

FOR SALE OR LEASE
Now Under Construction

MANTECA BUSINESS CENTRE
Dupont Court
Manteca, California

A DEVELOPMENT OF HUNSAKER INVESTMENT COMPANY, LLC



BUILDING FEATURES:

- ◆ **Size:** From 4,400± to 11,235± square feet
- ◆ **Construction:** Concrete Tilt-Up
- ◆ **Clearance:** 16'± to 20'± Minimum
- ◆ **Sprinklers:** Fully-Sprinklered Buildings
- ◆ **Lighting:** Metal Halide
- ◆ **Power:** 277/480 Volt Power
- ◆ **Loading Doors:** Grade Level Loading
- ◆ **Office:** Reception area, two (2) private offices, two (2) restrooms per building
- ◆ **Yard:** Potential yard space available
- ◆ **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.

13 Buildings / 4,400± to 11,235± SF
Warehouse / Flex / Distribution
Located in the Spreckels Business Park
Manteca, California

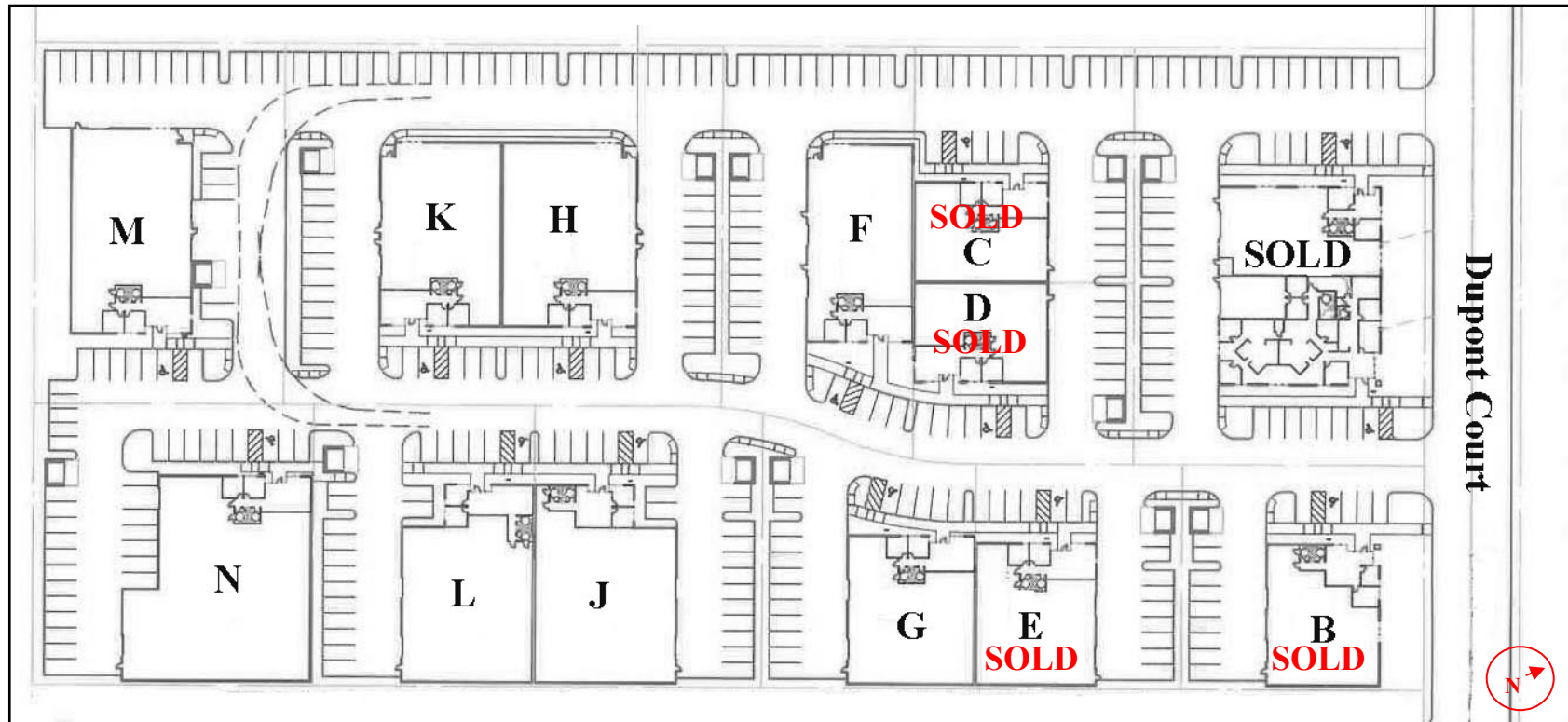
For More Information, Contact:

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(209) 983-1111



MANTECA BUSINESS CENTRE, MANTECA, CA

Site Plan



BUILDING SIZES

Building	A	B	C	D	E	F	G	H	J	K	L	M	N
Total SF	SOLD	SOLD	SOLD	SOLD	SOLD	6,839	6,218	8,032	8,580	7,191	7,902	8,005	11,235



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