



For Sale, Lease or Lease To Own

1421 Moffat Boulevard

General Plan Designation: General Commercial (GC)

Zoning: General Commercial (C-G)

The entire project has a Planned Unit Development (PUD) overlay.

D For Reference Only - Buildings will be referred to as addresses with Unit Numbers, e.g., Building 1421, Unit 1.

For information, Contact:

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Tom Davis, SIOR | tdavis@lee-associates.com

209.983.1111

Phase 1 Building
Anticipated completion 4th Quarter 2006

Building Features.

- Glass storefront office entries
- 12' x 14' grade level loading doors
- Automatic roll up door openers for ease of operation
- 18' ± minimum clear height
- Each Unit delivered with its own utilities
- 120/208v, 200 Amp 3 Phase electrical service for each Unit
- Skylights to reduce electricity costs and provide natural light
- Divisible to 3,000 square feet (Bldg. D)
- Fire Sprinklers
- Insulated ceiling (white vinyl face R-19)
- Insulated demising walls (R-19)
- Building delivered with textured and painted demising walls
- Completion 1st Quarter 2006

Project Features.

- 13.5 Acres
- 172,000 ± Total Project Square Feet
- Excellent visibility from Highways 99 and 120
- Generous parking at 3.5 stalls per 1,000 square feet
- Extensive CC&Rs to protect and enhance your investment
- Construction is high quality Concrete Tilt Up for lasting beauty and durability

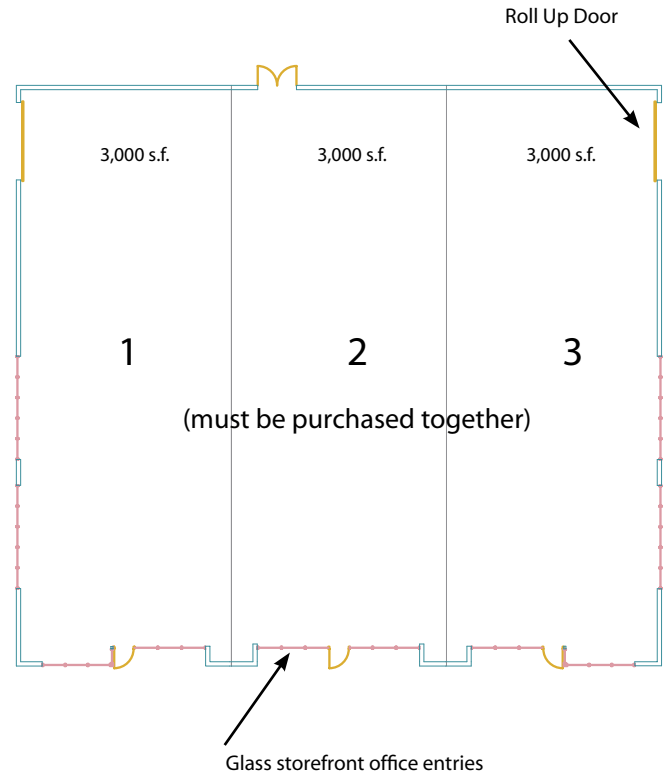
Different and Dynamic.

Building D is zoned General Commercial and provides maximum exposure from Moffat Boulevard with uses suitable for retail and office. Manteca Commerce Park's difference is found in the vision the developer has for the project. With long term beauty and durability a driving factor, the concrete tilt up construction will maximize the investment potential of this quality project. The "dynamic" element of the project is found in the mixed uses of retail, office and light industrial users that will occupy Manteca Commerce Park, creating its own sense of community. Pricing, approved uses for Building D and other valuable information is provided on page 2.

www.mantecacommercepark.com

Prices, features and benefits subject to change without notice.

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— Door/Roll Up Door
— Glass storefront office entries

Lee & Associates®
COMMERCIAL REAL ESTATE SERVICES
www.lee-associates.com/stockton

February 2006



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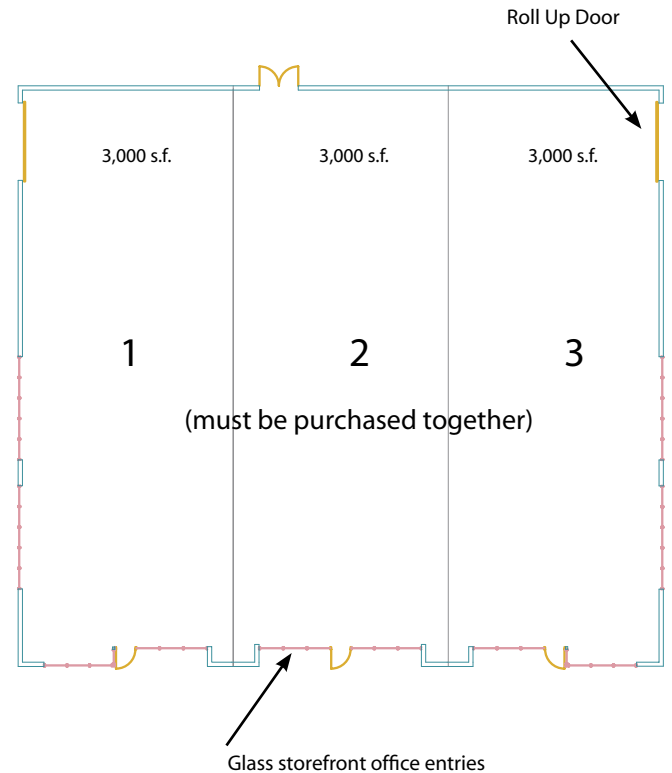
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Approved Uses. (Partial List)

Health Club	Business or Professional Offices
Real Estate Offices	Medical, Dental, Optical Offices
Antique Store	Appliance Store
Bicycle Shop	Computer Store
Electrical Supply	Fabric, Drapery or Upholstery Shop
Floor Covering Store	Furniture and Appliances Store
Heating Supply	Home or Office Furnishings Store
Plumbing Supply	Office Machines & Equipment
Paint and Wallpaper Store	Pottery, Ceramics, Statuary Store
Restaurant, Cafe' or Coffee Shop	Automobile Services, Specialized
Photography Studio	Picture Framing
Travel Agency	Business or Trade School
Printing, Cartography, Lithography, or Blueprinting	
Laboratory, Medical, Dental, Optical, or Biological (non-experimental)	
Laboratory, Testing or Classifying (non-experimental)	



Pricing.

1421 Moffat Boulevard - Building D - Zoned General Commercial					
Unit	Square Feet	Dimension	Power	Price Per Square Foot	Total
1 & 2 & 3 (must be purchased together)	9,000 sq. ft.	33'-4" x 90' (each Unit)	200 Amp (each Unit)	\$165.00	\$1,485,000

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