

1096 Mellon Avenue
Manteca, California

FOR SALE OR LEASE

20,750± SF Freestanding Building



<u>SPECIFICATIONS:</u>	Freestanding concrete tilt up building with excellent access to I-5 & Hwy 99 via Hwy 120. Located in the Manteca Industrial Park north of the Main St. / Hwy 120 interchange
<u>BUILDING SIZE:</u>	20,750± SF
<u>LAND SIZE:</u>	1.5± AC
<u>OFFICE:</u>	5,522± SF with Employee Breakroom
<u>MANUFACTURING:</u>	9,853± SF with 1,400± sf of Class 1000, Clean Room & HVAC
<u>WAREHOUSE:</u>	5,375± SF with 21'± Clear Height
<u>GRADE LEVEL:</u>	Three (3) doors
<u>ELECTRICAL:</u>	3000 Amps, 277/480 Volts, 3 Phase
<u>YEAR BUILT:</u>	1979
<u>SALE PRICE:</u>	\$2,000,000
<u>LEASE RATE:</u>	\$0.70 per square foot, NNN
<u>ADDITIONAL FEATURES:</u>	HVAC System serves the entire facility; Air lines distributed throughout; Fully Sprinklered

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice



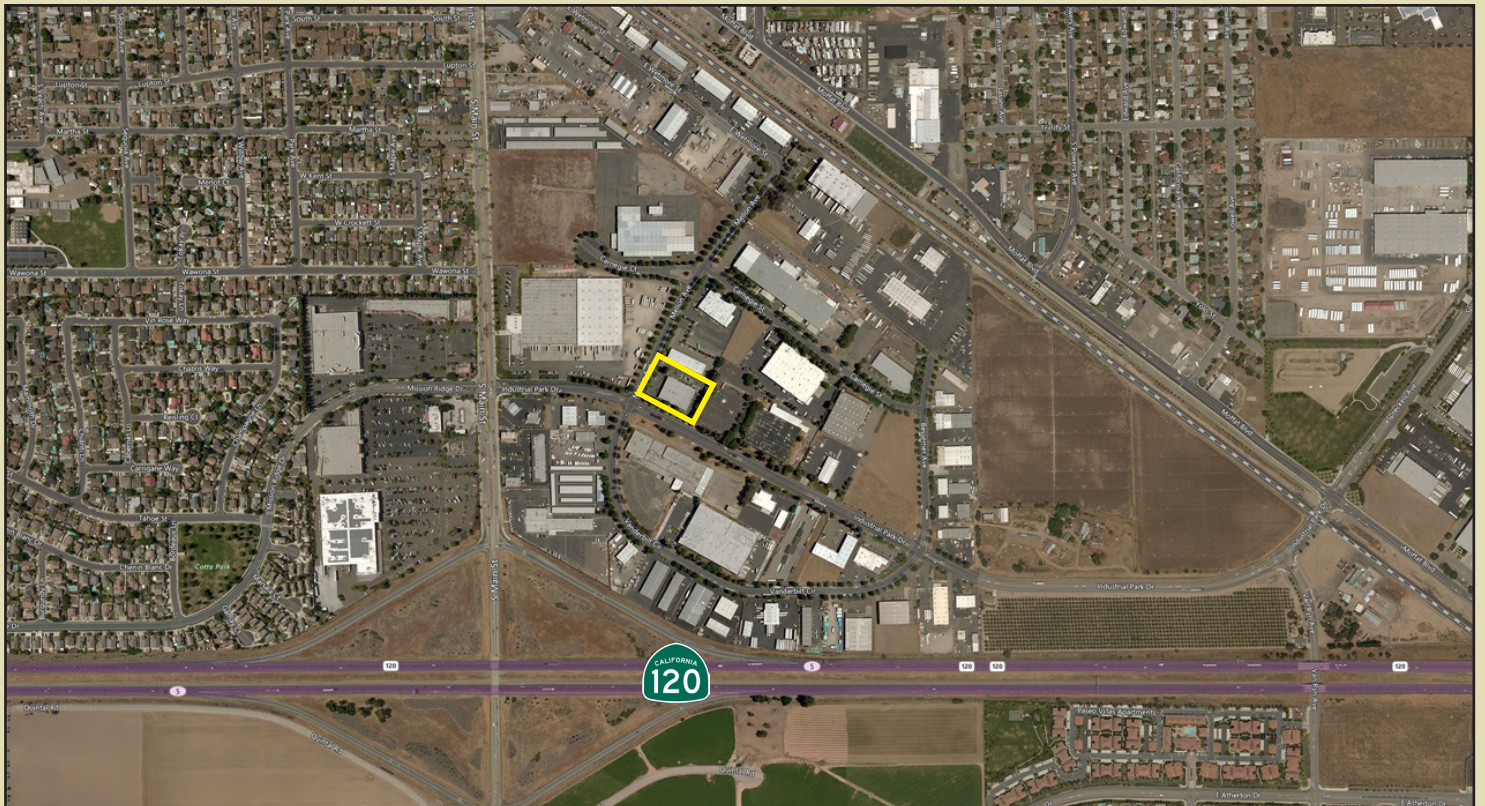
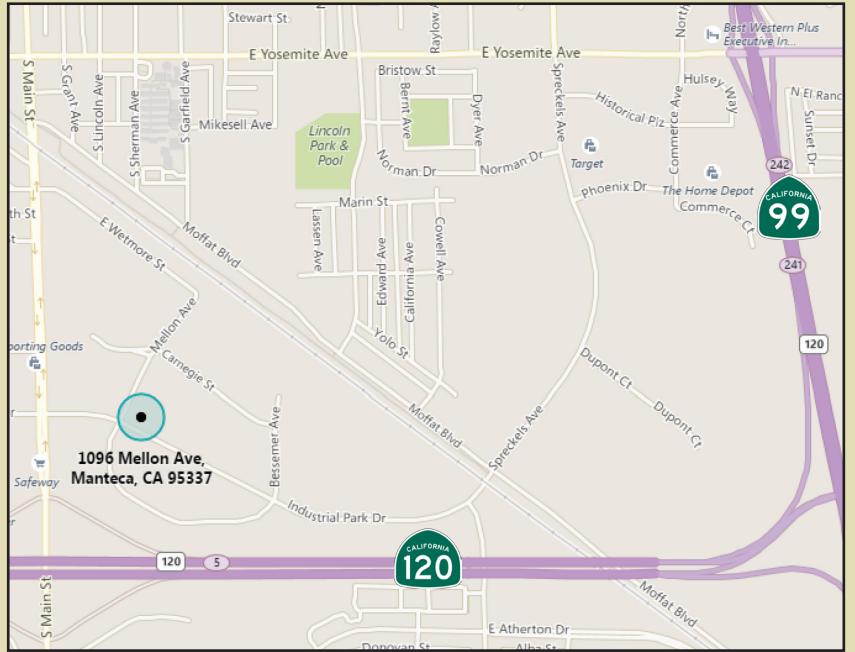
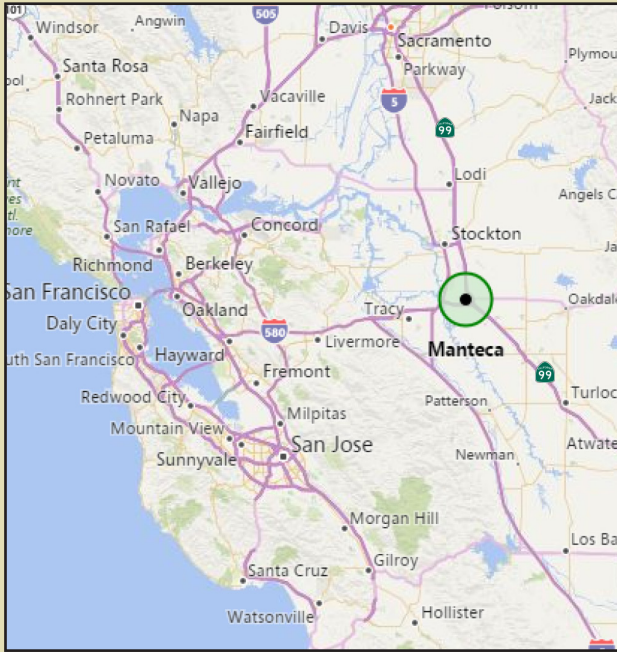
For more information contact: **Jim Martin, SIOR**
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