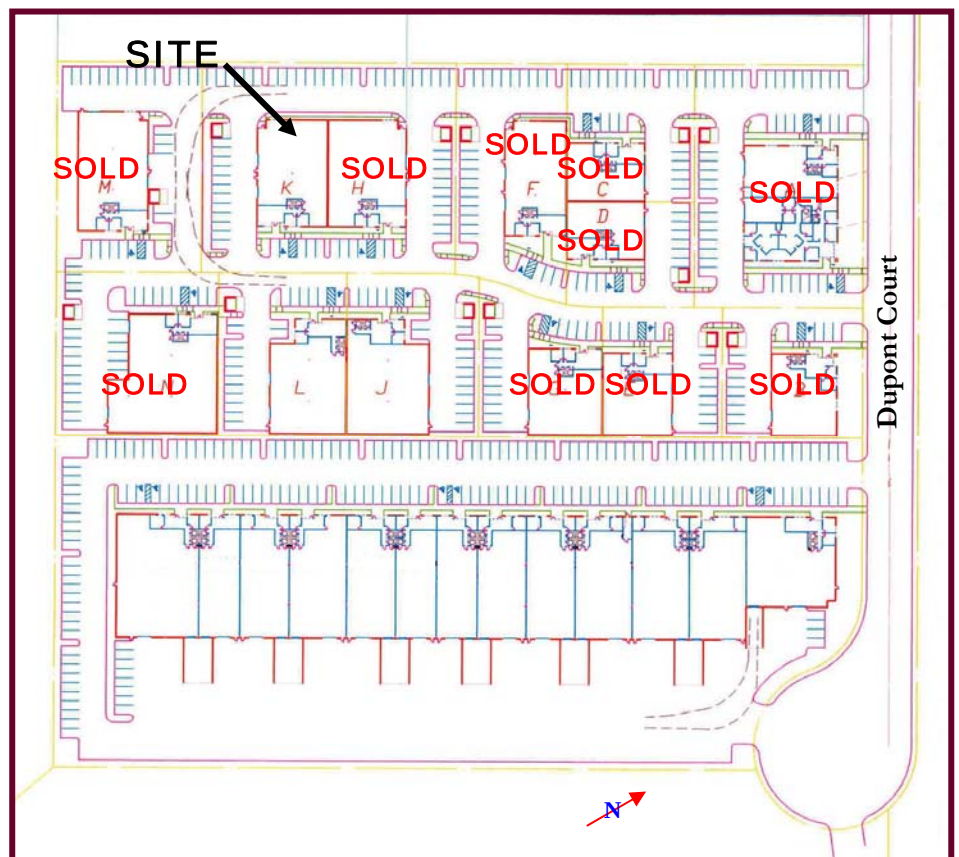
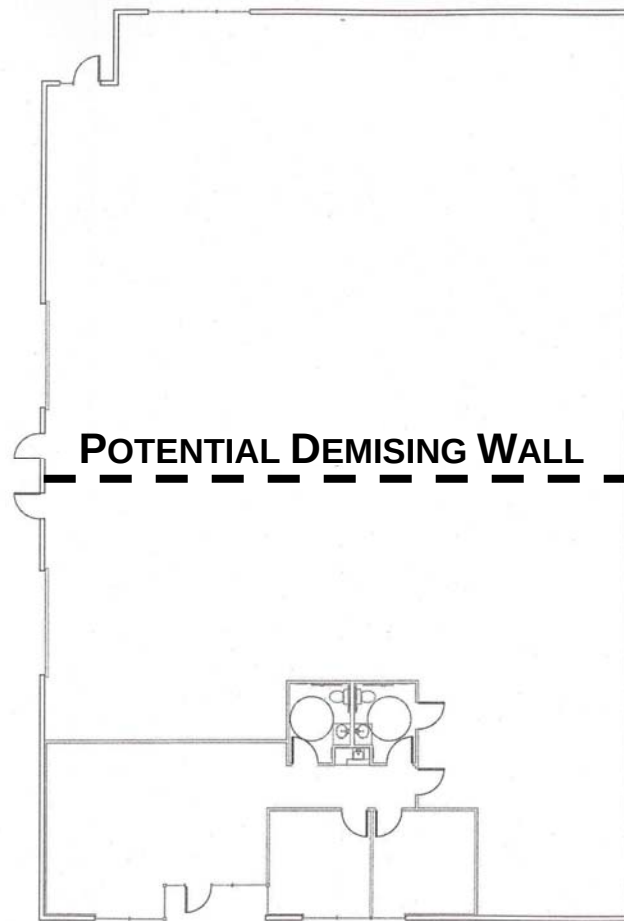
Darren McFadden

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# 1262 DUPONT COURT



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Information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.