

# For Sale

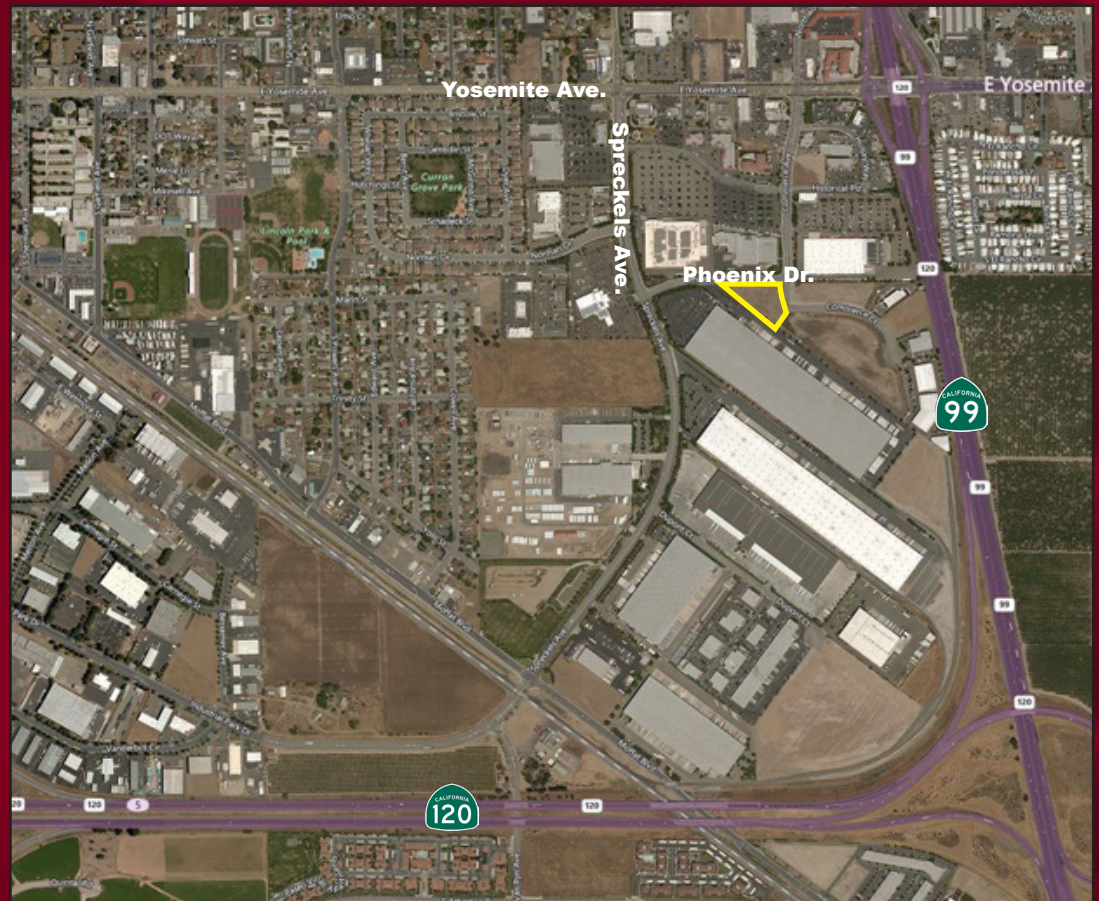
1.48± Acres

Spreckels Business Park  
1350 Phoenix Drive, Manteca, CA

Parcel Number: 221-250-25

- **1.48± Acre Site**
- **Zoned: M-2 (Heavy Industrial, City of Manteca)**
- **Fully improved with all services available:**
  - \* **Electric: PG&E**
  - \* **Water: City of Manteca**
  - \* **Sewer: City of Manteca**
  - \* **Storm: City of Manteca**
- **Excellent access to Hwy 99 and Hwy 120**
- **Corporate Neighbors include Frito Lay, Ford, Dreyers, Delicato Vineyards, TJ Maxx, Millard Refrigerated Services, and Home Depot**

**SALE PRICE: \$612,454**



For more information contact:

