



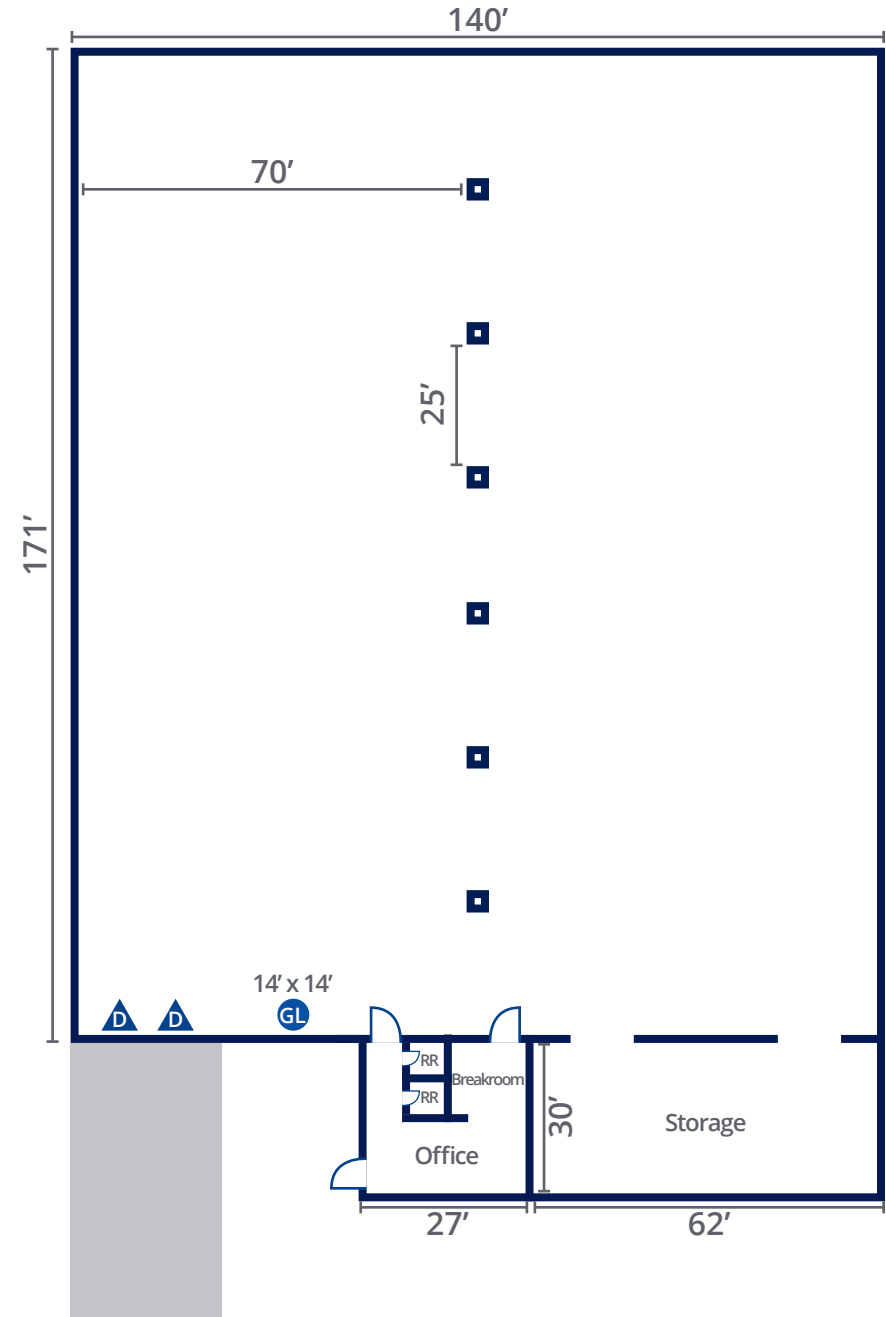
±26,767 SF Freestanding Warehouse w/ 2 Dock Doors and Highway  Frontage

