

For Lease



±2,200 SF - ±6,750 SF of Industrial / Warehouse Space

Austin Industrial Park

2993 - 3079 E. Palm Avenue

Manteca, CA 95337

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Accelerating success.

PROPERTY HIGHLIGHTS

Austin Industrial Park

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PROPERTY DESCRIPTION

The Austin Industrial Park is a ±28.45 acre development located between Manteca and Ripon and fronts Highway 99. The park offers contiguous warehouse space ranging in size from ±2,067 SF to ±43,860 SF with multiple individual yard locations and build-to-suit opportunities. The location offers industrial users freeway visibility / signage and convenient access to Highway 99.

PROPERTY HIGHLIGHTS

- Six (6) industrial buildings totaling ±152,660 SF
- Units range in size from ±2,067 SF to ±43,680 SF
- High quality office improvements
- Paved and improved yard space is available
- Build-to-suit opportunities
- 14' x 14' grade level doors with select units having electric door
- Fully sprinklered
- Fully insulated
- Skylights
- 200-225 amps, 120/208 volt, 3-phase power
- Zoning: Industrial Warehouse and General (I-L & I-G)
City of Manteca

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AVAILABLE SPECIFICATIONS

Austin Industrial Park 2993 - 3079 E. Palm Avenue

Manteca, CA 95337

3011 PALM AVENUE, SUITE 106

Available Size:	±2,200 SF
Office:	Two (2) private offices
Restrooms:	Two (2)
Grade Level Doors:	One (1), 14' x 14'
Lease Rate:	\$0.92 PSF, NNN

3025 PALM AVENUE, SUITE 104

Available Size:	±6,750 SF
Office:	None (separate office totaling 958 SF could be available)
Restrooms:	Two (2)
Grade Level Doors:	Two (2), 14' x 14'
Lease Rate:	\$0.75 PSF, NNN

3079 PALM AVENUE, SUITE 101

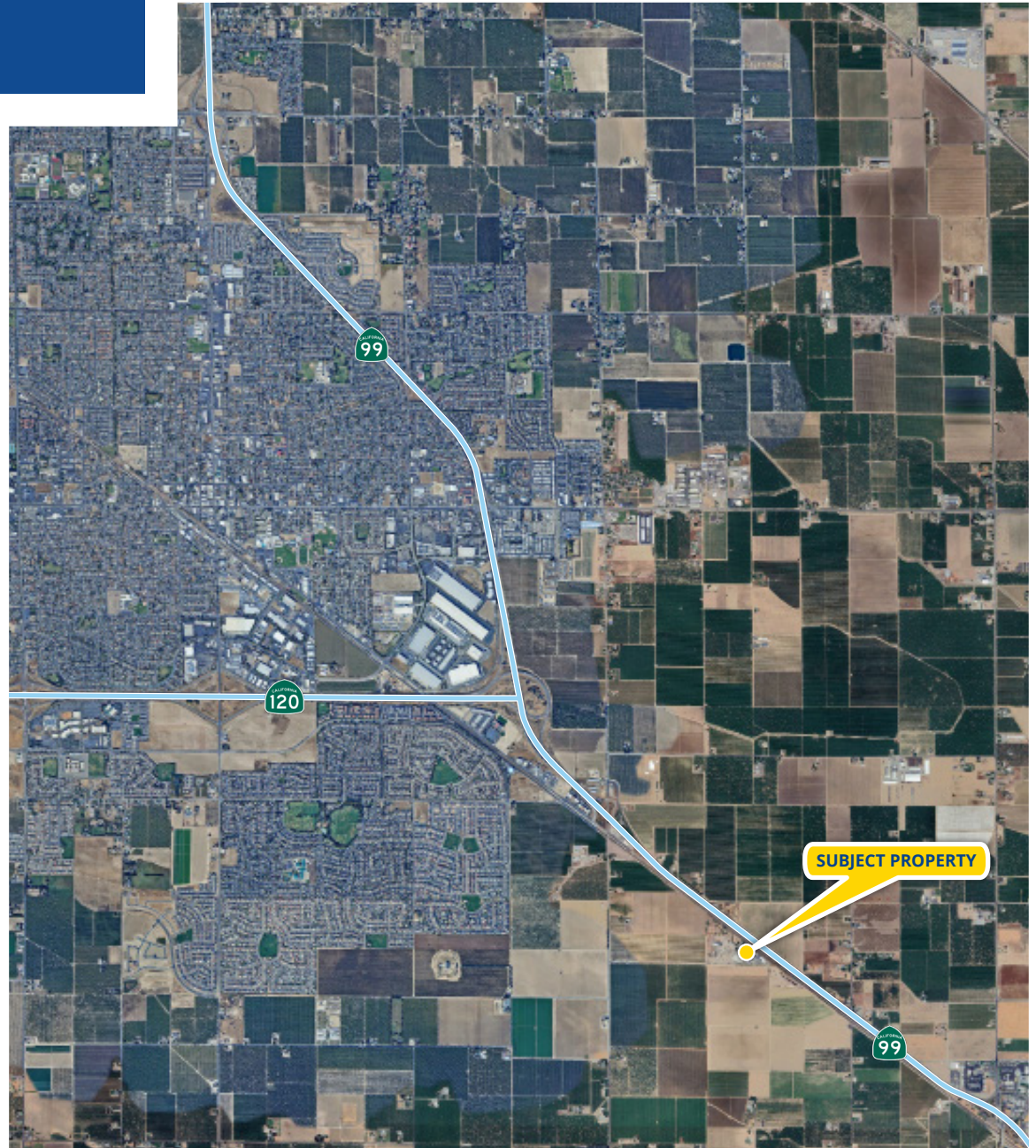
Available Size:	±5,000 SF
Office:	±1,000 SF
Restrooms:	Two (2)
Grade Level Doors:	One (1), 14' x 14'
Highway 99 Frontage:	Yes
Lease Rate:	\$0.95 PSF, NNN

