

# INDUSTRIAL SPACE FOR SALE OR LEASE

## MANTECA BUSINESS CENTER

1306 DUPONT COURT, MANTECA, CA



### LISTING DATA

**AVAILABLE SF:** 6,579± SF

**OFFICE SF:** 880± SF

#### COMMENTS:

- Delivered turn-key with approximately 880±SF of office space including a reception area, two (2) private offices and two (2) restrooms
- ±24' minimum clear height
- Fully sprinklered with 400-watt Metal Halide lighting
- 200 AMP, 277/480 VOLT, 3 PHASE electrical service
- One (1) dock high & one (1) grade level door
- Beautifully executed exteriors featuring extensive glass lines, panel relief and tasteful color selection
- Excellent freeway identity and access
- Located at the Manteca Business Center within the established Spreckels Business Park in Manteca, CA

### ECONOMIC DATA

**SALE PRICE:** \$920,000

**LEASE RATE:** \$0.69 psf, NNN



### CONTACT

**Darren McFadden**  
BRE # 01276439  
dmcfadden@lee-associates.com  
D 209.983.6821

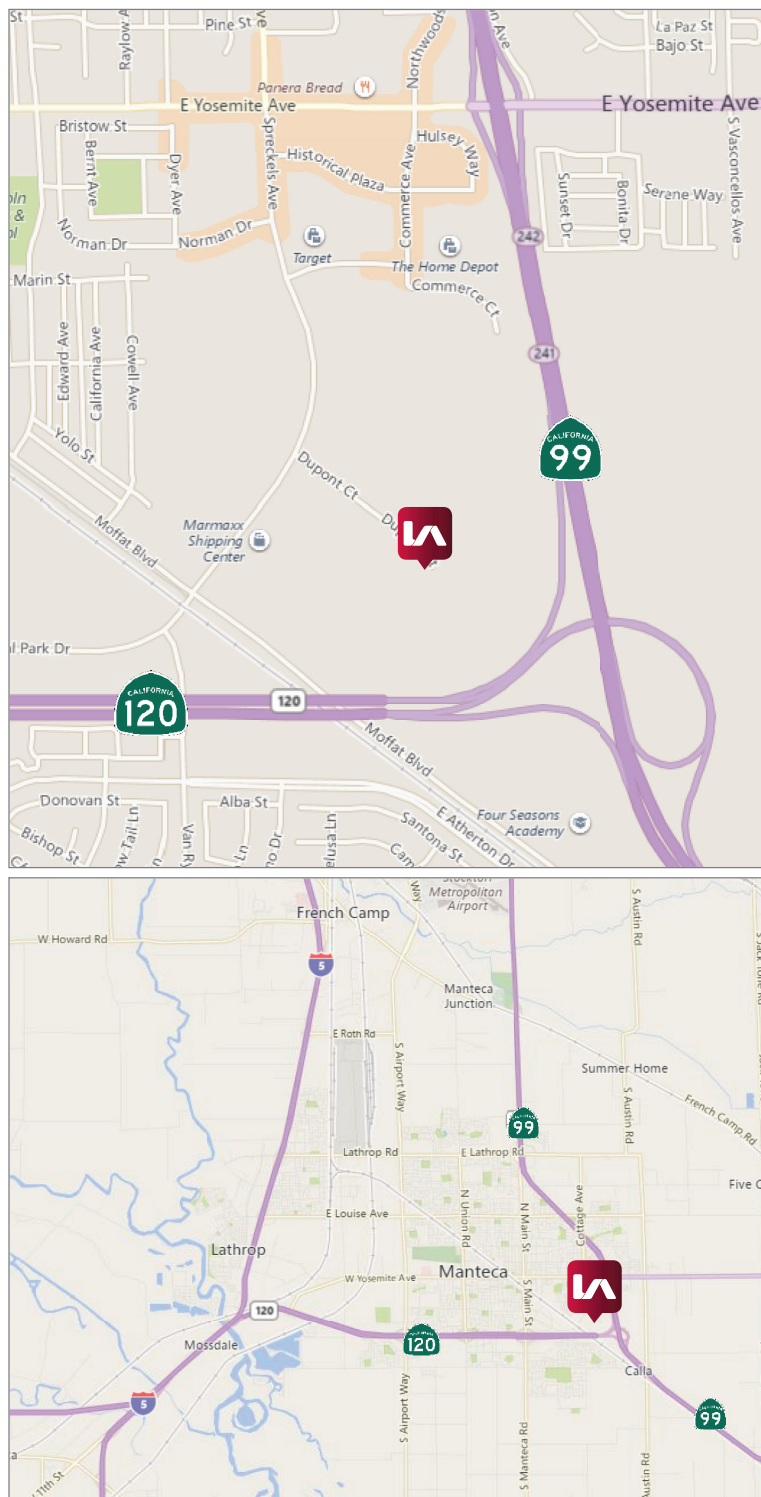
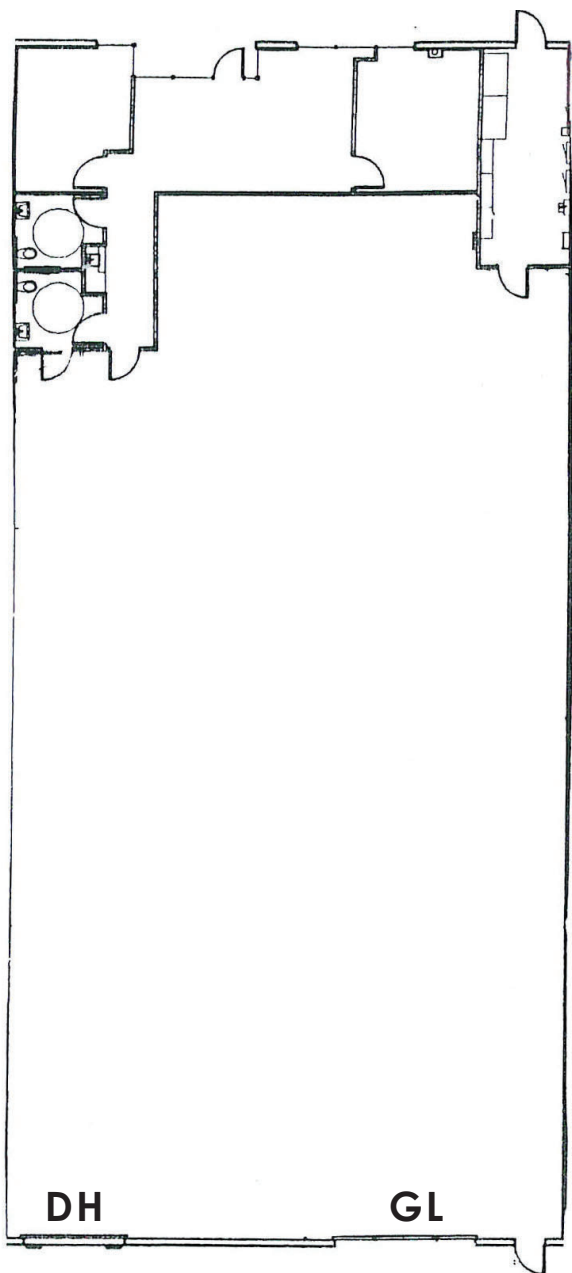
**Mark J. Reckers, SIOR**  
BRE # 00938704  
mreckers@lee-associates.com  
D 209.983.6838

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.

# INDUSTRIAL SPACE FOR SALE OR LEASE

## MANTECA BUSINESS CENTER

1306 DUPONT COURT, MANTECA, CA



### CONTACT

**Darren McFadden**  
BRE # 01276439  
dmcfadden@lee-associates.com  
D 209.983.6821

**Mark J. Reckers, SIOR**  
BRE # 00938704  
mreckers@lee-associates.com  
D 209.983.6838

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.