

SPRECKELS PARK

MANTECA, CALIFORNIA

AVAILABLE
±377,600 SQ. FT.
PLANNED INDUSTRIAL FACILITY
DIVISIBLE TO ±135,200 SQ. FT.

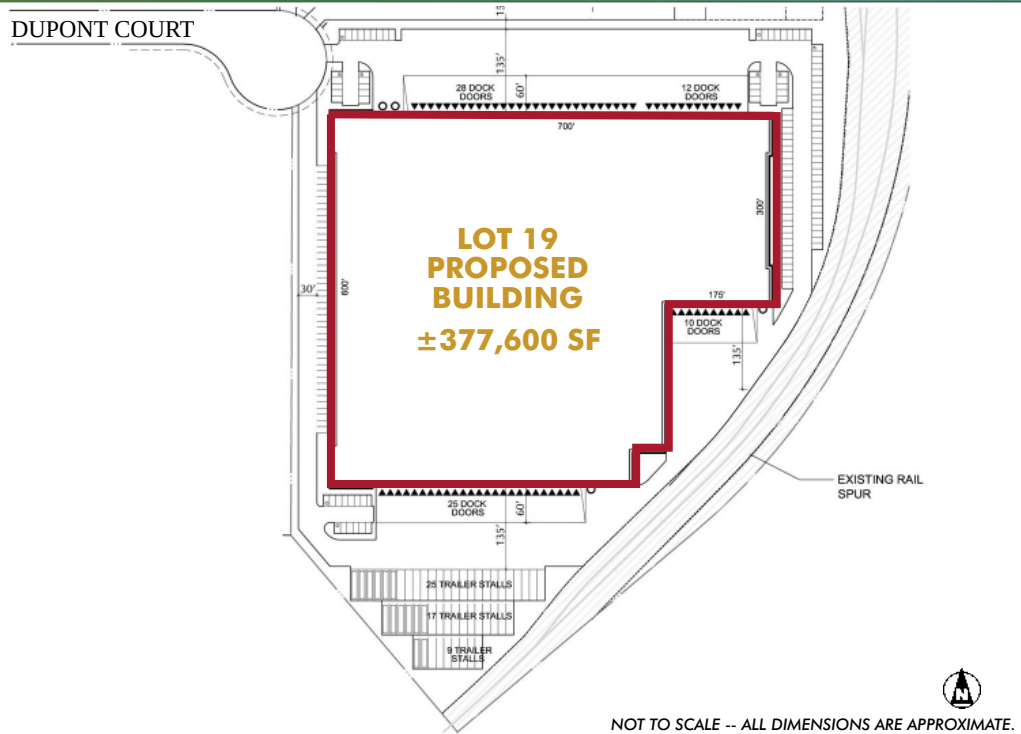
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LOCATION

PROPERTY SPECIFICATIONS

COMMENTS

Dupont Court • Manteca, California

- ± 377,600 Sq. Ft. Proposed Building
- ± 19.41 Acre Parcel
- Zoned M-2, City of Manteca
- Office to Suit
- ESFR Fire Sprinkler System
- Indicated Power: Planned 2,000 Amps/277/480 Volts
- ± 52' x 50' Column Spacing
- Adjacent Rail - UPSP
- ± 60' Loading Bay to 1st Column
- ± 30' Minimum Clear Height
- (75) ± 9' x 10' Dock High Doors
- (4) ± 12' x 14' Grade Level Doors
- Large Trailer Drop Lots (51 Stalls)
- Large Employee Parking Lot (170 Stalls)
- Skylights 1%
- ± 60' Concrete Apron Length

Planned Class "A" distribution/manufacturing facility located in Spreckels Park, an institutional grade business park located in Manteca, California. The property has excellent freeway exposure and identity to State Highway 99 and 120. The location provides direct access to State Highway 99, 120 and Interstate 5 and 205. As a bonus, both Burlington Northern Santa Fe and Union Pacific intermodal 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.

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AVAILABLE

Lot 19 Dupont Court
MANTECA, CALIFORNIA

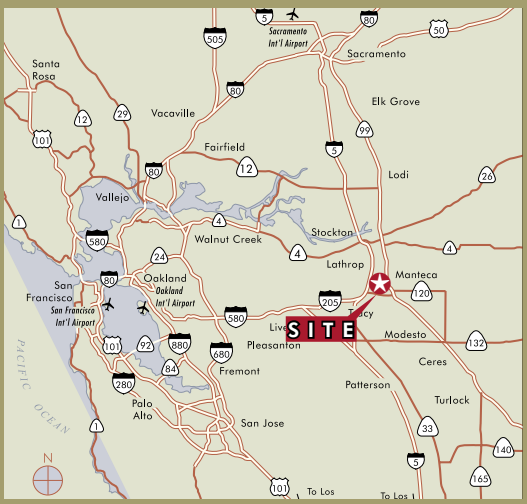


VICINITY MAP

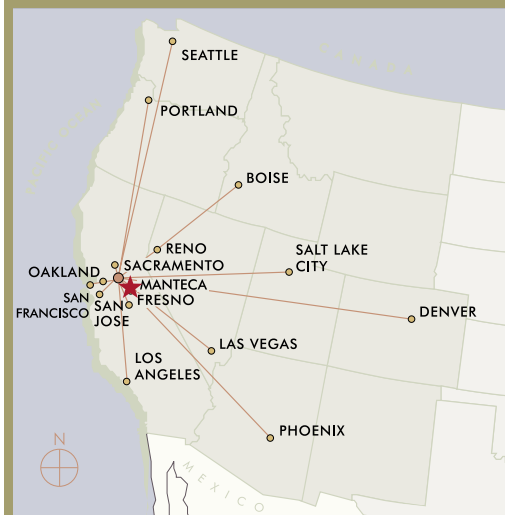


MAPS ARE NOT TO SCALE.

REGIONAL MAP



WEST COAST MAP



MILEAGES TO MAJOR MARKETS

Boise	619
Denver	1,249
Fresno	113
Las Vegas	521
Los Angeles	333
Oakland	66
Phoenix	701
Portland	642
Reno	198
Sacramento	64
Salt Lake City	715
San Francisco	76
San Jose	71
Seattle	815

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