



For Lease

Highway 99 Frontage

±57,800 SQ. FT. WITH ±51,000 SQ. FT. OF REFRIGERATION SPACE WITH RACKING

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

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WATER TOWER SIGNAGE AVAILABLE  
THROUGH SEPARATE LEASE



Accelerating success.

## PROPERTY SPECIFICATIONS

# Austin Industrial Park 3079 E. Palm Avenue

Manteca, CA 95337

### Available Building Size:

① & ②

③

④

### Loading:

### Concrete Apron:

### Refrigeration:

### Slab:

### Racking:

### Sprinklers:

### Clear Height:

### Insulated:

### Construction Type:

### Utilities:

### Lease Rate:

±57,800 SF

**Office:** Two (2) 1,000 SF areas that can be leased together or separate, each with a reception area, private office & restrooms

**Refrigeration:** ±51,000 SF with racking

**Warehouse/Office:** ±4,800 SF warehouse with ±100 SF office and small yard

Six (6) 8' x 10' loading dock doors equipped with bumpers and weather guards

±102'

±35 - 45 degrees

±6"

Four (4) high - ±6,000 pallets  
Three (3) high - ±4,200 pallets

Yes, including racking

±

Yes

Metal

PG&E & Solar  
(Solar pays for most of 500 kilowatt refrigeration system)

\$1.20 psf, NNN

Colliers



# RACKING PLAN

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LEGEND		
DOORS	RACKS	OTHER
MAN ROOM DOOR	SELECT RACK	COLUMN
DOORWAY		LANDMARK
ROOM DOOR		TUNNEL
MAN EXIT DOOR		OBSTACLE
MAN DOORWAY		EVAPORATOR
EXTERIOR DOOR		
TRUCK DOOR		

PROPERTY PHOTOS

Austin Industrial Park  
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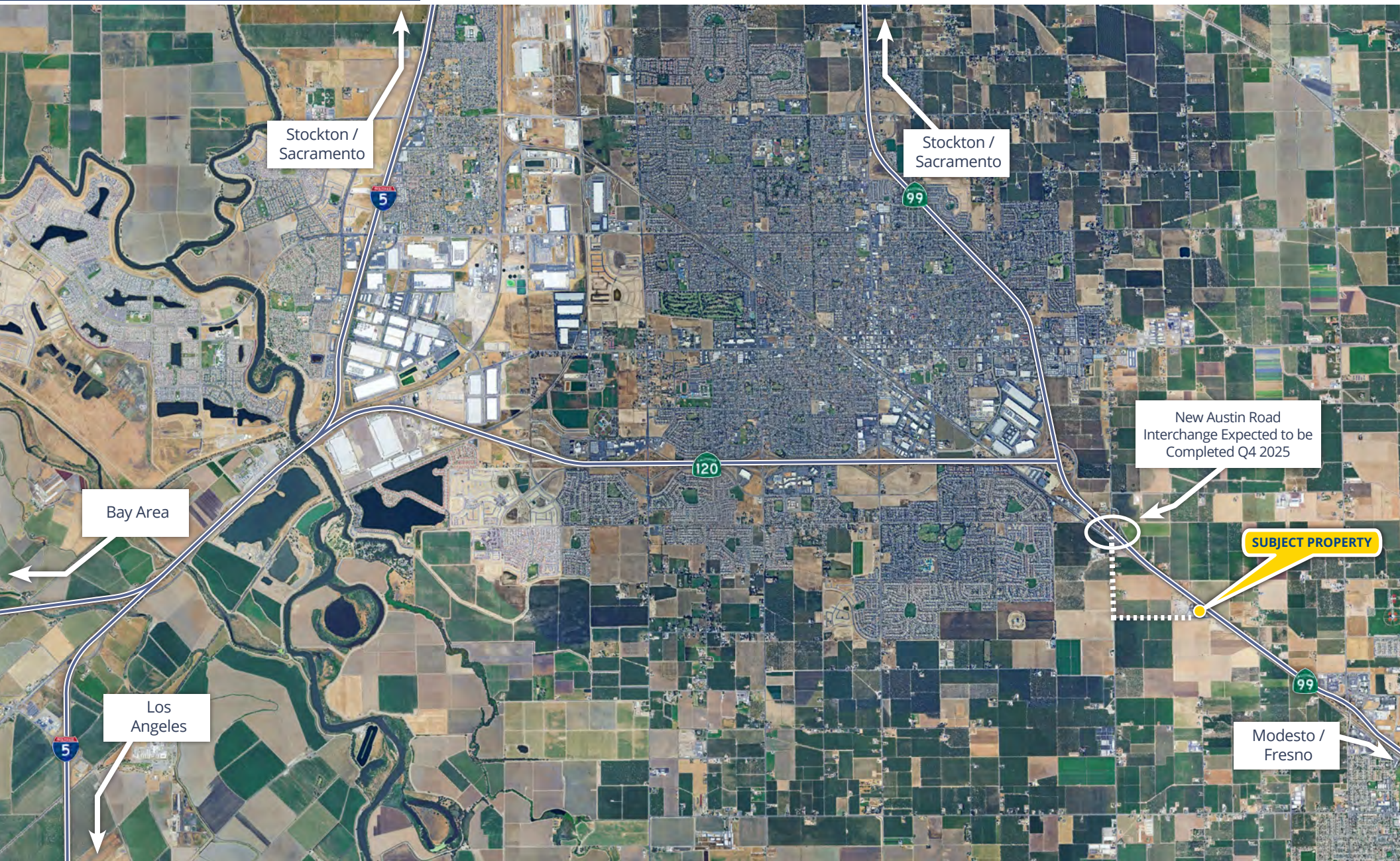


