

1019 Bessemer Avenue

Manteca, CA 95337

Available For Lease

Contact Brokers for Pricing

±27,500 SF LTL / Maintenance Facility on ±7.54 Acres



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FORTRESS



Accelerating success.

Manteca LTL / Maintenance Facility

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PROPERTY SPECIFICATIONS

Total Building Size: ±27,500 SF
Acreage: ±7.54 acres

Year Built: 2000

Trailer Parking: ±54 stalls

Yard: Fully paved, fenced & lit with security gate

Additional Features: Fuel island
 Wash bay
 Air lines
 Drains
 Shop heaters
 Electrical drops
 Storage containers (20' x 7.5')
 ±341 SF modular office

MAIN BUILDING SPECIFICATIONS

Main Building Size: ±19,500 SF
Office SF: ±5,600 SF
Dock Doors: 39
Cross Dock: Yes
Clear Height: ±12.5' - 16'
Column Spacing: Clear span
Lighting: T-5
Sprinklers: Yes
Skylights: Yes

SHOP BUILDING SPECIFICATIONS

Shop Building Size: ±8,000 SF
Office / Parts Room: ±1,240 SF
Mezzanine / Office: ±280 SF
Grade Level Doors: 7 (14' x 16')
Clear Height: ±16' - 20'
Column Spacing: Clear span
Lighting: T-5
Sprinklers: Yes
Skylights: Yes

PROPERTY PHOTOS

Manteca LTL / Maintenance Facility

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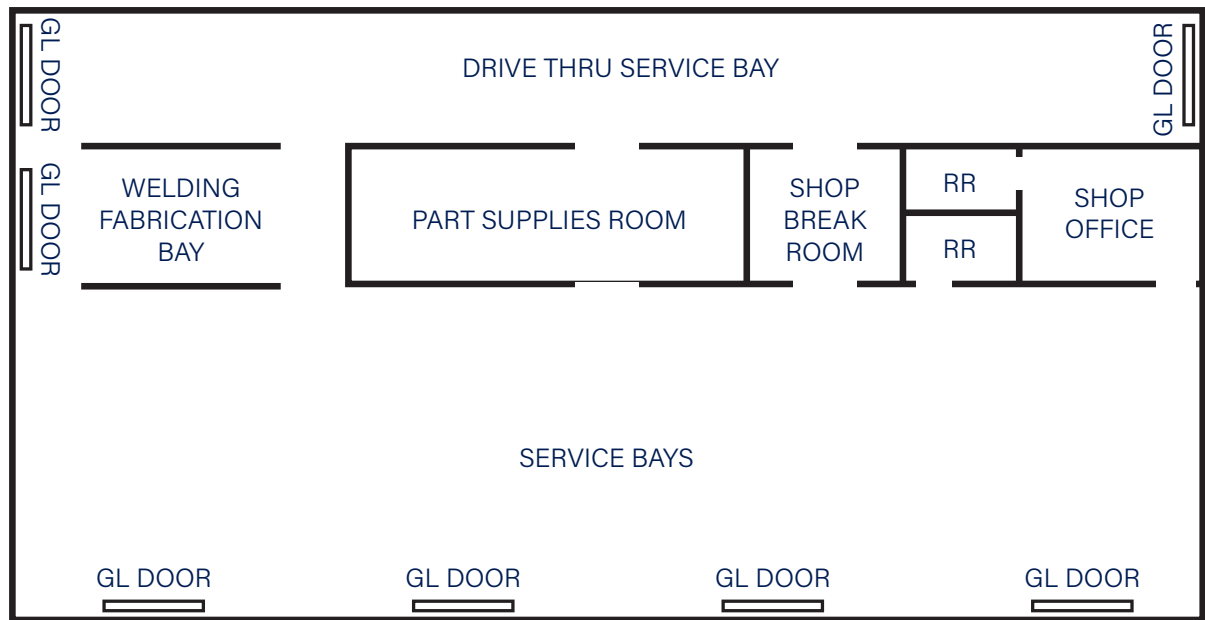


