

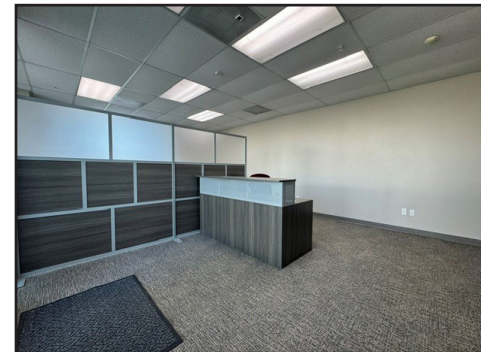
# AVAILABLE FOR SUBLEASE

1244 DUPONT COURT, MANTECA, CA

**BUILDING SIZE:** 4,400± Sq. Ft  
**LOT SIZE:** 0.38± Acres  
**POWER:** 200 amp, 277/480 volt, 3 phase  
**DOORS:** One Grade Level with electric opener

## FEATURES:

- 1,140± SF office with reception area, two (2) private offices, coffee bar and two (2) restrooms.
- 675± SF mezzanine
- Distributed power throughout shop
- 18' clear height
- Concrete tilt-up construction.
- Easy access to Highways 99 and 120
- Fully sprinklered
- Zoned M-2 (Heavy Industrial)  
City of Manteca
- Upgraded LED light fixtures throughout shop plus skylights
- Fenced/secured yard possible



**SUBLEASE RATE: \$4,400.00/MO, NNN**

**MOVE IN READY!**

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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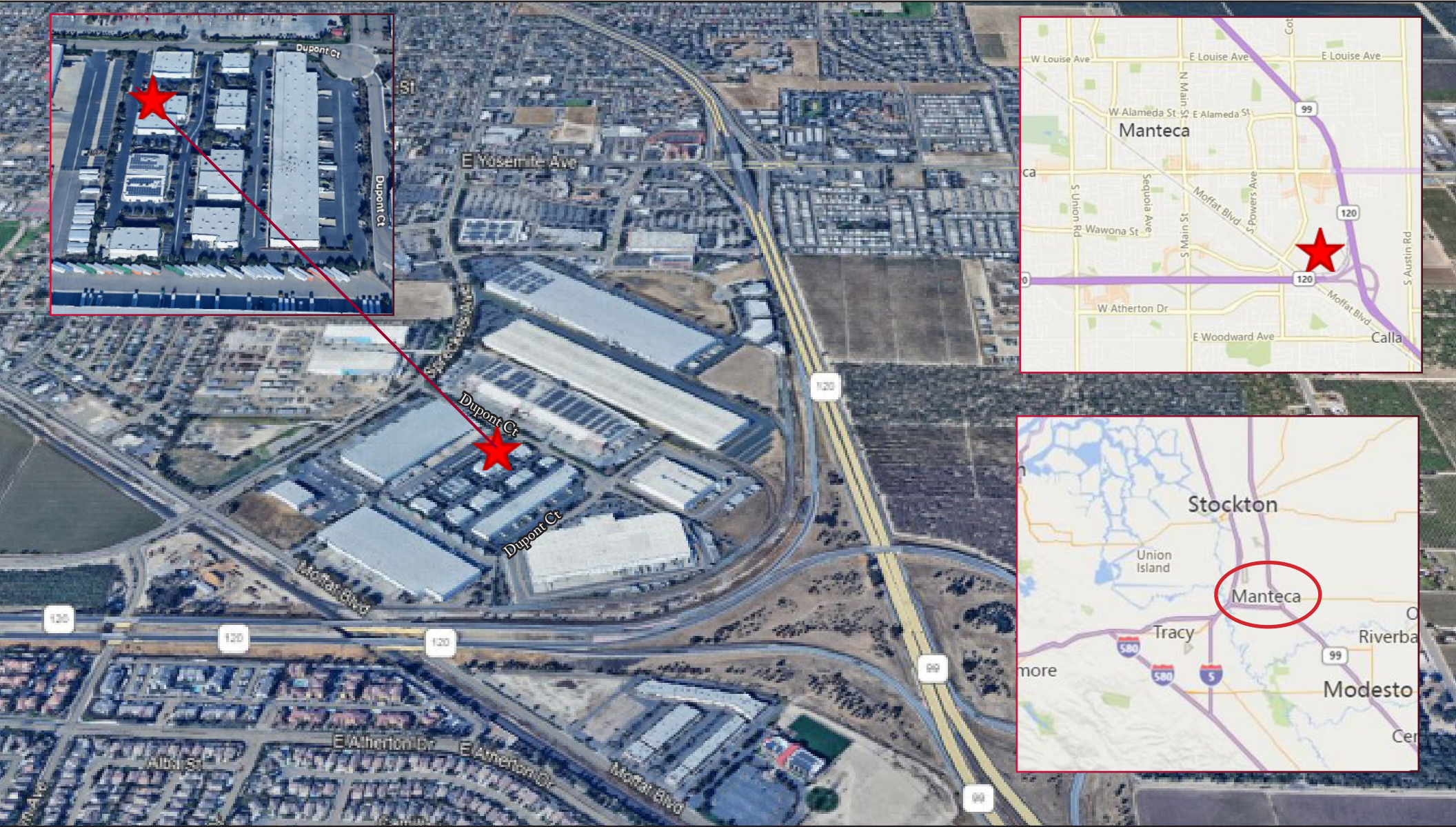


FENCED/SECURED YARD  
POSSIBLE

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