

SHOP/WAREHOUSE SPACE FOR LEASE MANTECA INDUSTRIAL PARK

1072 MELLON AVENUE, MANTECA, CA



AVAILABLE SF: 1,800± SF (Unit 2)

PARKING RATIO: 2.6/1,000

UTILITIES :

Water, Sewer, & Storm: City of Manteca

Gas & Electric: PG & E

COMMENTS:

- Attractive glass store front
- Approximately 250±sf of office space and 1 restroom
- One (1) 12' x 14' ground level roll-up doors
- 150 amp, 208 volt, 3 phase electrical service

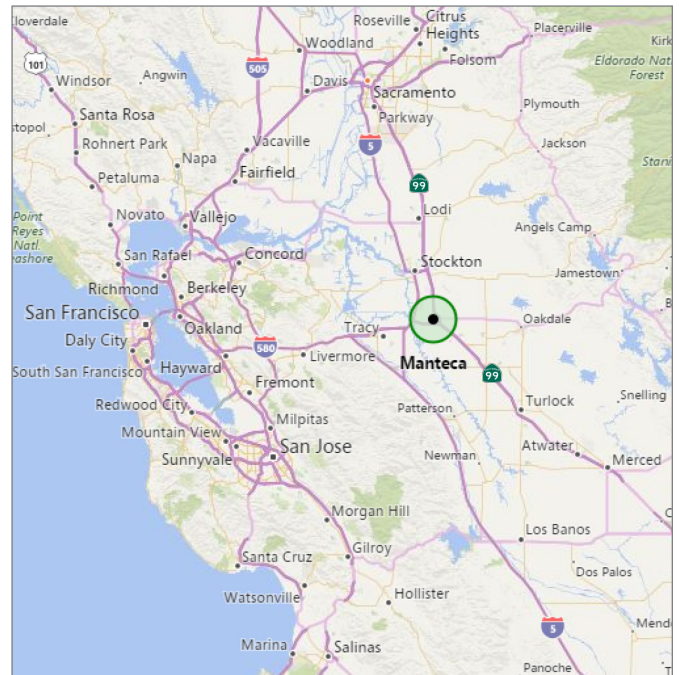
LEASE RATE: \$0.75 PSF/month (Gross)

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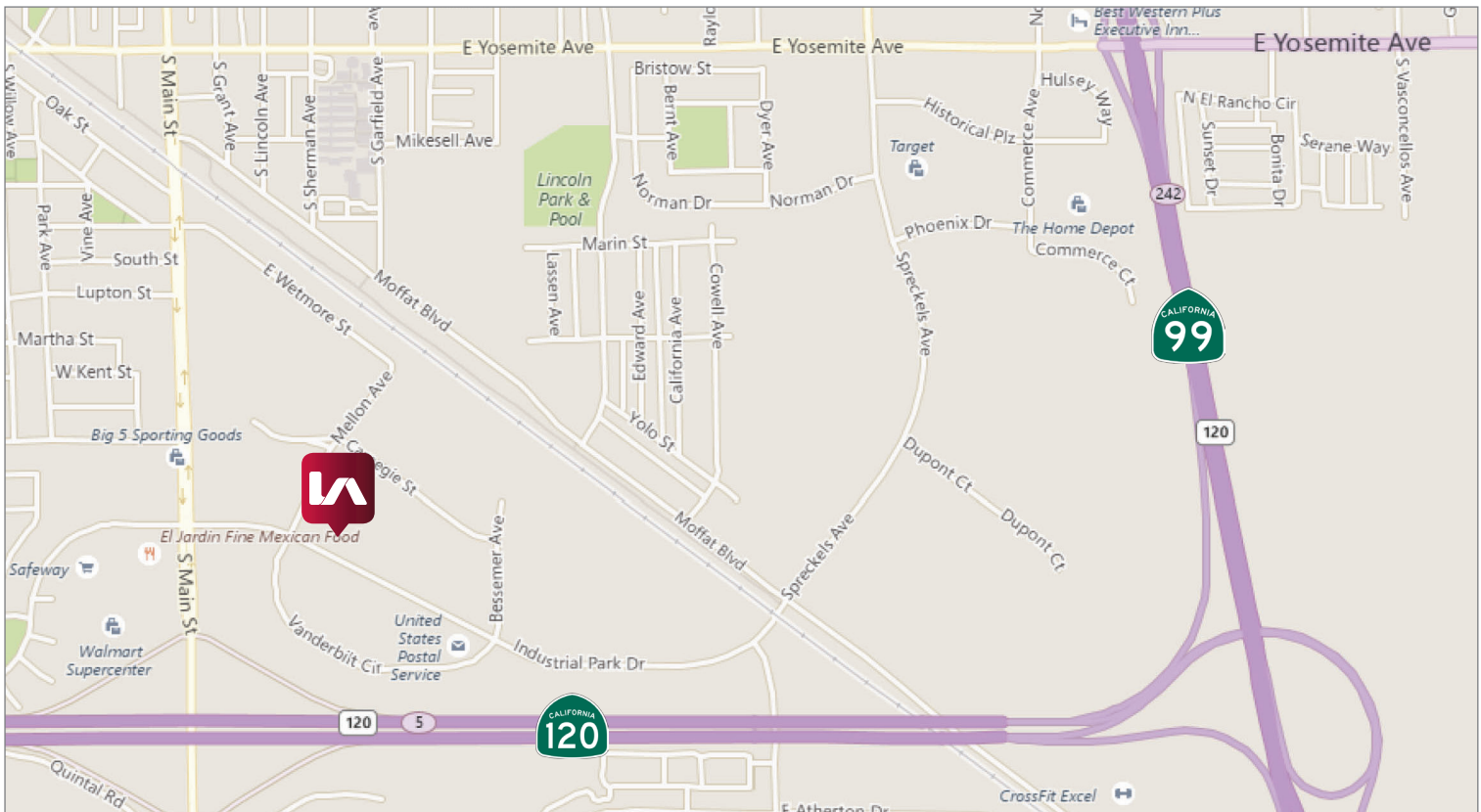


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