



MARKETING BROCHURE

301 E WETMORE ST, MANTECA, CA

For Lease

Marcus & Millichap

301 E WETMORE ST

EXCLUSIVELY LISTED BY

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FOR LEASE

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Asking Lease Rate
\$0.80/SF/Month



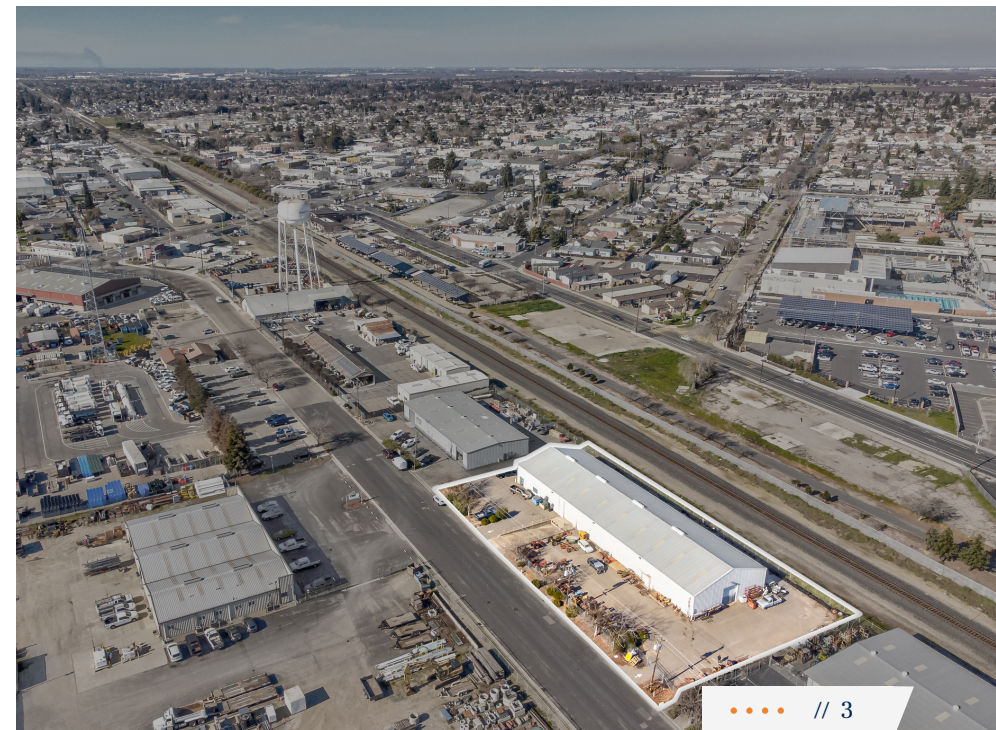
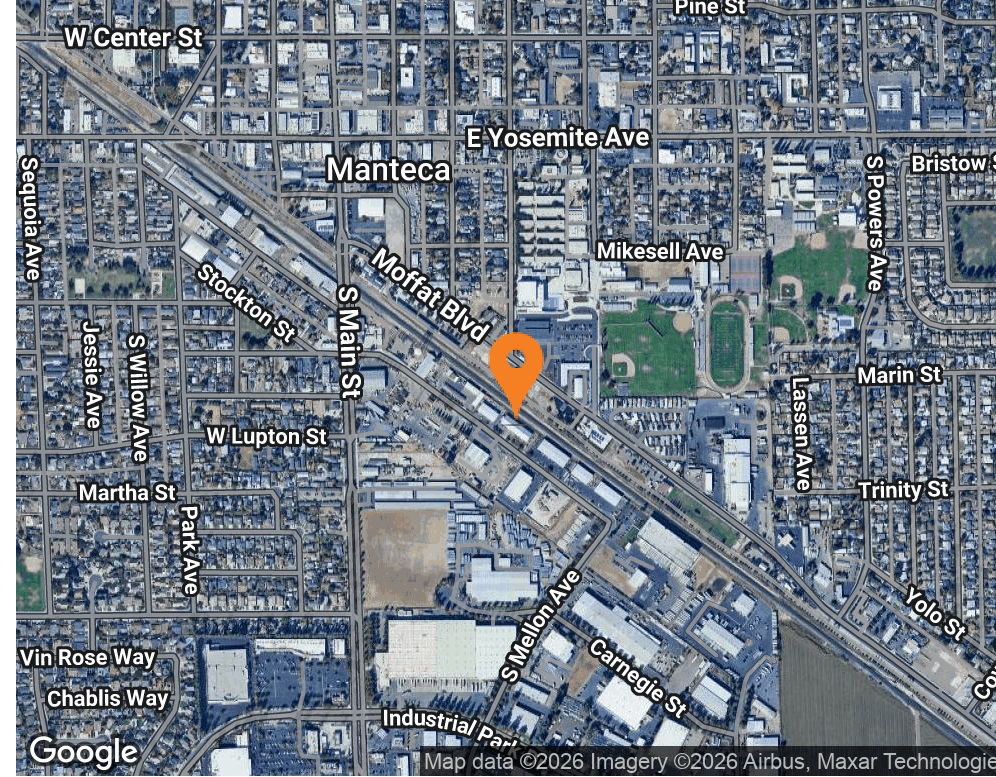
Lease Type
NNN



