

FOR LEASE SHOP AND YARD

2801 LOVELACE ROAD, MANTECA, CA

PROPERTY: 1.75± AC

TOTAL SF: 7,750± SF

- **Shop 1:** 3,600± SF (40'X 90')
-GL Doors: 2 automatic (20' x 18')
- **Shop 2:** 600± SF (20'X 30')
-GL Doors: 2 automatic (10' x 10')
- **Shop 3:** 1,750± SF
- **Office Bldg:** 1,800± SF

POWER: 200A, 120-480V, 3 Ph

COMMENTS:

- Property includes three (3) separate metal shops, a freestanding office building, and a 1,750± canopy
- Large fenced and paved yard. Additional yard space possible
- On-site well and septic
- 1,000 gallon above ground diesel tank w/ dispenser
- Zoned AG-40
- Existing use permit for house moving/modular building transportation and storage
- Welder, table saw, and band saw included

Guy Grace

BRE # 02045756

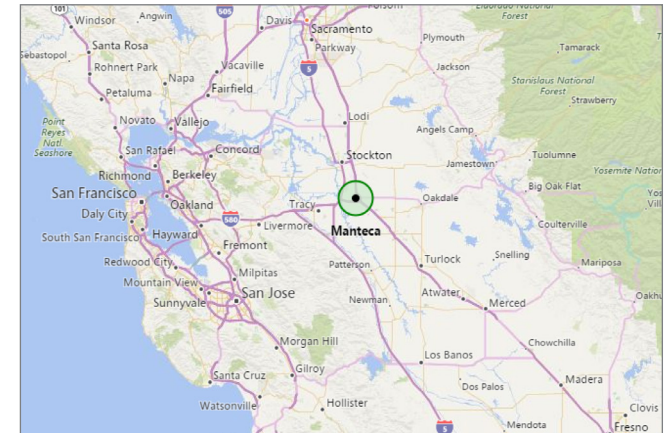
ggrace@lee-associates.com

D 209.982.4444

C 925.360.8610

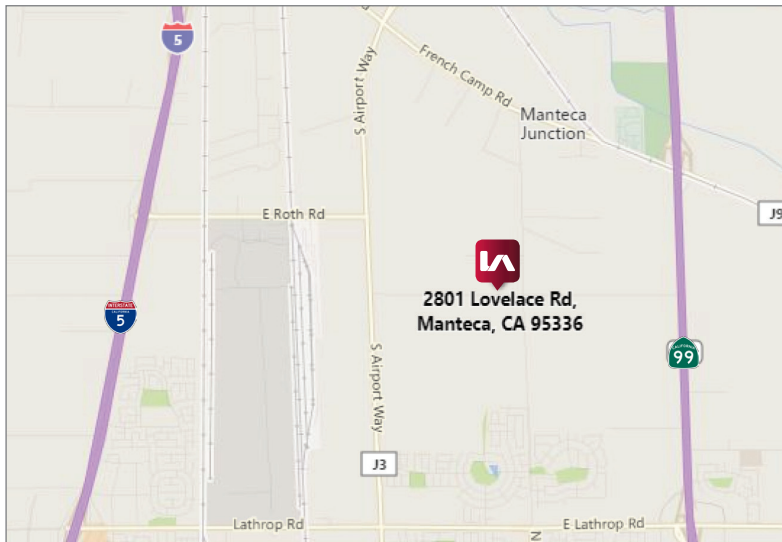


LEASE RATE: \$4,500 per month , Gross



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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