



## 1433 Moffat Boulevard

General Plan Designation: Light Industrial (LI)

Zoning: Business Industrial Park (BIP)

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



For Reference Only - Buildings will be referred to as addresses with Unit Numbers, e.g., Building 1433, Unit 1.

For information, Contact:

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Tom Davis, SIOR | [tdavis@lee-associates.com](mailto:tdavis@lee-associates.com)

# 209.983.1111

### 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 1,500 square feet (Building G)
- Fire Sprinklers
- Insulated ceiling (white vinyl face R-19)
- Insulated demising walls (R-19)
- Building delivered with textured and painted demising walls
- Anticipated completion 4th 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.

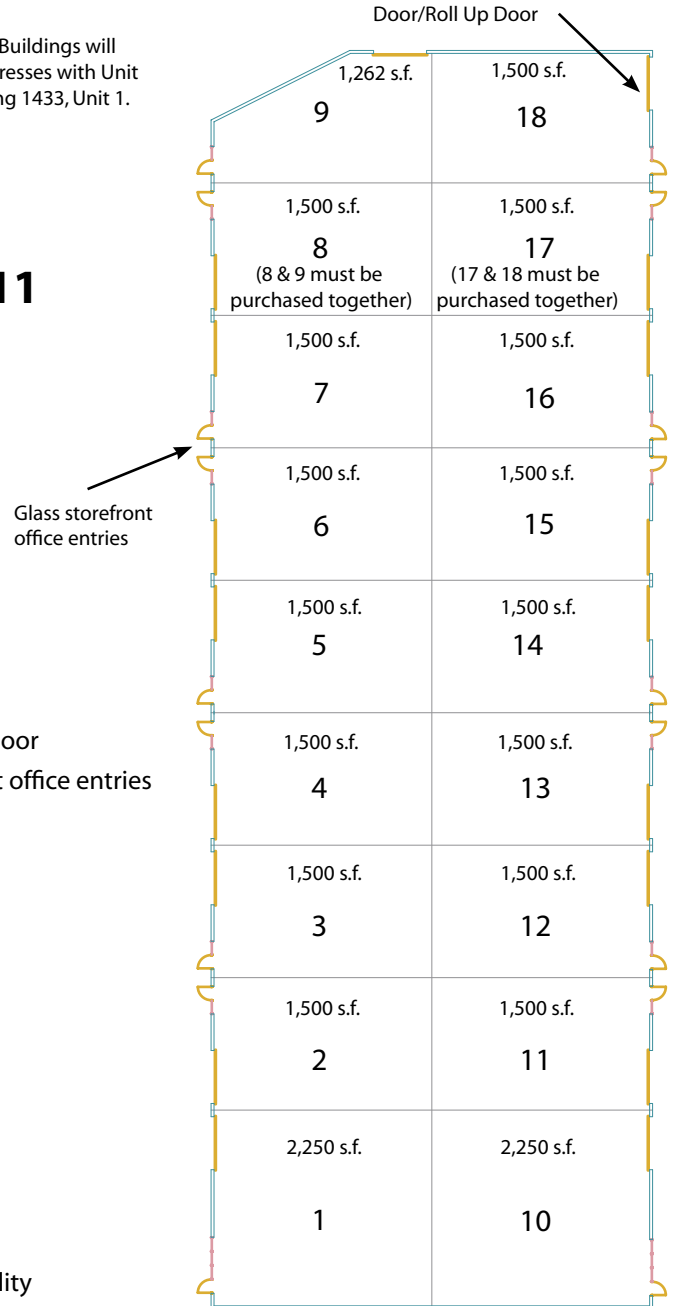
Building G is suitable for office and light industrial use. Manteca Commerce Park's difference is found in the vision the developer has for the project. With long term beauty and durability a driving factor, the concrete tilt up construction will maximize the investment potential of this quality project. 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 G and other valuable information is provided on page 2.

[www.mantecacommercepark.com](http://www.mantecacommercepark.com)

Prices, features and benefits subject to change without notice.

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# For Sale, Lease or Lease To Own



## Phase 1 Building

Anticipated completion 4th Quarter 2006



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February 2006



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### Approved Uses. (Partial List)

Business and Professional Offices

Electrical Supply

Heating Supply

Plumbing Supply

Janitorial Service

Laboratory, Medical, Dental, Optical, or Biological (non-experimental)

Laboratory, Testing or Classifying (non-experimental)

Printing, Cartography, Lithography, or Blueprinting

Contractors and Contracting Services (all kinds)

Electronic Equipment Assembly

Equipment and Building Material Storage

Warehouse

Carpenter Shop

Newspaper, Magazine or Book Printing

Photographic Processing Plant or Wholesale Supply

Research and Development

Wholesale Distribution

Automobile, Light Truck, RV or Garden Implement, Tires, Parts/Accessories

### Pricing.

| 1433 Moffat Boulevard - (Building G) - Zoned Light Industrial |               |                                               |                                     |                       |           |
|---------------------------------------------------------------|---------------|-----------------------------------------------|-------------------------------------|-----------------------|-----------|
| Unit                                                          | Square Feet   | Dimension                                     | Power                               | Price Per Square Foot | Total     |
| 1                                                             | 2,250 sq. ft. | 50'x45'                                       | 200 Amp                             | \$135.00              | \$303,750 |
| 2                                                             | 1,500 sq. ft. | 50'x30'                                       | 200 Amp                             | \$130.00              | \$195,000 |
| 3                                                             | 1,500 sq. ft. | 50'x30'                                       | 200 Amp                             | \$130.00              | \$195,000 |
| 4                                                             | 1,500 sq. ft. | 50'x30'                                       | 200 Amp                             | \$130.00              | \$195,000 |
| 5                                                             | 1,500 sq. ft. | 50'x30'                                       | 200 Amp                             | \$130.00              | \$195,000 |
| 6                                                             | 1,500 sq. ft. | 50'x30'                                       | 200 Amp                             | \$130.00              | \$195,000 |
| 7                                                             | 1,500 sq. ft. | 50'x30'                                       | 200 Amp                             | \$130.00              | \$195,000 |
| 8 & 9<br>(must be purchased together)                         | 2,762 sq. ft. | 50'x30' (Unit 8) plus<br>1,262 sq. ft. Unit 9 | 200 Amp Unit 8,<br>200 Amp Unit 9   | \$135.00              | \$372,870 |
| 10                                                            | 2,250 sq. ft. | 50'x45'                                       | 200 Amp                             | \$135.00              | \$303,750 |
| 11                                                            | 1,500 sq. ft. | 50'x30'                                       | 200 Amp                             | \$130.00              | \$195,000 |
| 12                                                            | 1,500 sq. ft. | 50'x30'                                       | 200 Amp                             | \$130.00              | \$195,000 |
| 13                                                            | 1,500 sq. ft. | 50'x30'                                       | 200 Amp                             | \$130.00              | \$195,000 |
| 14                                                            | 1,500sq. ft.  | 50'x30'                                       | 200 Amp                             | \$130.00              | \$195,000 |
| 15                                                            | 1,500 sq. ft. | 50'x30'                                       | 200 Amp                             | \$130.00              | \$195,000 |
| 16                                                            | 1,500 sq. ft. | 50'x30'                                       | 200 Amp                             | \$130.00              | \$195,000 |
| 17 & 18<br>(must be purchased together)                       | 3,000 sq. ft. | 50'x30' Unit 17 and<br>50'x30' Unit 18        | 200 Amp Unit 17,<br>200 Amp Unit 18 | \$135.00              | \$405,000 |

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