



MARKETING BROCHURE

# 1260 DUPONT COURT, MANTECA, CA

For Sale Or Lease

Marcus & Millichap

1260 DUPONT CT

# EXCLUSIVELY LISTED BY

## **MATT SULAIMAN**

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

## **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

## **ABDULLAH A. SULAIMAN**

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

## **CHRISTOPHER K. DRAKE**

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

  
**Marcus & Millichap**

# OFFERING SUMMARY

1260 DUPONT CT



Listing Price  
**\$2,120,000**



Lease Rate  
**\$2.10/PSF/MG**



Total Square Feet  
**±7,191 SF**

## PROPERTY SUMMARY

Property Type	Class 'A' Office Building
Zoning	PD (Planned Development), City of Manteca
Occupancy	100% Vacant
Year Built	2006

## PURCHASING

Listing Price	\$2,120,000 (\$295/PSF)
Down Payment (25%)	\$530,000
Loan Amount (75%)	\$1,590,000
Interest Rate	4.95%
Fixed Term & Amortization Schedule	5-Year   25-Year
Monthly Debt Service Payment	\$9,249

## LEASING

Lease Rate	\$2.10/PSF
Term	Negotiable



# 1260 DUPONT CT

Manteca, CA 95336

---

## INVESTMENT OVERVIEW

Marcus & Millichap has been exclusively retained to market for sale or lease 1260 Dupont Court, Manteca, California, a Class A office building located within Manteca Business Centre, a professionally managed business park. The property will be delivered vacant, offering immediate occupancy for an owner-user.

The ±7,191 square foot building is currently divisible into two (2) separate office suites, each with its own restrooms, break rooms, private offices, and support spaces, allowing for partial leasing or full owner-user occupancy. The property features concrete tilt-up construction, ±9' high drop ceilings, twelve private offices, one large conference room, two sets of restrooms, two break rooms, and seventeen bullpen desks throughout. The building is also equipped with solar panels, offers twenty-six (26) dedicated parking stalls, and is strategically located near State Route 120, providing convenient access to Interstate 5, Interstate 205, and Highway 99.

## INVESTMENT HIGHLIGHTS

- ±7,191 SF Class A Office Building Available for Full Owner-User Occupancy or Partial Leasing via Two Divisible Units
- Features 2006 Concrete Tilt-Up Construction, 9' Ceilings, 12 Private Offices, 2 Breakrooms, 2 Conference Rooms, 4 Restrooms, 17 Bull-Pen Desks, Solar Panels, and 26 Dedicated Parking Spaces
- Strategically Positioned Along State Route 120 with Seamless Access to Interstate 5, Interstate 205, and Highway 99.

# 1260 DUPONT CT

## PROPERTY DETAILS

### SITE DESCRIPTION

Property Address	1260 Dupont Ct, Manteca, CA 95336
Assessors Parcel Number	221-210-220
Lot Size	± 0.58 Acres (± 25,316 SF)
Zoning	PD (Planned Development), City of Manteca
Parking Spaces	Twenty-six (26)

### CONSTRUCTION

Property Type	Office (Originally built as warehouse)
Construction Type	Concrete Tilt-Up
Year Built	2006
Ceiling Height	± 9'
<b>Total Building Size</b>	<b>± 7,191 SF</b>
<b>- SUITE A</b>	<b>± 4,323 SF</b>
- Private Offices	Nine (9)
- Conference Room	One (1)
- Break Room	One (1)
- Restrooms	Two (2) - Male/Female
- Bull Pen Desks	Twelve (12)
- Server Room	One (1)
<b>- SUITE B</b>	<b>± 2,868 SF</b>
- Private Offices	Three (3)
- Conference Room	One (1)
- Break Room	One (1)
- Restrooms	Two (2) - Male/Female
- Bull Pen Desks	Five (5)
- Server Room	One (1)