SITE PLANS

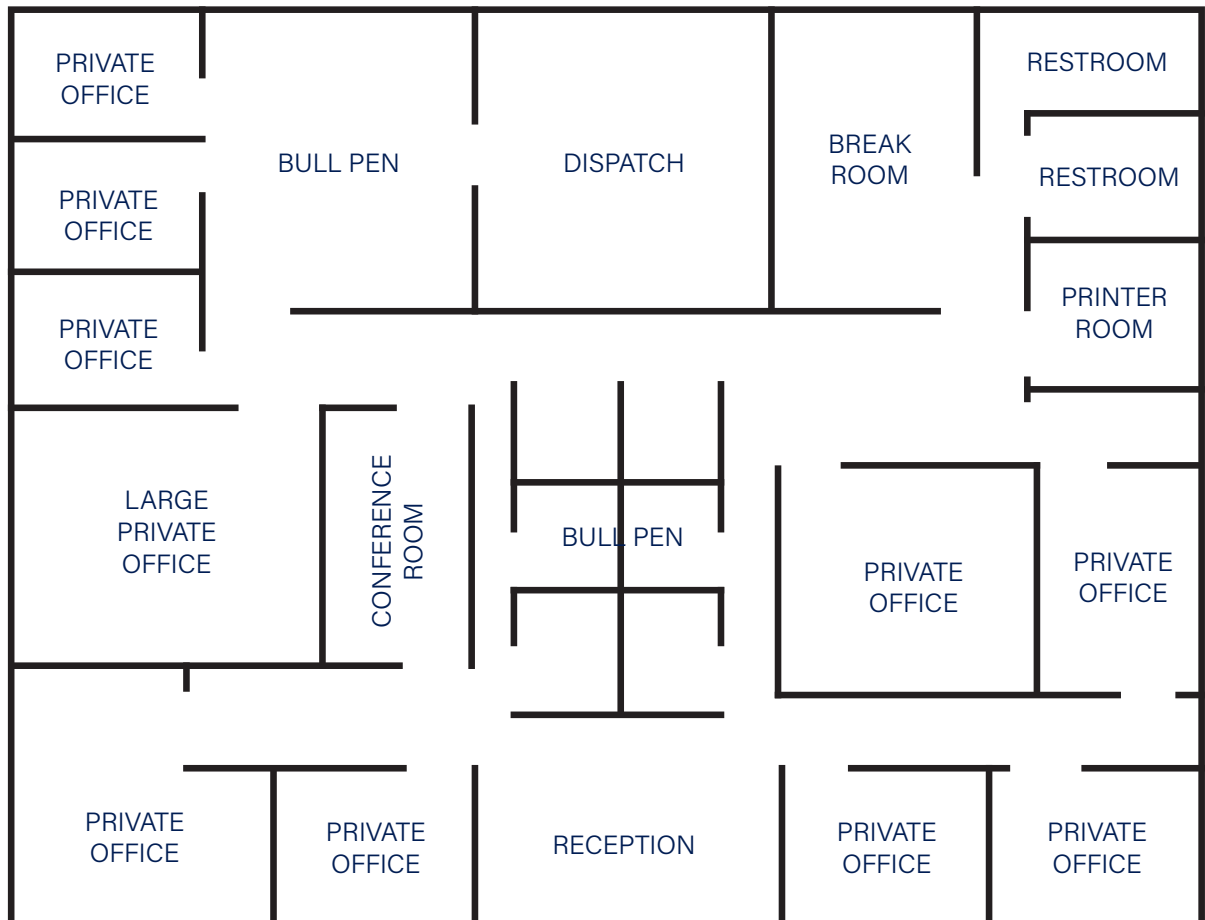
Manteca LTL / Maintenance Facility 1019 Bessemer Avenue

