

FOR LEASE

153,858 SF INDUSTRIAL SPACE

Manteca Commerce Center | 1340 Dupont Ct. | Manteca | CA



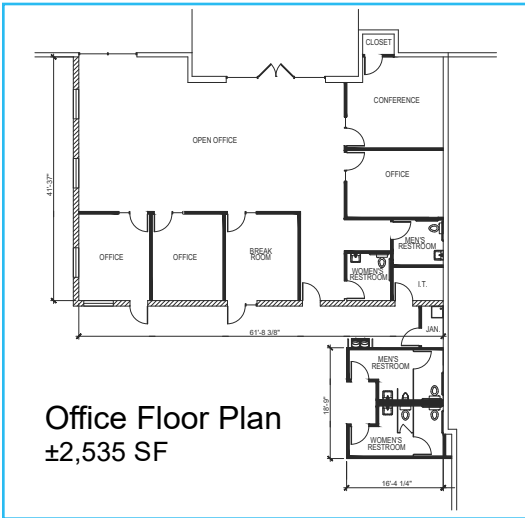
PROPERTY SUMMARY

LAND SIZE	19.41 acres	TRUCK APRON	60'
AVAILABLE SF	±153,858 SF	TRUCK STAGING	±135'
OFFICE SF	±2,535 SF	TRAILER PARKING	34 stalls
DOCK HIGH DOORS	27	AUTO PARKING	156 stalls
GRADE LEVEL DOORS	1	ZONING	Heavy industrial
CLEAR HEIGHT	36' optimal for high cube storage	SPRINKLERS	ESFR
POWER	3,000 amps available	SKYLIGHTS	Yes, throughout
COLUMN SPACING	60' x 56' typical	SECURE SITE	Yes

SITE PLAN

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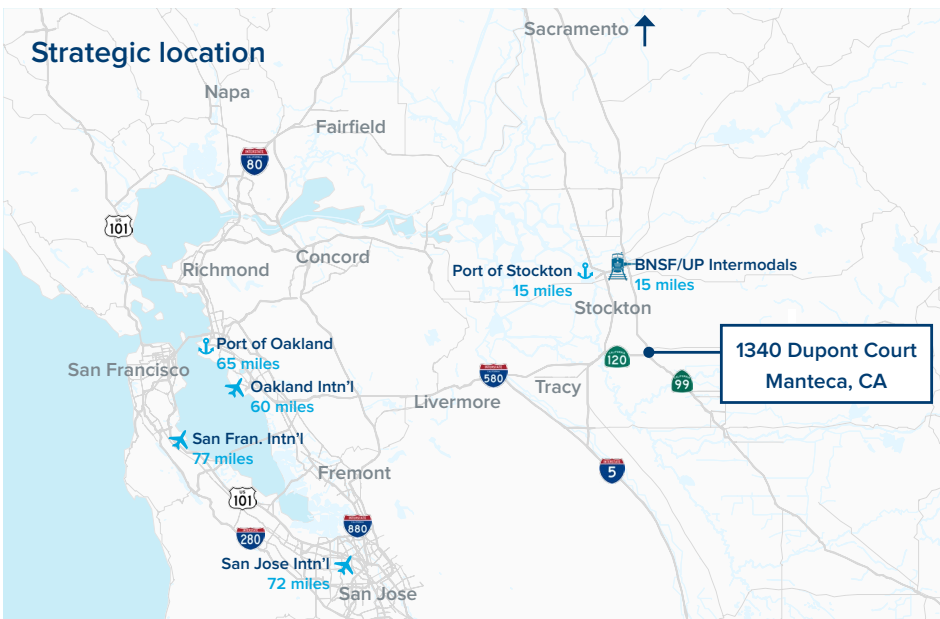
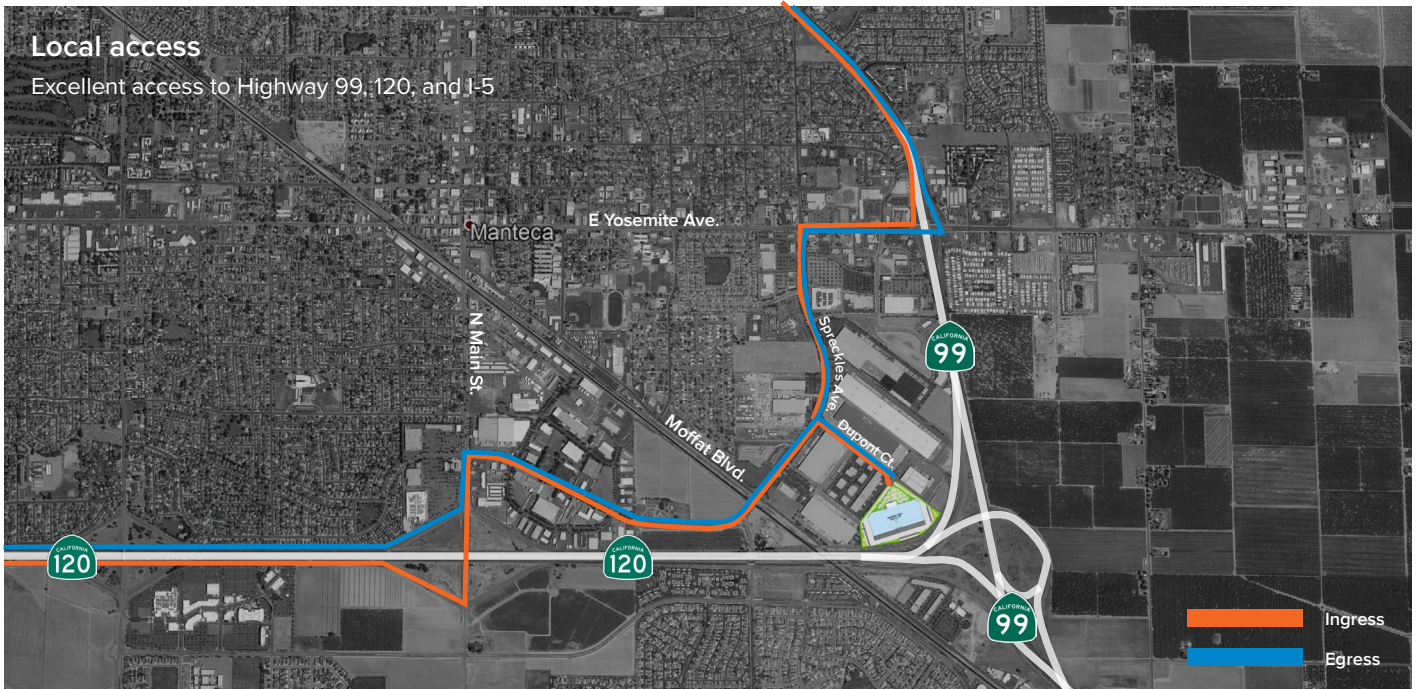
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AERIAL & MAP

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Ideal West Coast distribution link

FRESNO	112 miles
RENO	189 miles
LOS ANGELES	333 miles
LAS VEGAS	504 miles
PORTLAND	640 miles
PHOENIX	703 miles
SALT LAKE CITY	707 miles
SEATTLE	813 miles

TENANTS & AMENITIES

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Prominent tenants reside in Manteca to take advantage of labor and regional transportation links.



Demographics within 25 minute drive



739

Manufacturing businesses



671

Transportation & warehouse businesses



22,662

Manufacturing employees



16,504

Transportation/ utilities employees



\$12.52

Average hourly wage