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THROUGH SEPARATE LEASE



PROPERTY LOCATION

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



Stockton / Sacramento

Stockton / Sacramento

New Austin Road Interchange Expected to be Completed Q4 2025

Bay Area

**SUBJECT PROPERTY**

Los Angeles

Modesto / Fresno



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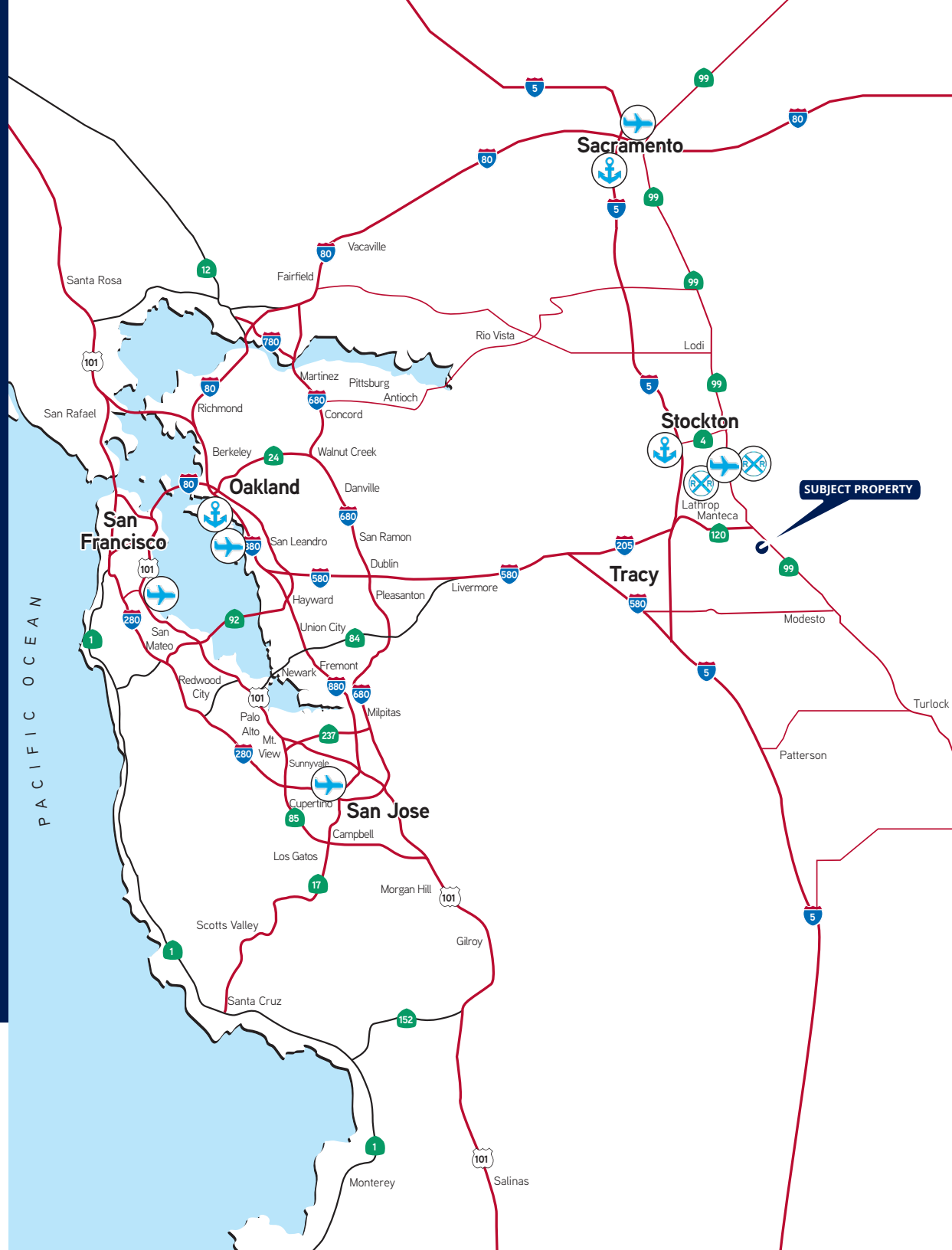
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