

FOR SALE
100% Leased Class "A" Industrial Building
1310-1324 Dupont Court, Manteca, CA



LEASED INVESTMENT OPPORTUNITY

The Offering: Lee & Associates-Central Valley, Inc. is pleased to offer for sale, a 48,614±sf fully leased portion of a larger 82,672±sf class "A" industrial condominium building. The building's central location to all major California markets makes it an attractive setting for businesses looking to relocate and/or expand in the Central Valley.

1310-1324 DUPONT COURT, MANTECA, CA

EXECUTIVE SUMMARY

OFFERING:

1310-1324 Dupont Court is a 100% leased $\pm 48,614$ square foot concrete tilt-up multi-tenant industrial condominium warehouse, distribution & light manufacturing building.

The property is located just off Hwy 120 & Hwy 99, featuring excellent freeway identity and access within the established Spreckels Business Park.

TENANTS:

All Star Movers & Storage
Stanley Access Technologies
Zen Bakery
American Sports Construction
Twister Sprayers USA
Franklin Energy
Custom Electric Supply, Inc.

Purchase Price: \$7,685,000

Net Operating Income: \$326,667

CAP Rate: 4.25%

PROPERTY SPECIFICATIONS:

Address: 1310-1324 Dupont Court,
Manteca, CA

Building Area: 48,614 \pm Square feet

Land Area: 5.69 \pm Acres

Year Built: Completed in 2006

