

FOR LEASE - MULTI-TENANT INDUSTRIAL

2335 W. YOSEMITE | MANTECA, CA

PROPERTY OVERVIEW:

SIZE: 4,950± SF
OFFICE: 1,500± SF
LOADING: Five(5) Grade Level doors
POWER: 225 AMP, 120/208 volt, 3 phase
ZONING : M-1 (Light Industrial - City of Manteca)

FEATURES:

- 16' minimum clear height
- Two (2) bathrooms
- Fully insulated
- LED warehouse lighting
- Distributed electrical and airlines throughout
- Great location for sales and service businesses, contractors, wholesale operations, warehouse, light industrial or storage

- **Lease Rate: \$6,187.50/month, Gross**

FOR MORE INFORMATION CONTACT:

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- Easy access to I-5 & Hwy 99 via Hwy 120
- Traffic Count: Yosemite Avenue: 23,860 Cars ADT (2022)

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