



..... OFFERING MEMORANDUM .....

**1475 MOFFAT BLVD, STE 15, MANTECA, CA**  
For Sale Or Lease

Marcus & Millichap

1475 MOFFAT BLVD

# EXCLUSIVELY LISTED BY

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**Marcus & Millichap**

# OFFERING SUMMARY

1475 MOFFAT BLVD



Listing Price  
**\$1,600,000**



Lease Rate  
**\$0.80/PSF/NNN**



Gross SF  
**± 7,469**

## PROPERTY SUMMARY

Property Type	Light Industrial Condo
Zoning	PD (Planned Development), City of Manteca
Occupancy	100% Vacant
Year Built	2006

## PURCHASING

Listing Price	\$1,600,000 (\$214/PSF)
Down Payment	20% (\$320,000)
Interest Rate	5.29% Interest Rate (Fixed)
Term & Amortization	5 Years   25 Years

## LEASING

Base Rent	\$6,000/Month (\$0.80/PSF)
Common Area Maintenance (CAM)	\$2,182/Month (\$0.29/PSF)
Total Monthly Rent	\$8,182/Month (\$0.99/PSF)
Utilities	Paid Directly By Tenant



# 1475 MOFFAT BLVD

Manteca, CA 95336

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## INVESTMENT OVERVIEW

Marcus & Millichap has been retained on an exclusive basis to market for sale or lease 1475 Moffat Blvd, Suite 15, Manteca, California, a Class A light industrial warehouse condominium located within Manteca Commerce Park, a professionally managed business park. The property will be delivered vacant, providing immediate occupancy for an owner-user.

The property features concrete tilt-up construction, ±19-foot clear height, two (2) large automatic grade-level doors, a wet fire sprinkler system, two (2) restrooms, and HVAC serving the entire unit. The property is strategically located near State Route 120, offering convenient access to Interstate 5, Interstate 205, and Highway 99.

The building was formerly occupied by Ride209, a well-known fitness operator. The prior tenant invested significant capital into the property, including the installation of interior demising walls for multiple class areas, a steam room, sauna, cryotherapy room, showers, LED lighting, and a large open workout area. The property may continue to be utilized as a fitness facility or can be reconfigured back to a traditional warehouse/office layout with minimal modification.

## INVESTMENT HIGHLIGHTS

- Former fitness build-out with high-end improvements; could easily be reconfigured back to a traditional warehouse/office layout with minimal capital investment.
- Class A industrial features including concrete tilt-up construction, ±19' clear height, two (2) automatic grade-level doors, wet fire sprinkler system, HVAC serving the entire unit, and 600A 208Y/120V 3-phase power.
- Strategically located near State Route 120 with convenient access to Interstate 5, Interstate 205, and Highway 99.
- Delivered vacant and ideal for an owner-user seeking immediate occupancy.

# 1475 MOFFAT BLVD

## PROPERTY DETAILS

### SITE DESCRIPTION

Property Address	1475 Moffat Blvd, STE 15, Manteca, CA 95336
Assessors Parcel Number	228-190-220
Lot Size	± 0.17 Acres (± 7,405 SF)
Zoning	PD (Planned Development), City of Manteca
Parking Spaces	Nine (9)

### CONSTRUCTION

Property Type	Industrial Warehouse (Condo)
Gross Square Feet	± 7,469
Construction Type	Concrete Tilt-up
Year Built	2006
Clear Height	± 19'
Grade-Level Doors	Two (2) Automatic (12'w x 14'h)
Skylights	Five (5)
Restrooms	Two (2) - Male/Female
Additional Improvements	Former fitness build-out including interior demising walls, steam room, sauna, cryotherapy room, showers, LED lighting, and an open workout area.

