



MARKETING BROCHURE

**301 E WETMORE ST, MANTECA, CA**

For Lease

Marcus & Millichap

301 E WETMORE ST

# EXCLUSIVELY LISTED BY

## **ABDULLAH A. SULAIMAN**

Associate Director Investments  
Sacramento  
Cell: 209.483.5969  
ASulaiman1@marcusmillichap.com  
CalDRE #02122226

## **RUSS MOROZ**

Managing Director Investments  
Sacramento  
Cell: 916.477.0723  
ruslan.moroz@marcusmillichap.com  
CalDRE #01807787

## **JAMES BEEGHLY**

Associate Investments  
Sacramento  
Cell: 661.487.7839  
James.Beeghly@marcusmillichap.com  
CalDRE #02216588

## **MATT SULAIMAN**

Associate Investments  
Sacramento  
Cell: 209.483.0212  
Matt.Sulaiman@marcusmillichap.com  
CalDRE #02117270

## **CHRISTOPHER K. DRAKE**

Director Investments  
Sacramento  
Cell: 916.996.5498  
Christopher.Drake@marcusmillichap.com  
CalDRE #01963228

  
**Marcus & Millichap**

# FOR LEASE

301 E WETMORE ST



Asking Lease Rate  
**\$0.80/SF/Month**



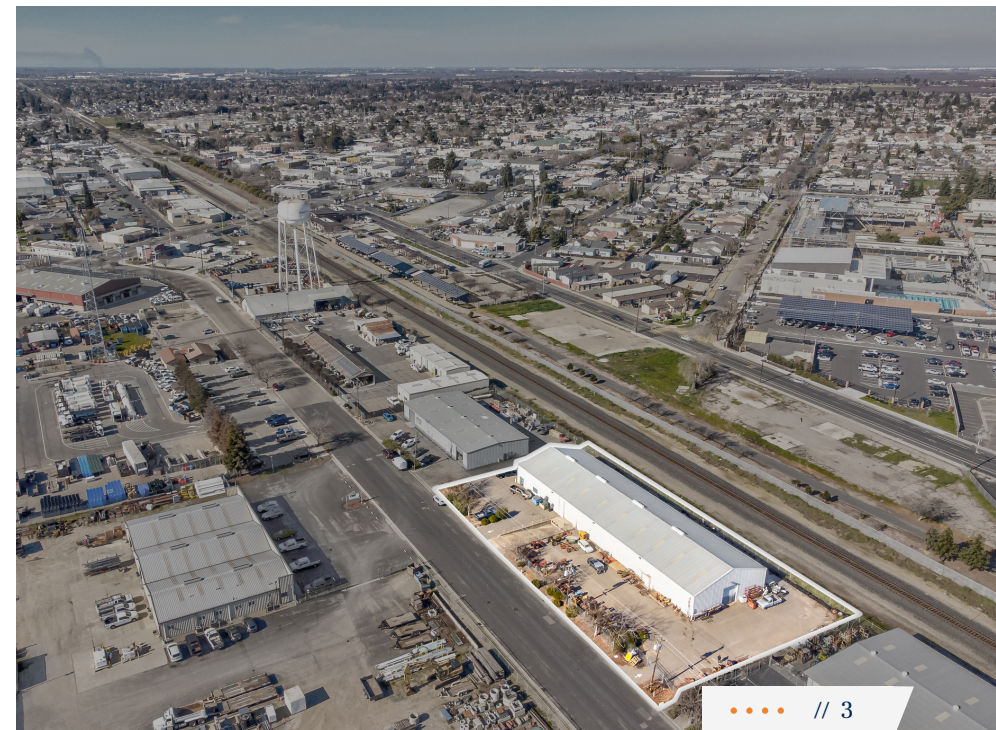
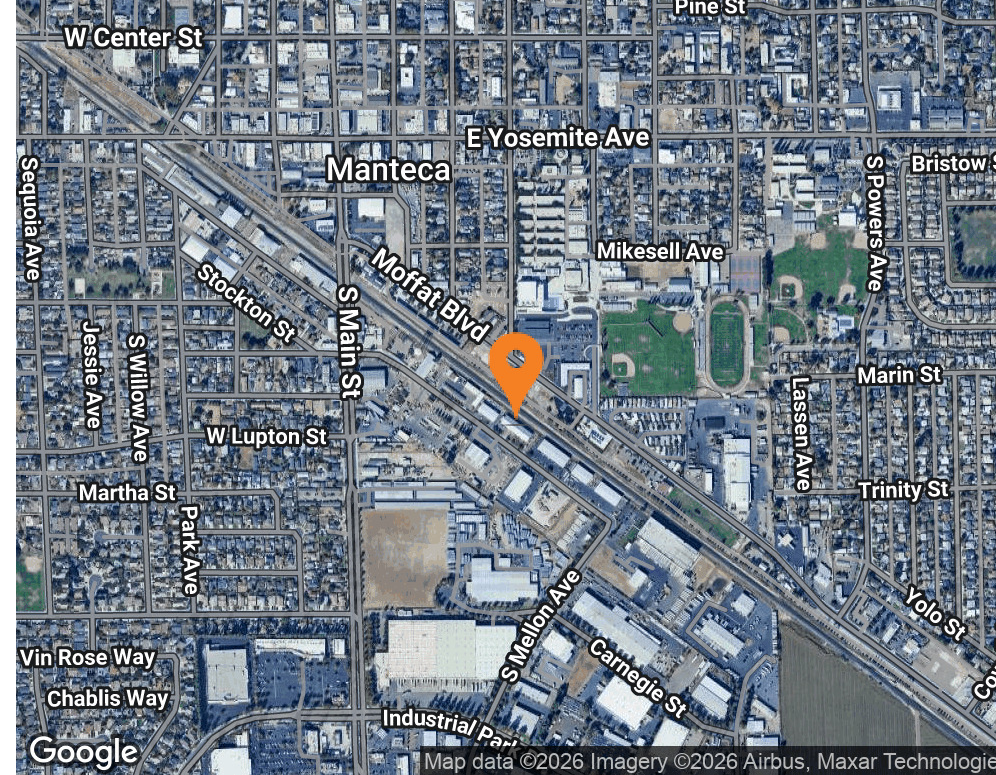
Lease Type  
**NNN**



