

INDUSTRIAL SPACE FOR LEASE

MANTECA FLEX OPPORTUNITY

±5,901 – 26,786 SF AVAILABLE · THREE DIVISIBLE SUITES

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119-123 OAK ST

OAK ST

S MAIN ST

119-123 OAK STREET

MANTECA, CALIFORNIA

INDUSTRIAL · FLEX · WAREHOUSE SPACE

FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

— IMPORTANT INFORMATION

Lease Brochure Disclaimer

Prepared for prospective tenants evaluating the 119–123 Oak Street leasing opportunity.

This Lease Brochure has been prepared for limited informational purposes only. It is intended to assist prospective leasers in evaluating the opportunity, but it is not a substitute for a party's own independent investigation and professional review.

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CONSULT QUALIFIED PROFESSIONALS

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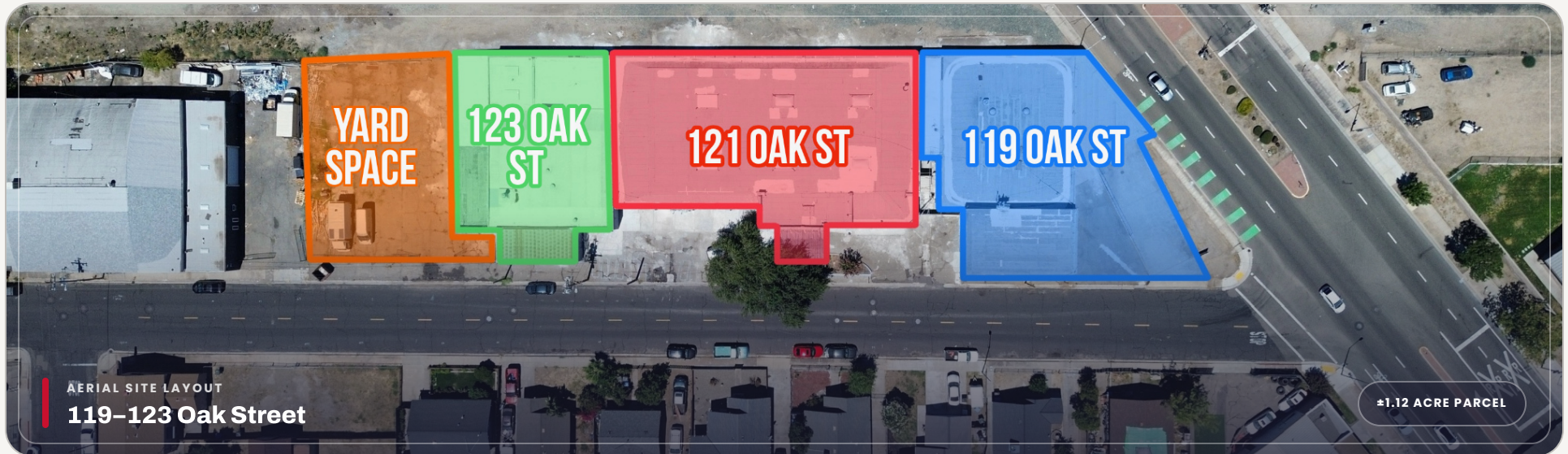
Professional review: Legal questions should be discussed with an attorney; tax questions with a certified public accountant or tax attorney; and title questions with a title officer or attorney.

Property condition and compliance: Questions regarding the condition of the Property and whether the Property complies with applicable governmental requirements should be reviewed with appropriate engineers, architects, contractors, consultants, and governmental agencies.

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PROPERTY OVERVIEW

A rare stand-alone industrial building in Downtown Manteca

119 Oak Street	±8,862 SF	121 Oak Street	±12,023 SF	123 Oak Street	±5,901 SF
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119-123 Oak Street is a ±26,786 SF stand-alone industrial building situated on ±1.12 acres in the heart of Manteca's downtown industrial corridor, one block west of S. Main Street. Originally built out between 1950 and 1970, the building offers three distinct, individually addressed suites that can be leased separately or combined — giving tenants the flexibility to right-size their footprint.

Each suite includes a mix of private office and open warehouse space with grade-level loading, well suited for light manufacturing, distribution, contractor/trade shops, or showroom-plus-warehouse users. The site benefits from quick access to Downtown Manteca, Highway 99, and Highway 120.