### MECHANICAL

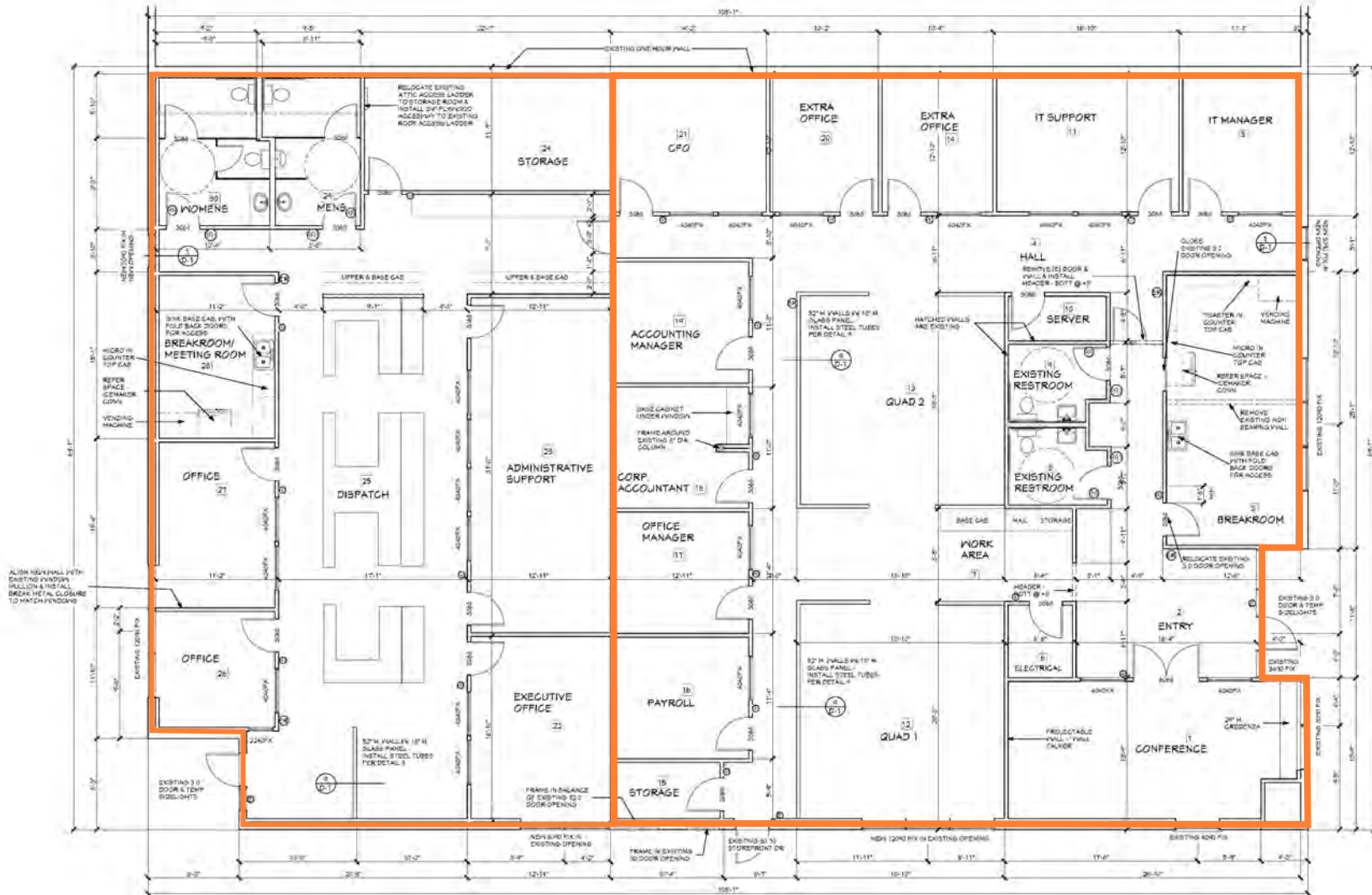
HVAC	Four (4) Units
Fire Protection	Wet System
Power Capacity	400 Amps, 480Y/277V, 3-Phase, 4-Wire
Solar System	48.96 kW Commercial Rooftop Solar   136 Modules

### UTILITIES

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

# 1260 DUPONT CT

## FLOOR PLAN



ER	EXIT ROUTE	(R)	REST ROOM IDENTIFICATION (OVERALL)
E	EXIT	(R)	REST ROOM DOOR IDENTIFICATION
(11)	ROOM IDENTIFICATION (OVERALL)		

FLOOR PLAN

**San Joaquin Design Group**  
Architecture & Planning

1811 N. Peering Ave - Stockton, CA 95207  
Tel: (209) 753-4010 Fax: (209) 753-2255

---

NEW OFFICES FOR  
KAMPS PROPANE  
1262 DUPONT COURT  
MANTECA, CALIFORNIA

---

**FLOOR PLAN**

SCALE: 1/8" = 1'-0"

---

Sheet: 8-11  
Date: JULY 18, 2011

**A-1**

# 1260 DUPONT CT

EXTERIOR PHOTOS



# 1260 DUPONT CT

INTERIOR PHOTOS





DOWNTOWN MANTECA



SPRECKELS AVE



SUBJECT PROPERTY FOR SALE

E-M MANUFACTURING, INC.