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SHOP BUILDING



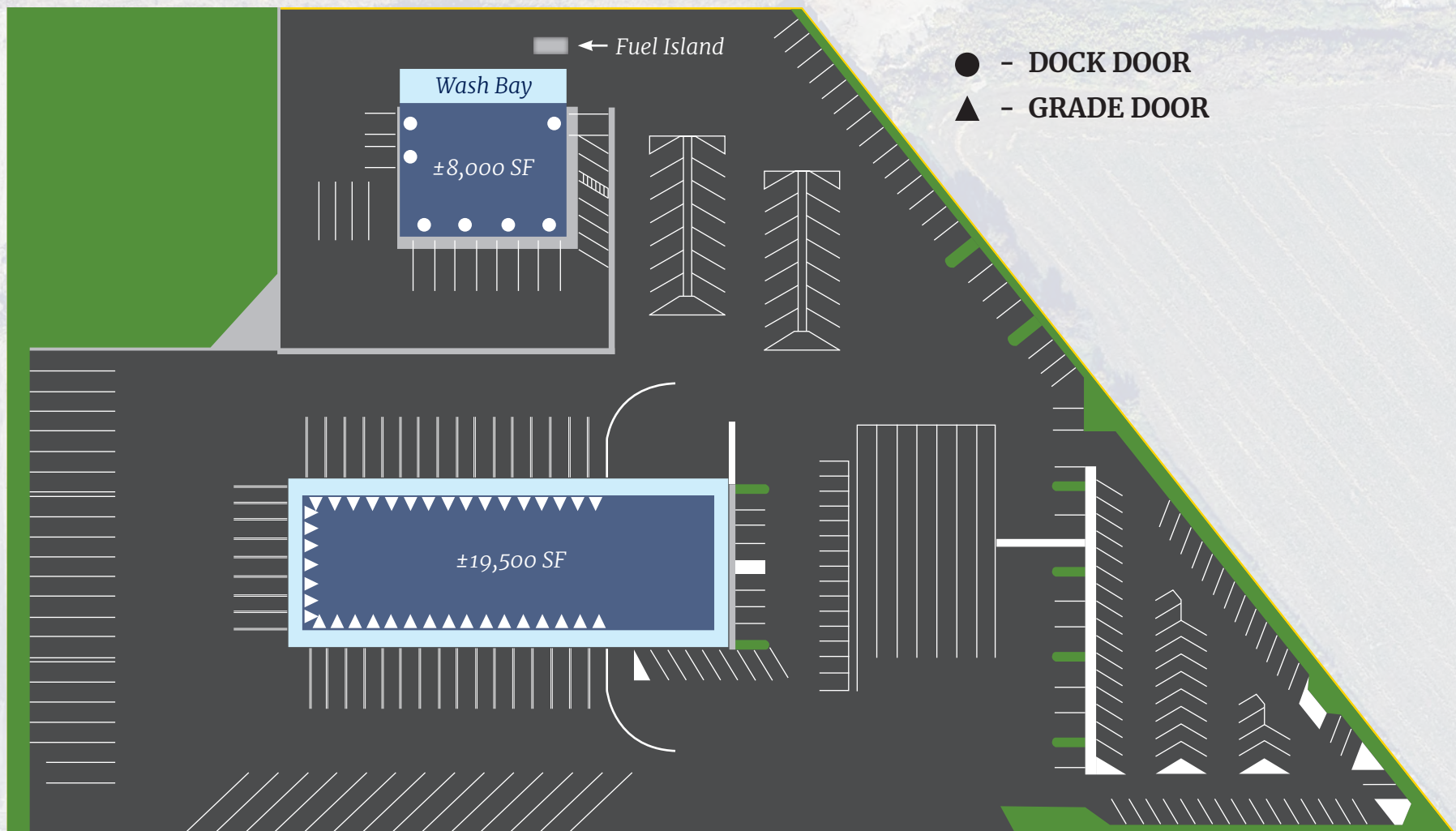
OFFICE LAYOUT



Manteca LTL / Maintenance Facility

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