Gross Square Feet  
**± 12,000**

## LEASE SUMMARY

Base Rent	\$9,600 (\$0.80/SF)
Common Area Maintenance (CAM)	\$720 (\$0.06/SF)
<b>TOTAL MONTHLY PAYMENT</b>	<b>\$10,320 (\$0.86/SF)</b>
Utilities (Electric, Gas, Water, Sewer, etc.)	Paid directly by Tenant
Availability	Deliverable vacant within 90-days
Lease Term	Negotiable
Tenant Improvements	Negotiable



**E WETMORE STREET**

**Common  
Area  
Loading**

**FOR LEASE  
12,000 SF**

**Yard Space Occupied by Owner**

# 301 E WETMORE ST

## PROPERTY DETAILS

### SITE DESCRIPTION

Property Address	301 E Wetmore Street, Manteca, CA 95337
Assessors Parcel Number	221-040-660
Lot Size	0.9 Acres (39,204 SF)
Zoning	M-1 (Light Industrial), City of Manteca

### CONSTRUCTION

Property Type	Industrial Warehouse w/ Excess Yard
<b>Gross Square Feet</b>	<b>± 12,000 SF</b>
- Warehouse	± 11,000 SF
- Office	± 1,000 SF
Construction Type	Metal
Year Built	Buyer to verify
Clear Height	± 16'
Loading Docks	One (1)
Grade-Level Doors	Two (2) (12' w x 14'h)
Restrooms	Two (2)
Rail Access	No