### MECHANICAL

HVAC	Three (3) Units - Full Building Coverage
Fire Sprinklers	Wet System
Power Capacity	600 Amps, 208Y/120V, 3-Phase, 4-Wire

### UTILITIES

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



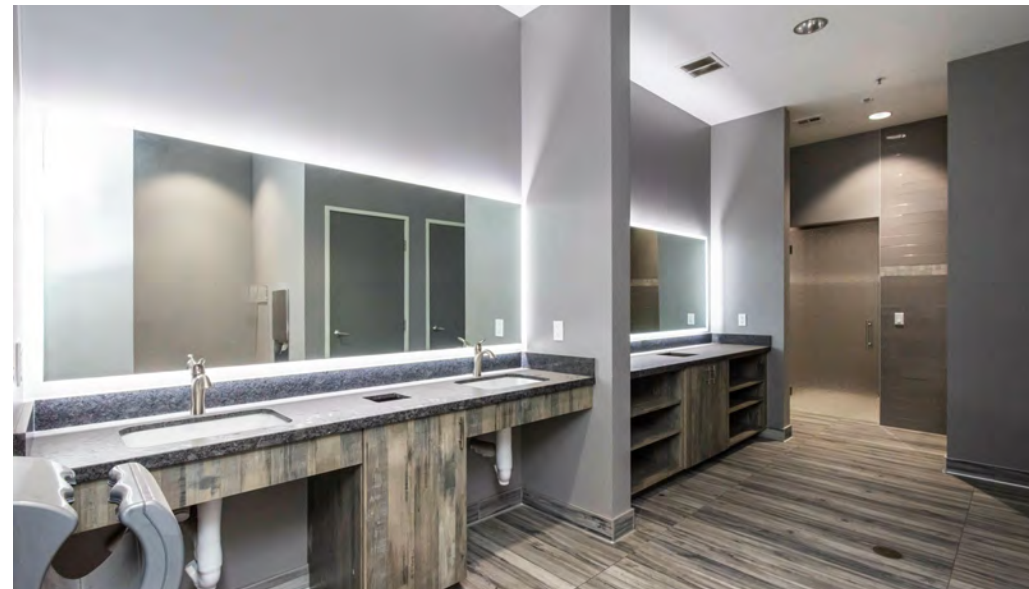
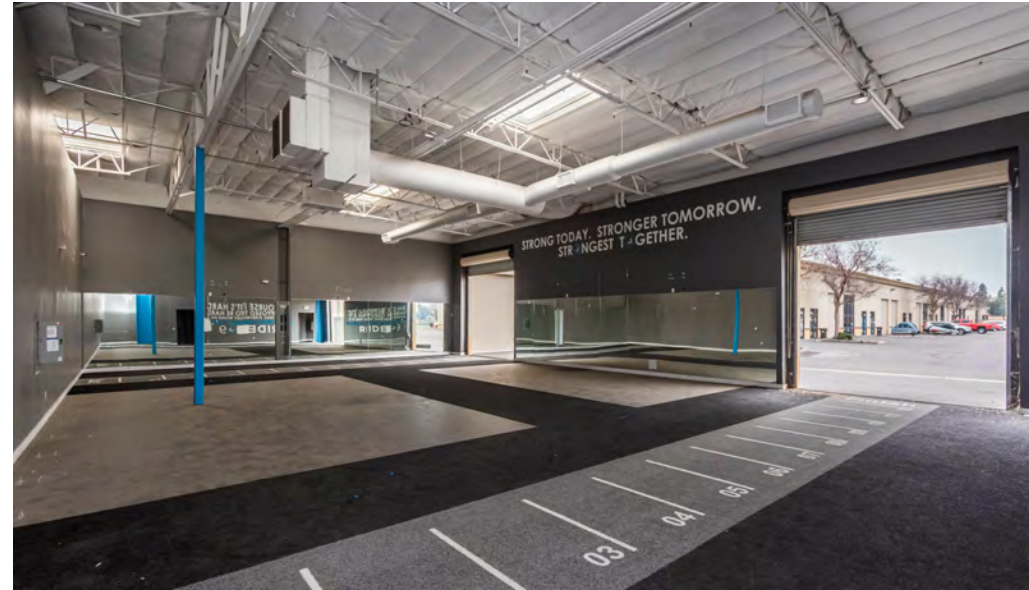
# 1475 MOFFAT BLVD

EXTERIOR PHOTOS



# 1475 MOFFAT BLVD

INTERIOR PHOTOS





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**Marcus & Millichap**

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

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