

INDUSTRIAL CONDOMINIUMS

AVAILABLE FOR SALE OR LEASE

MANTECA BUSINESS CENTRE

1300-1324 Dupont Court
Manteca, California

A DEVELOPMENT OF HUNSAKER INVESTMENT COMPANY, LLC



BUILDING FEATURES:

- ◆ Size: 82,672± square feet / Freestanding CTU
- ◆ Divisibility: To 4,853± square feet
- ◆ Parcel Size: 5.68± Acres
- ◆ Clearance: 24' Minimum
- ◆ Parking: 190 Spaces; 2.3 per 1,000 sq. ft.
- ◆ Sprinklers: Fully-Sprinklered
- ◆ Lighting: 400-Watt Metal Halide
- ◆ Power: 200 Amps, 277/480 Volts, 3 Phase Sub Panel - Each Suite
- ◆ Loading Doors: 13 (10'x10') Dock High & 13 (14'x14') Grade Level
1 Dock High & 1 Grade Level per Suite
- ◆ Office: Approximately ±20% Office & 2 Restrooms per Suite
- ◆ Comments: 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. Providing flexibility for a variety of users desiring a professional image coupled with highly utilitarian warehouse, manufacturing, assembly and distribution space.

82,672± SF Divisible to 4,853± SF
Warehouse, Manufacturing, Distribution
1 Dock High & 1 Grade Level Door per Suite
Located in the Spreckels Business Park

For More Information, Contact:

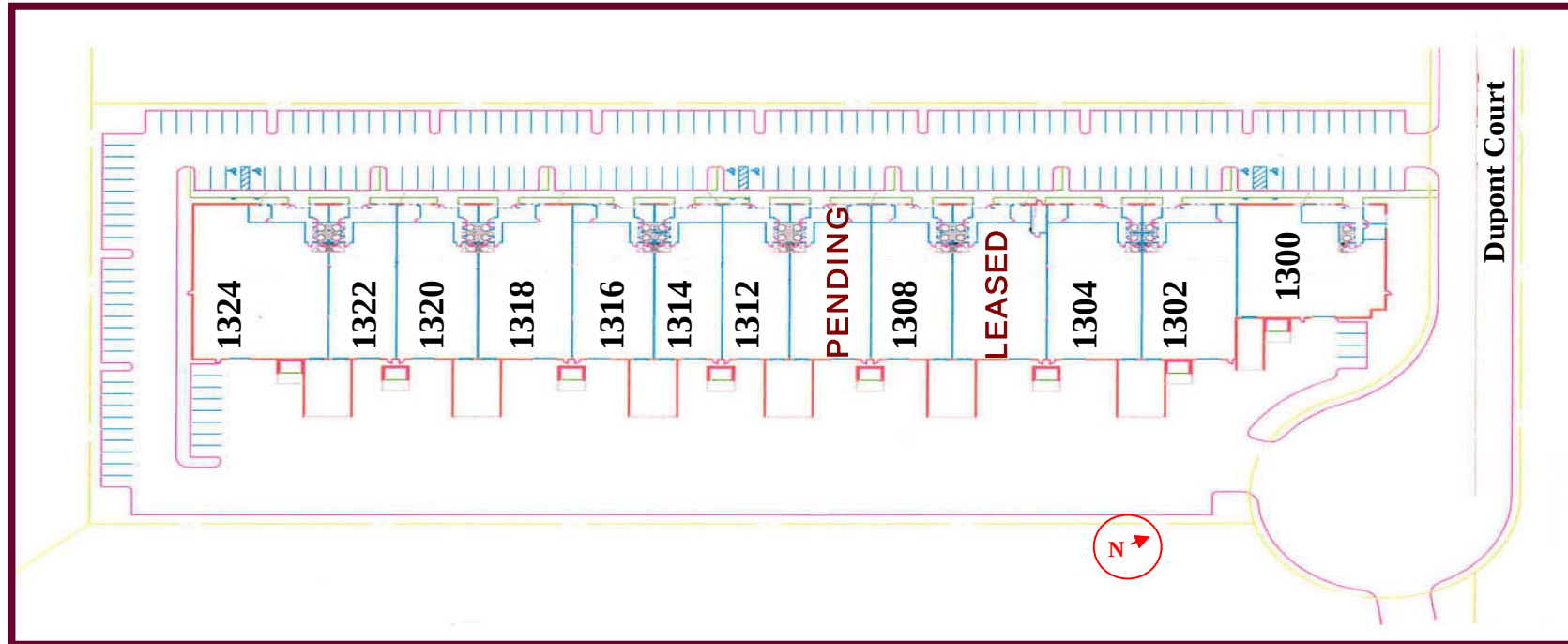
Ernest Pearson, SIOR or Darren McFadden
LEE & ASSOCIATES –CENTRAL VALLEY, INC.
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Information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

MANTECA BUSINESS CENTRE, MANTECA, CA

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Suite Sizes													
Unit	1324	1322	1320	1318	1316	1314	1312	1310	1308	1306	1304	1302	1300
Total SF	9,788	4,853	5,824	6,795	5,824	4,853	4,853	5,824	5,824	6,579	6,795	6,805	7,838
Office SF	951	830	951	742	951	830	830	951	951	880	1,074	1,074	1,187
** PLEASE CONTACT AGENT FOR PRICING INFORMATION **													



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