### MECHANICAL

Fire Sprinklers	Wet System
Power Capacity	600 Amps, 480v, 3 phase, 3 wire

### UTILITIES

Electric & Gas	PG&E
Water, Sewer, Trash	City of Manteca

# 301 E WETMORE ST

## DEAL HIGHLIGHTS

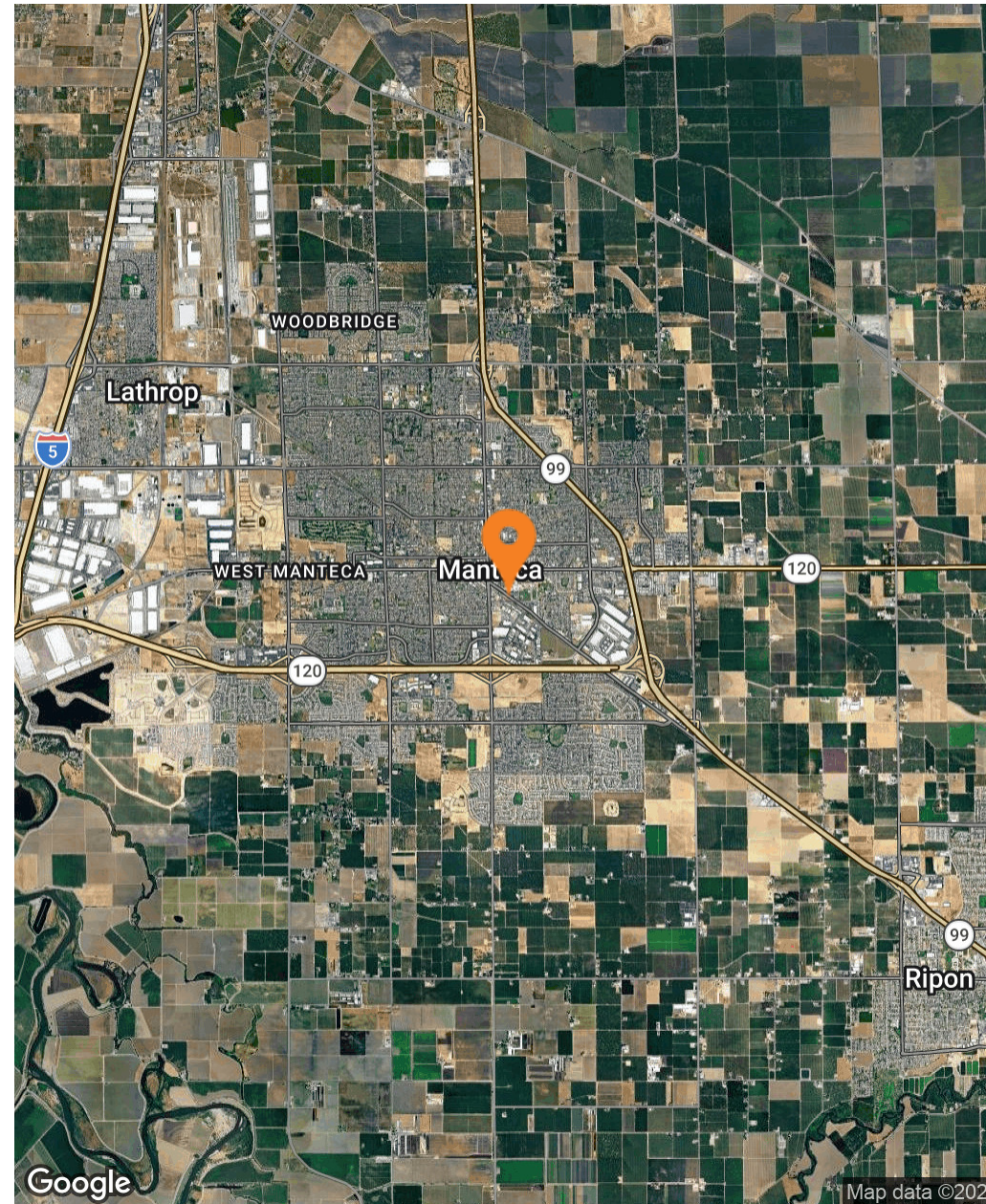
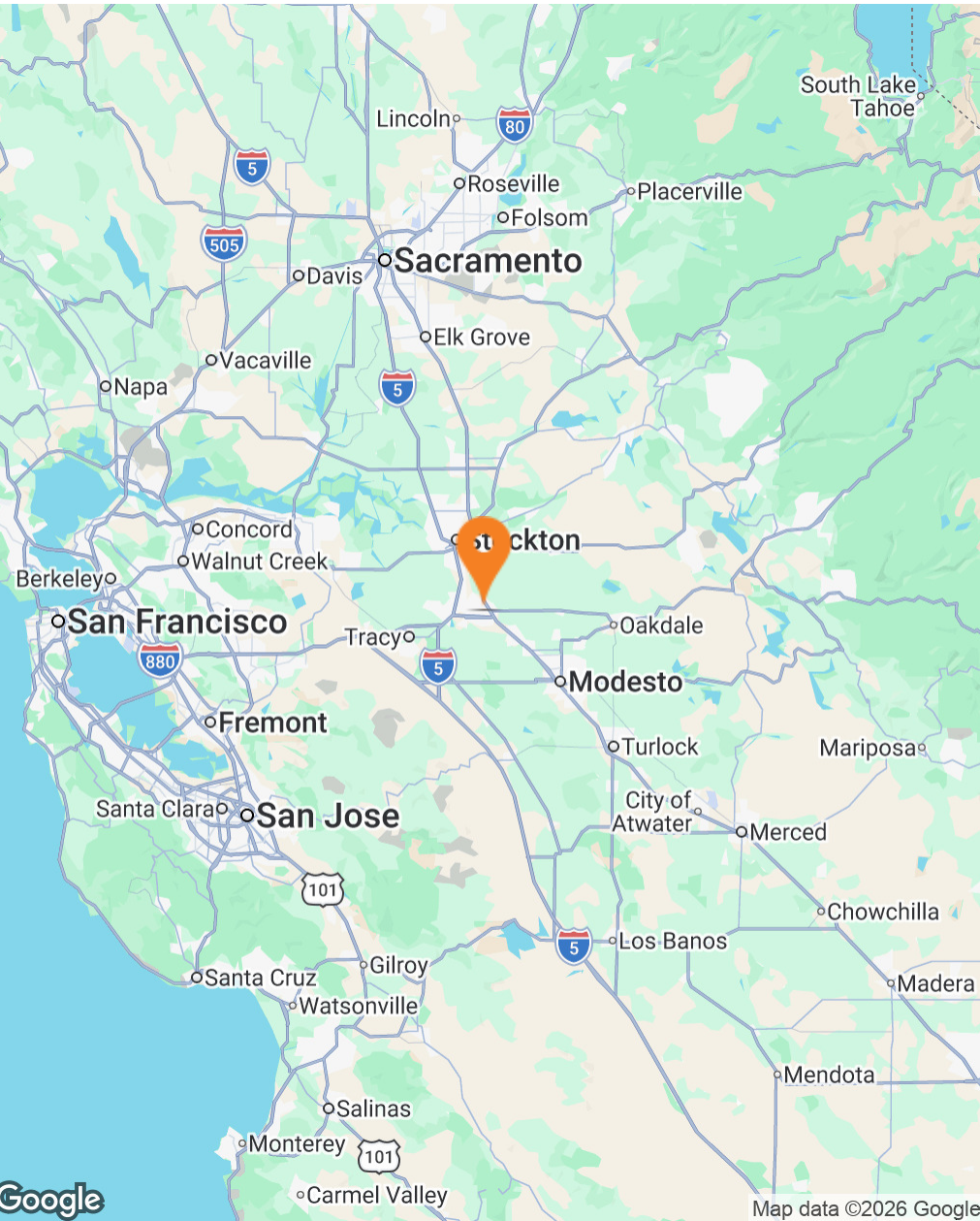
### DEAL HIGHLIGHTS

