

FOR LEASE

±128,857 SF Available

SPRECKELS INDUSTRIAL CENTER

904 - 908 Spreckels Avenue, Manteca CA 95366



PLEASE CONTACT:

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PROPERTY FEATURES

- + Concrete tilt-up construction
- + Total Building ±253,560 SF
- + ±128,857 SF Available
- + 30' clear height
- + 25 dock doors
- + 2 grade level doors
- + ESFR fire sprinklers
- + Energy efficient T-5 high bay lighting
- + 70 parking spaces
- + Trailer parking available
- + 800 amps, 277/480v, 4 wire, 3 phase
- + Excellent freeway access



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TENANT AERIAL



REGIONAL MAP

TRANSPORTATION & LOGISTICS

Driving Distances to California Cities

Sacramento	±63 miles
Oakland	±62 miles
San Francisco	±74 miles
San Jose	±66 miles
Los Angeles	±329 miles
Fresno	±114 miles

Distances to Western Markets within a Two Day Delivery

Seattle	±812 miles
Portland	±640 miles
Las Vegas	±507 miles
Boise	±611 miles
Salt Lake City	±707 miles
Phoenix	±700 miles
Albuquerque	±1,025 miles

Airports

Stockton	±7 miles
Sacramento	±71 miles
Oakland	±56 miles
San Francisco	±74 miles
San Jose	±63 miles