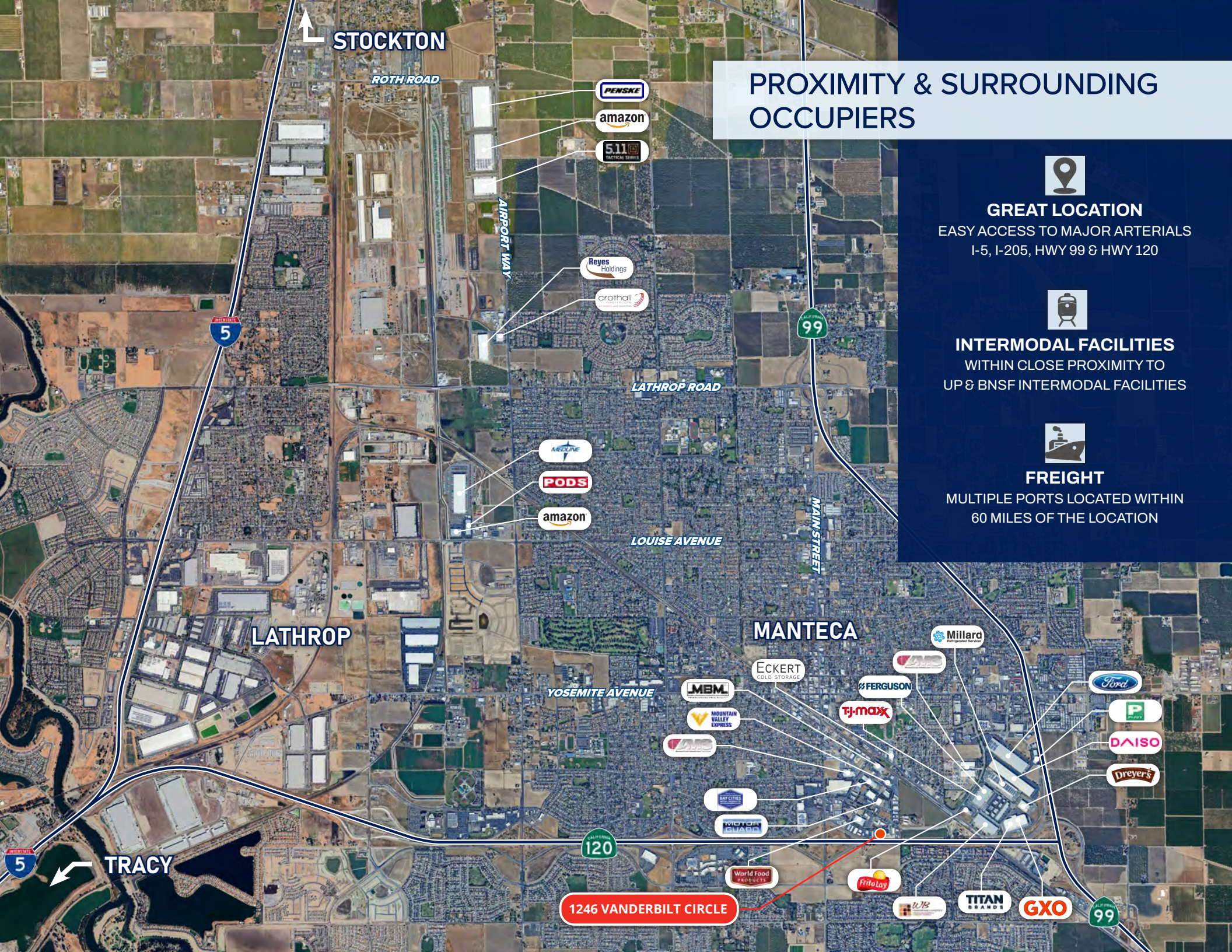
FOR SALE OR LEASE
1246 Vanderbilt Circle
Manteca, CA 95337



BUILDING SIZE	±26,767 SF
PARCEL SIZE	±1.31 acres
OFFICE SIZE	±810 SF
DOCK HIGH DOORS	Two (2) with pit levelers
GRADE LEVEL DOORS	One (1)
INDICATED POWER	200 amps, 120/208v, 3-phase (to be confirmed)
CLEAR HEIGHT	15' 10", 13' 5"
PARKING	Fourteen (14) stalls
FULLY SPRINKLERED	Yes
LIGHTING	Fluorescent
SKYLIGHTS	Yes
INSULATED	Yes
FREEWAY FRONTAGE	Yes
WATER	City of Manteca
SEWER	City of Manteca
STORM	City of Manteca
GAS & ELECTRIC	PG&E

Contact Broker for Pricing





STOCKTON

ROTH ROAD

AIRPORT WAY

LATHROP ROAD

LOUISE AVENUE

MAIN STREET

LATHROP

MANTECA

YOSEMITE AVENUE

TRACY

1246 VANDERBILT CIRCLE

PROXIMITY & SURROUNDING OCCUPIERS



GREAT LOCATION

EASY ACCESS TO MAJOR ARTERIALS
I-5, I-205, HWY 99 & HWY 120



INTERMODAL FACILITIES

WITHIN CLOSE PROXIMITY TO
UP & BNSF INTERMODAL FACILITIES



FREIGHT

MULTIPLE PORTS LOCATED WITHIN
60 MILES OF THE LOCATION





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