

**FOR SALE**  
**MANTECA BUSINESS CENTER**  
**1286 DUPONT COURT, MANTECA, CA**



**LISTING AGENT:**

Mike Smith

Principal | LIC.ID#00837386

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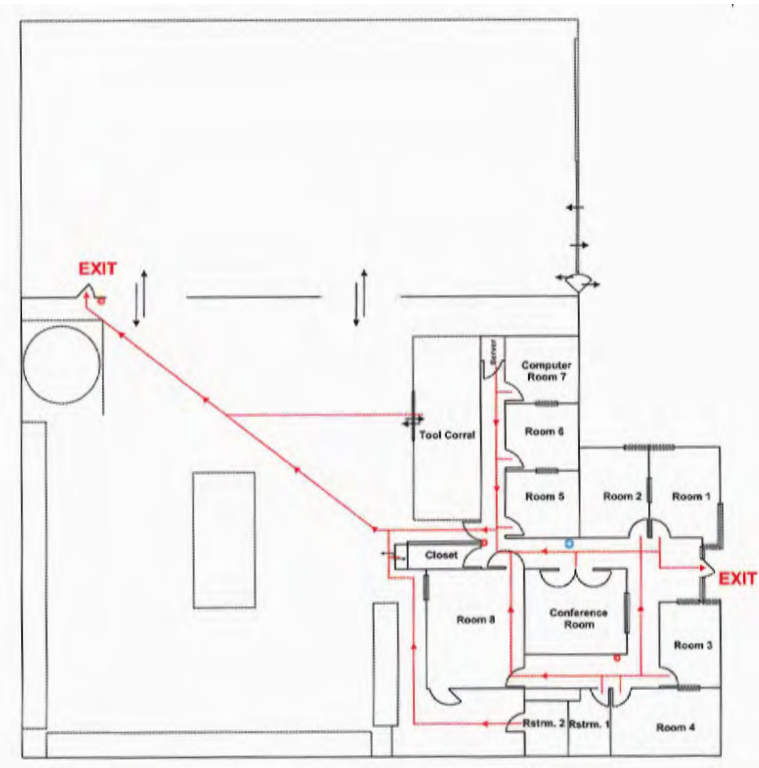


# FOR SALE

## PROPERTY/SALE FEATURES:

Located in the Spreckels Business Park. Excellent freeway identity & access to Hwy 120 & Hwy 99. Beautifully executed exteriors featuring extensive glass lines, panel relief, and tasteful color selection. Ample parking and extensive landscaping. Excellent Owner/User opportunity providing flexibility for a variety of users.

<b>SIZE:</b>	7,902±SF
<b>CONSTRUCTION:</b>	Concrete Tilt-up
<b>CLEARANCE:</b>	20'
<b>PARKING:</b>	20 stalls
<b>SPRINKLERS:</b>	Yes
<b>LIGHTING:</b>	Metal Halide
<b>POWER:</b>	400 amp, 277/480 volt
<b>LOADING DOORS:</b>	Two (2) 12x12' grade level doors
<b>OFFICE:</b>	Approximately 2,000±SF



## 1286 Dupont Court | Manteca



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