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PROPERTY LOCATION

Austin Industrial Park
2993 - 3079 E. Palm Avenue
Manteca, CA 95337





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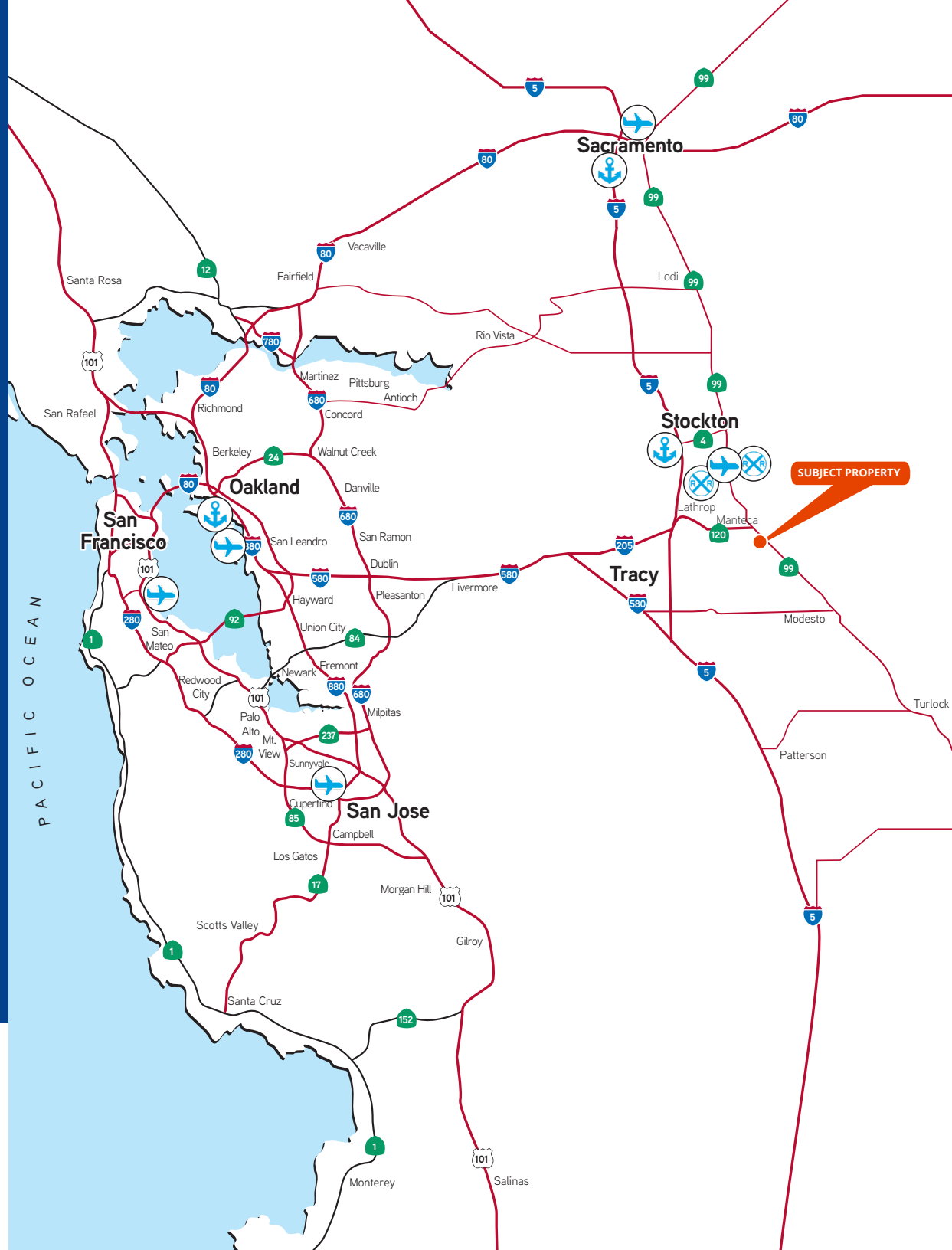
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