

SHOP/PROD./OFFICE SPACE FOR LEASE
MANTECA INDUSTRIAL PARK
1086 MELLON AVENUE, MANTECA, CA



AVAILABLE SF: 3,600± SF

PARKING RATIO: 2.6/1,000

COMMENTS:

- Ability to re-install 1 GL door
- Water, Sewer, and Storm: City of Manteca
- Gas & Electrical: PG & E

UNIT 3:

- Newly renovated office space includes:
 - Three (3) private offices, bull pen and two (2) ADA compliant restrooms
- Attractive glass storefront
- Completely conditioned with HVAC throughout
- Insulated shop/ service area
- Ample parking

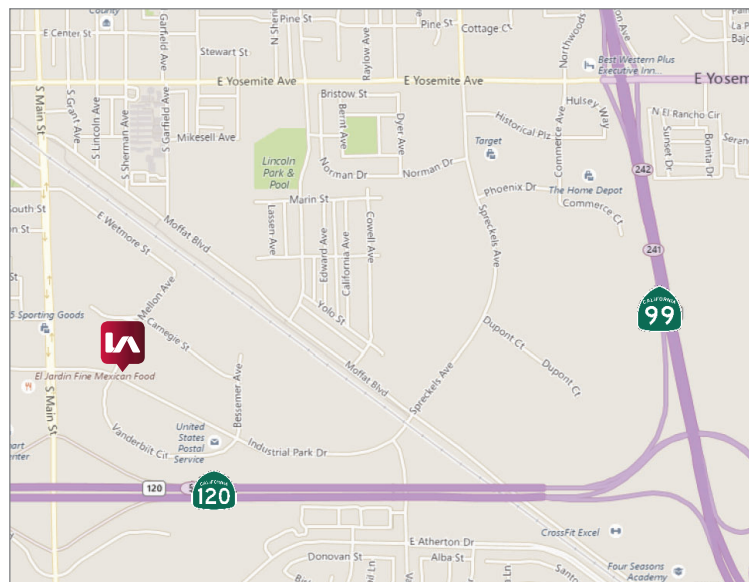
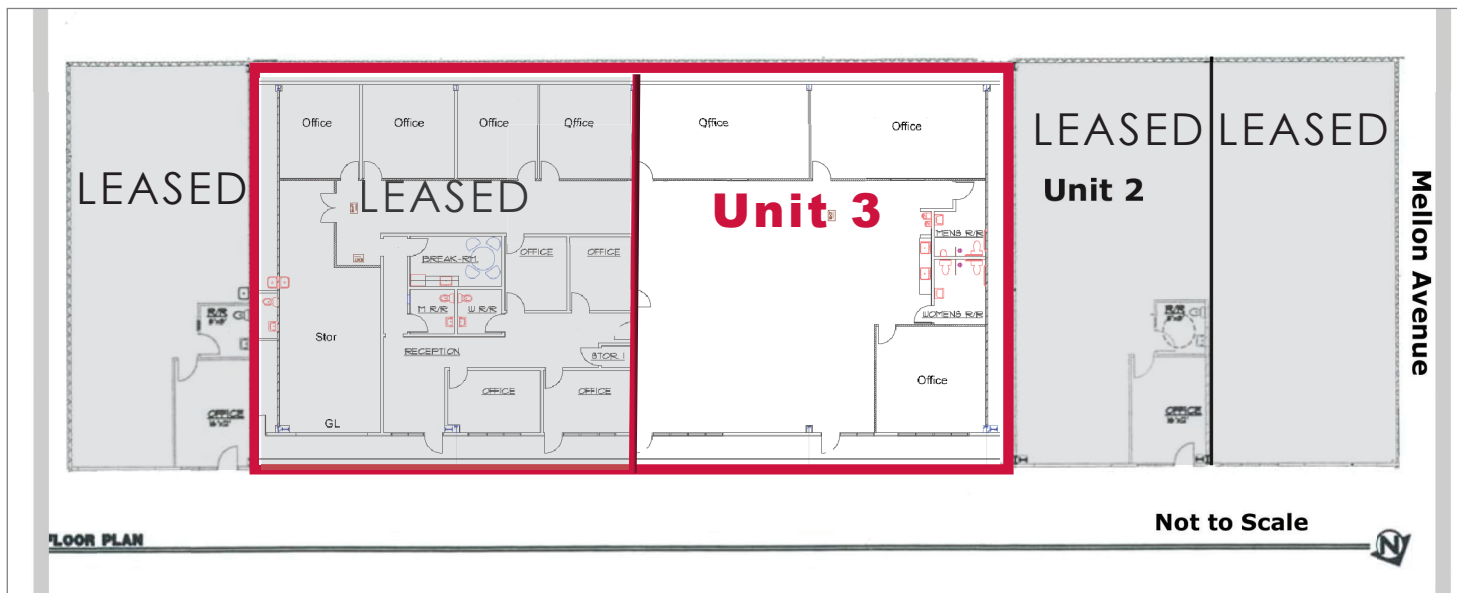
LEASE RATE: \$0.95 PSF/month (Gross)

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