SPRECK SOLAR

STONE CREEK ENGINEERING



J.A.Clark Construction Inc





85,450 VPD

OUR PATH DUI ASSESSMENTS

CARDIAC IMAGING INC



BEYOND GRASS TURF INSTALLERS

J.A.Clark Construction Inc



SHEET METAL

E-M MANUFACTURING, INC.

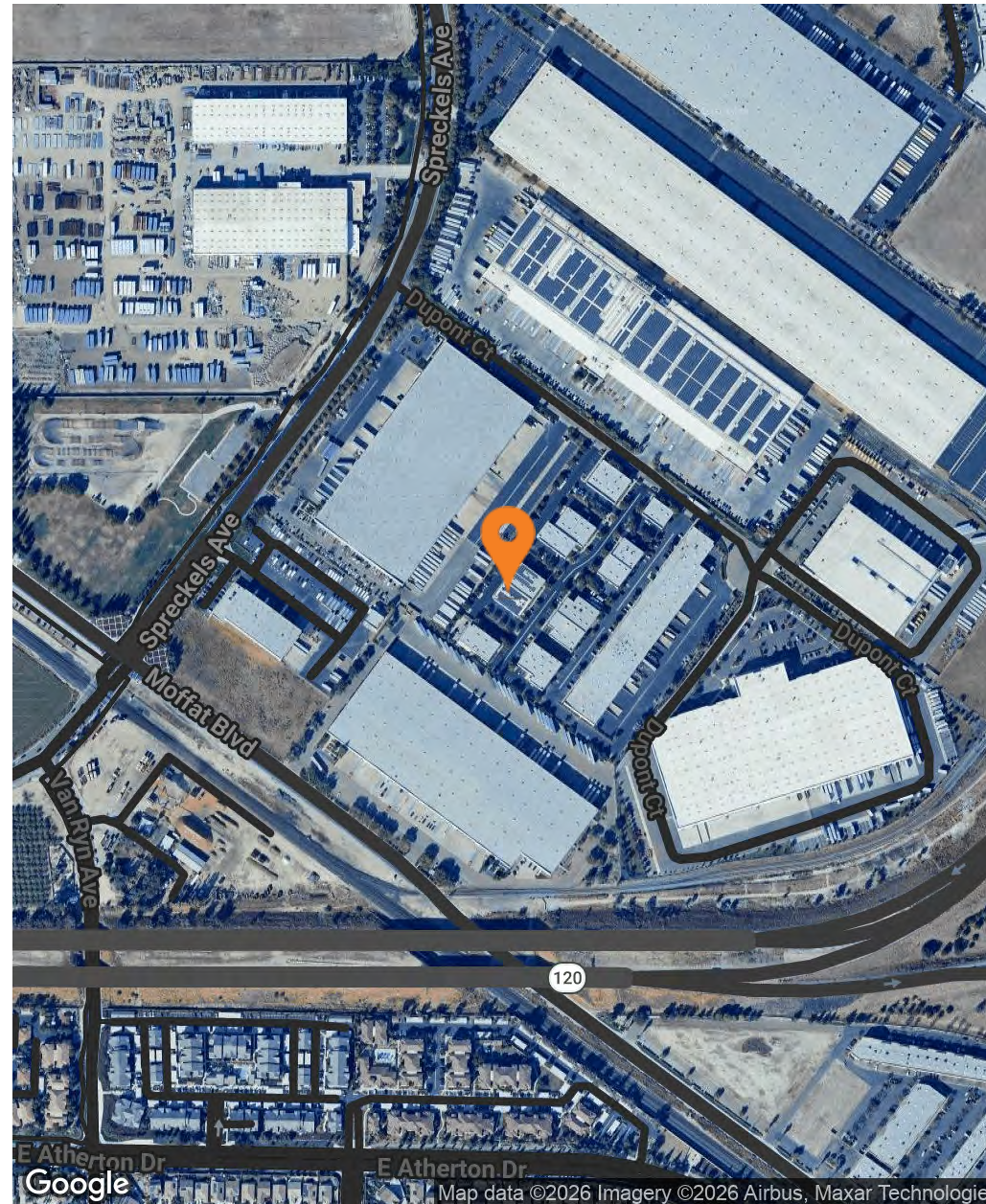
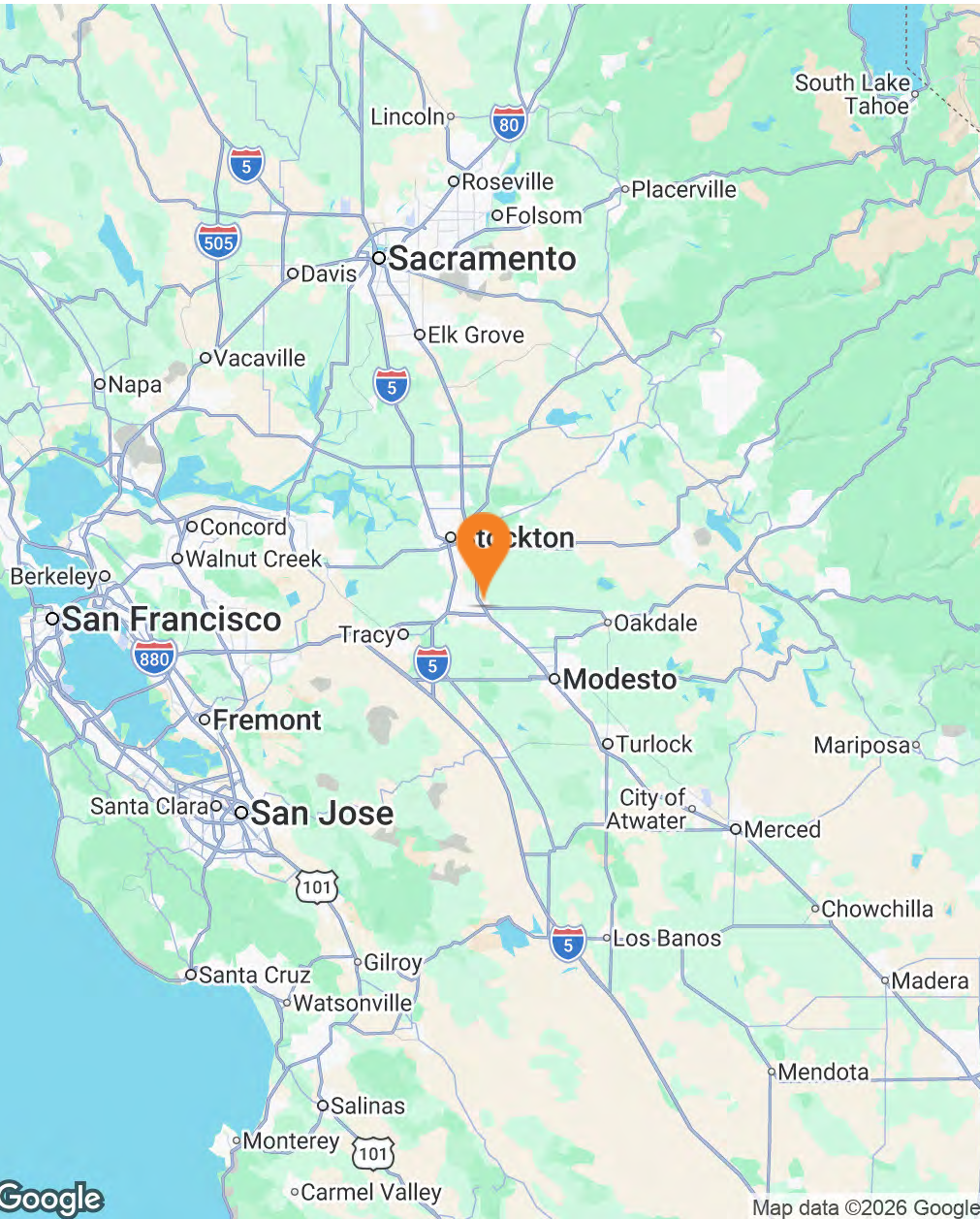


SUBJECT PROPERTY FOR SALE



# 1260 DUPONT CT

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 #ZAH0030023

**Marcus & Millichap**

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

1260 DUPONT CT

# EXCLUSIVELY LISTED BY

## **MATT SULAIMAN**

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

## **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

## **ABDULLAH A. SULAIMAN**

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

## **CHRISTOPHER K. DRAKE**

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

  
**Marcus & Millichap**