- Extremely rare ±12,000 square foot industrial building in Manteca featuring a loading dock and yard space.
- For lease and deliverable vacant within 90 days notice.
- Features one (1) loading dock, two (2) large grade-level doors, ± 16-foot clear height, a wet fire sprinkler system, office space, and fenced yard space.
- Strategically located near State Route 120, offering convenient access to Interstate 5, Interstate 205, and Highway 99.



# 301 E WETMORE ST

REGIONAL & LOCAL MAP



# NON-ENDORSEMENT & DISCLAIMER NOTICE

---

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

## RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAH0030027

**Marcus & Millichap**

OFFICES THROUGHOUT THE U.S. AND CANADA  
marcusmillichap.com

301 E WETMORE ST

# EXCLUSIVELY LISTED BY

## **ABDULLAH A. SULAIMAN**

Associate Director Investments  
Sacramento  
Cell: 209.483.5969  
ASulaiman1@marcusmillichap.com  
CalDRE #02122226

## **RUSS MOROZ**

Managing Director Investments  
Sacramento  
Cell: 916.477.0723  
ruslan.moroz@marcusmillichap.com  
CalDRE #01807787

## **JAMES BEEGHLY**

Associate Investments  
Sacramento  
Cell: 661.487.7839  
James.Beeghly@marcusmillichap.com  
CalDRE #02216588

## **MATT SULAIMAN**

Associate Investments  
Sacramento  
Cell: 209.483.0212  
Matt.Sulaiman@marcusmillichap.com  
CalDRE #02117270

## **CHRISTOPHER K. DRAKE**

Director Investments  
Sacramento  
Cell: 916.996.5498  
Christopher.Drake@marcusmillichap.com  
CalDRE #01963228

  
**Marcus & Millichap**