Gross Square Feet
± 12,000

LEASE SUMMARY

Base Rent	\$9,600 (\$0.80/SF)
Common Area Maintenance (CAM)	\$720 (\$0.06/SF)
TOTAL MONTHLY PAYMENT	\$10,320 (\$0.86/SF)
Utilities (Electric, Gas, Water, Sewer, etc.)	Paid directly by Tenant
Availability	Deliverable vacant within 90-days
Lease Term	Negotiable
Tenant Improvements	Negotiable



E WETMORE STREET

**Common
Area
Loading**

**FOR LEASE
12,000 SF**

Yard Space Occupied by Owner

301 E WETMORE ST

PROPERTY DETAILS

SITE DESCRIPTION

Property Address	301 E Wetmore Street, Manteca, CA 95337
Assessors Parcel Number	221-040-660
Lot Size	0.9 Acres (39,204 SF)
Zoning	M-1 (Light Industrial), City of Manteca

CONSTRUCTION

Property Type	Industrial Warehouse w/ Excess Yard
Gross Square Feet	± 12,000 SF
- Warehouse	± 11,000 SF
- Office	± 1,000 SF
Construction Type	Metal
Year Built	Buyer to verify
Clear Height	± 16'
Loading Docks	One (1)
Grade-Level Doors	Two (2) (12' w x 14'h)
Restrooms	Two (2)
Rail Access	No