**Jim Martin, SIOR**

BRE # 01214270

Direct: 209-983-4088

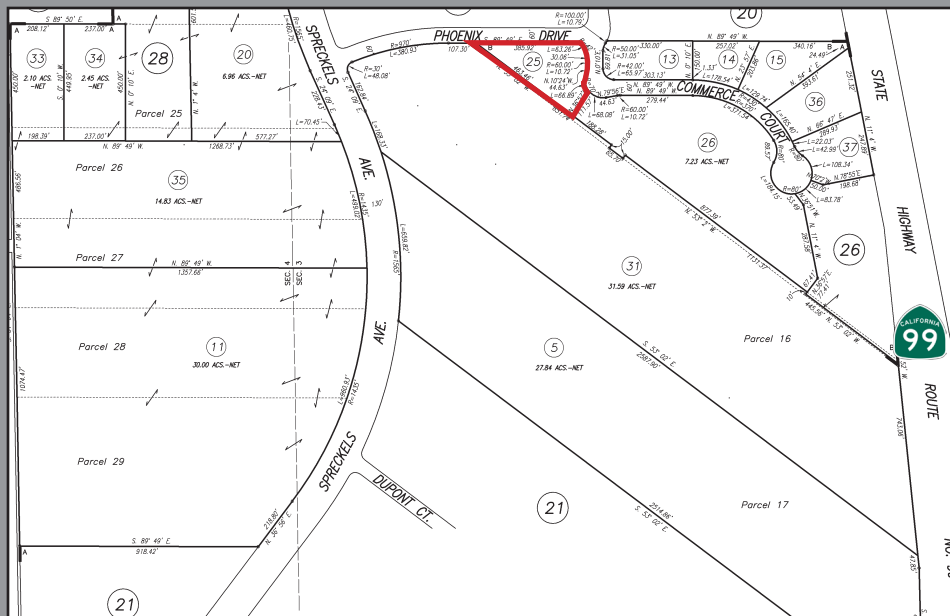
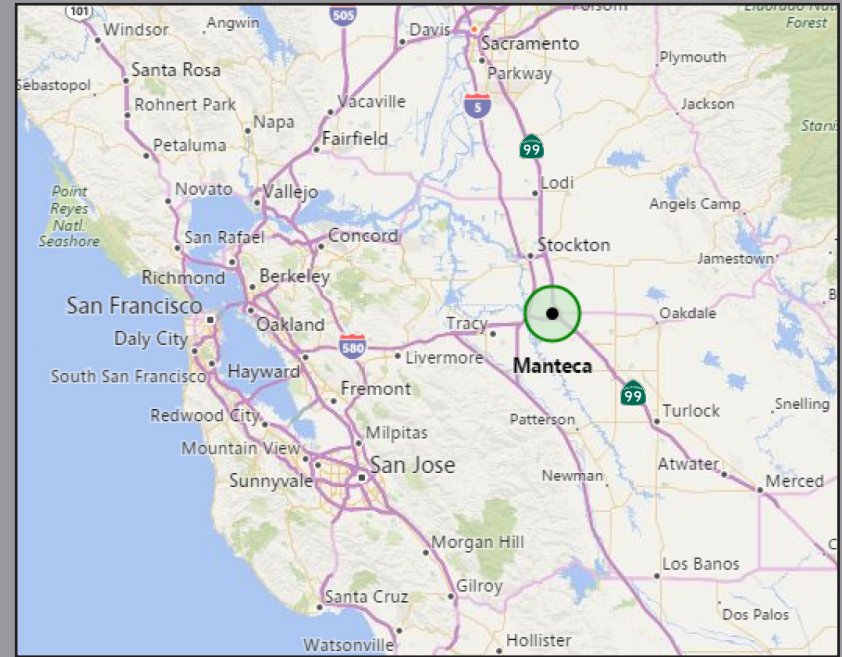
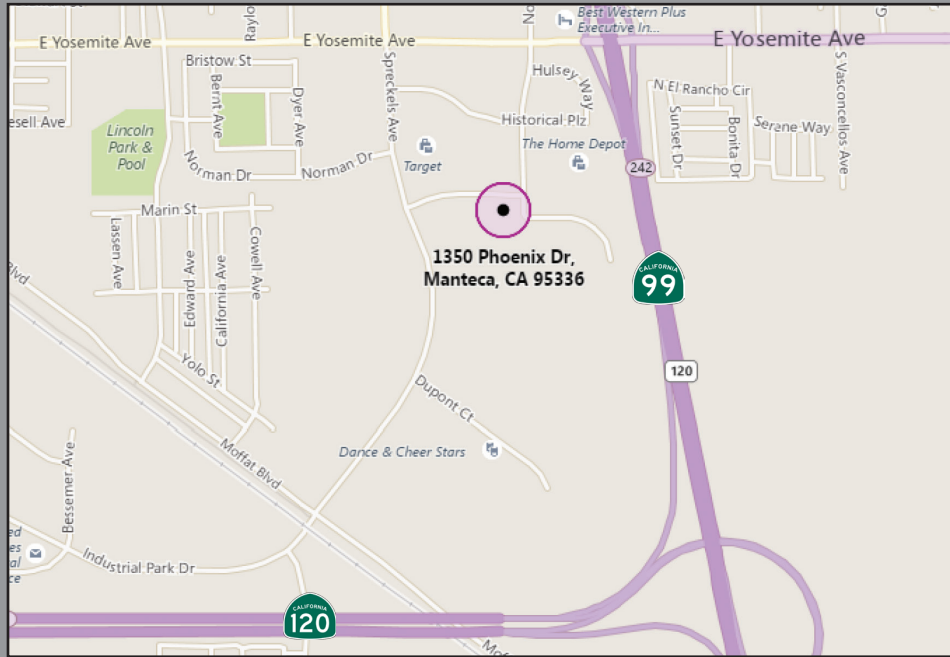
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[jmartin@lee-associates.com](mailto:jmartin@lee-associates.com)

**LEE & ASSOCIATES<sup>®</sup>**  
COMMERCIAL REAL ESTATE SERVICES

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