

**FOR SALE**  
**13.94± AC-FREEWAY VISIBLE LAND**  
2371 BRONZAN ROAD, MANTECA, CA



**LOCATION:** 2371 Bronzan Road, Manteca, California  
(Southwest quadrant of McKinley Ave. and Hwy 120)

**LAND SIZE:** 13.94± acres

**ZONING:** M-1 (Light Industrial, City of Manteca)

**COMMENTS:**

- Ideal mini-storage/boat RV lot
- Excellent Highway 120 visibility and exposure (585'± of direct frontage)
- Close proximity to majority of Manteca/Lathrop residential development as well as new Stadium Center retail development, Bass Pro Shop and Big League Field of Dreams
- Interchange planned for McKinley Ave. and Highway 120
- Traffic Count: Approximately 79,000 ADT
- Easy access to San Francisco Bay, San Joaquin/Sacramento Delta, Yosemite National Park and Lake Tahoe

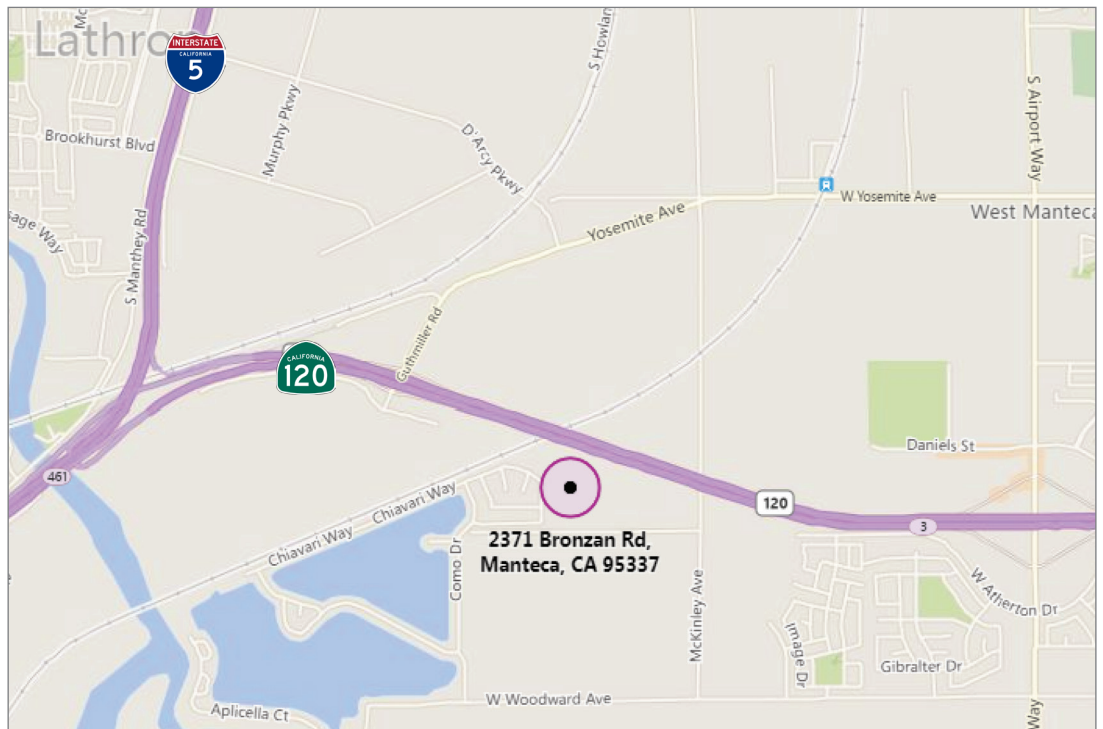
**SALE PRICE:** \$1,400,000

**Jim Martin, SIOR**  
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<b>DEMOGRAPHICS:</b>	<b>3 miles</b>	<b>5 miles</b>
Population:	42,721	103,032
Income:	\$77,880	\$77,375

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.

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