

SMALL SHOP/OFFICE FOR LEASE

1187-4 VANDERBILT CIRCLE, MANTECA, CA

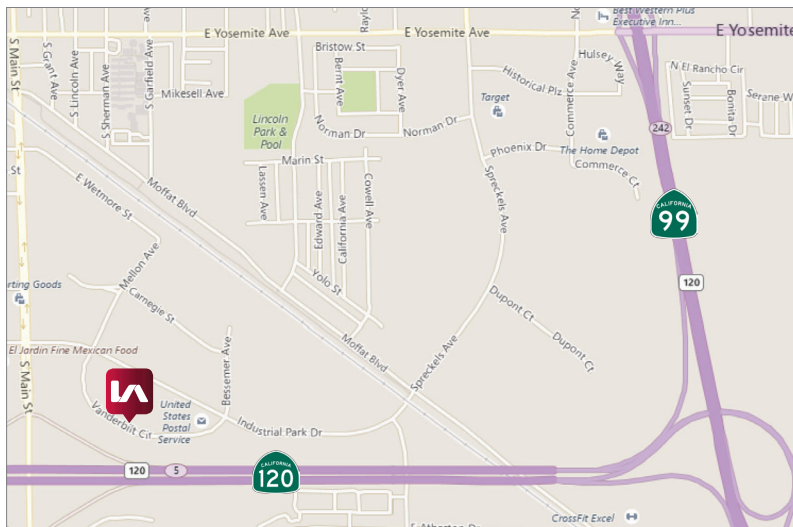


AVAILABLE SF: 1,500± SF

COMMENTS:

- One (1) grade level door
- Approximately 450±SF office space
- One (1) restroom
- Fluorescent lights and skylights
- Mezzanine storage above office
- Distributed electrical throughout

LEASE RATE: \$1,275 per month (Gross)



**Under New Ownership-Recently Renovated
Inside and Out**

Jim Martin, SIOR

BRE #01214270

jmartin@lee-associates.com

D 209.983.4088

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SMALL SHOP/OFFICE FOR LEASE

1187-4 VANDERBILT CIRCLE, MANTECA, CA



PROJECT FEATURES:

- Easy Access with direct visibility to Hwy 120
- Ideal shop, repair or assembly space
- Completely renovated inside and out; new paint, flooring, restrooms, sealed/stripped parking and exterior paint/landscaping/lighting

Jim Martin, SIOR

BRE #01214270

jmartin@lee-associates.com

D 209.983.4088

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.