MECHANICAL

Fire Sprinklers	Wet System
Power Capacity	600 Amps, 480v, 3 phase, 3 wire

UTILITIES

Electric & Gas	PG&E
Water, Sewer, Trash	City of Manteca

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DEAL HIGHLIGHTS

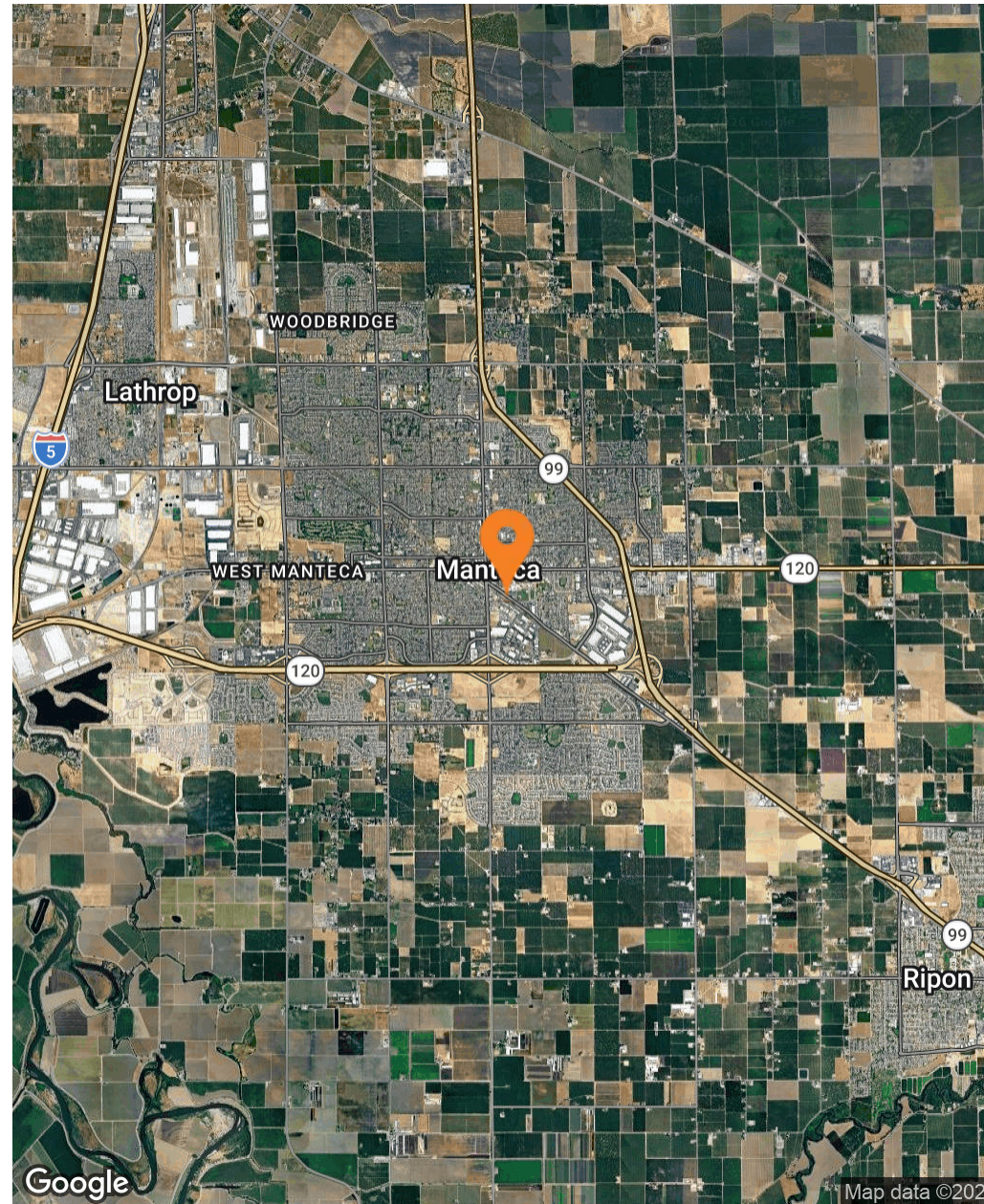
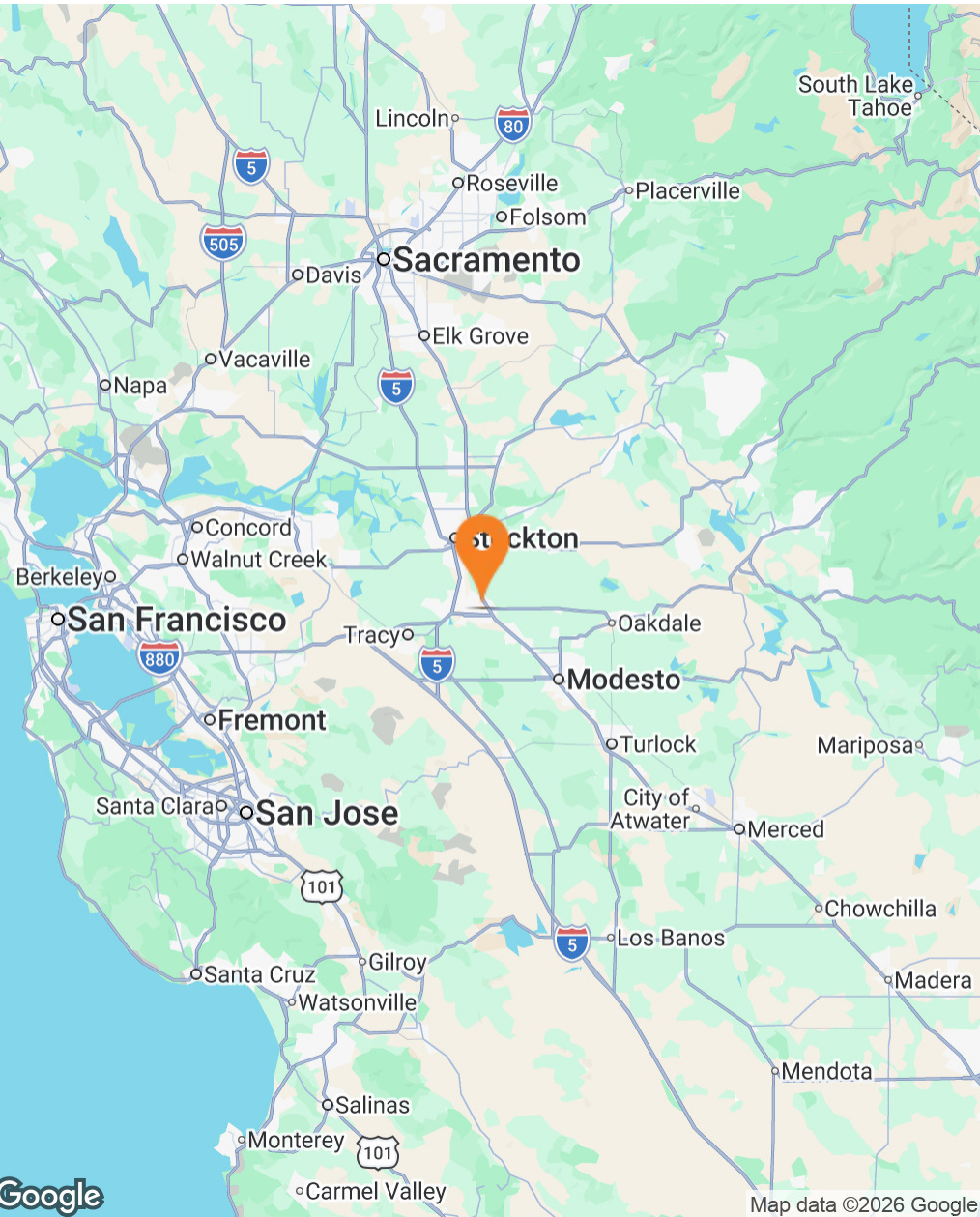
DEAL HIGHLIGHTS

- Extremely rare ±12,000 square foot industrial building in Manteca featuring a loading dock and 15,000 square feet of yard space.
- For lease and deliverable vacant within 90 days notice.
- Features one (1) loading dock, two (2) large grade-level doors, ± 16-foot clear height, a wet fire sprinkler system, office space, and fenced yard space.
- Strategically located near State Route 120, offering convenient access to Interstate 5, Interstate 205, and Highway 99.



301 E WETMORE ST

REGIONAL & LOCAL MAP



NON-ENDORSEMENT & DISCLAIMER NOTICE

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Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

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