WHY OAK STREET

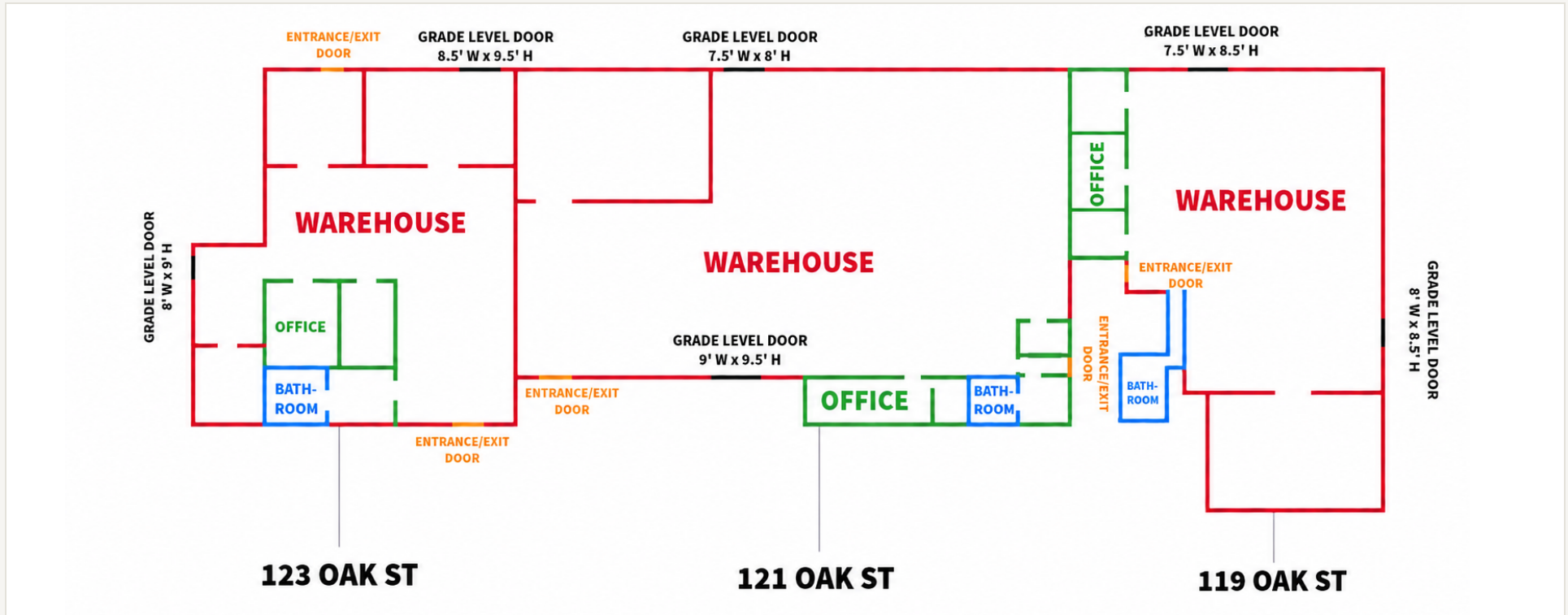
- Three individually addressed, divisible suites
- Flexible availability from ±5,901 to ±26,786 SF
- Mix of private office and open warehouse space
- Ideal for manufacturing, distribution, contractor or showroom users
- Grade-level loading at every suite
- Stand-alone building on a ±1.12-acre parcel
- Minutes from Downtown Manteca, Hwy 99 & Hwy 120

Total Building Size	±26,786 SF
Lot Size	±1.12 Acres
Available Spaces	3 (Divisible)
Year Built	1950-1970
Zoning	DMU (Mixed-Use Downtown)
Yard Space	± 8,663 SF
Power	800 Amps, 480v, 3 phase
Lease Rate	Contact Broker
Lease Type	Industrial Gross

— FLOOR PLAN & AVAILABLE SPACES

Compare all three spaces at a glance

Review the square footage, features, and loading-door sizes in one place.



119 Oak Street

±8,862 SF

AVAILABLE

Office space · Private restroom · Warehouse with depressed truck loading well

Grade Level Doors: 7.5'W × 8.5'H & 8'W × 8.5'H

Ceiling Height: 11.5'

121 Oak Street

±12,023 SF

AVAILABLE

First & Second-floor office Space · Private restroom · Largest warehouse in the building

Grade Level Doors: 7.5'W × 8'H & 9'W × 9.5'H

Ceiling Height: 10.5'

123 Oak Street

±5,901 SF

AVAILABLE

Office space · Private restroom · Two small warehouse bays

Grade Level Doors: 8.5'W × 9.5'H & 8'W × 9'H

Ceiling Height: 13.5'

— LOCATION

Freeway Connectivity & Surrounding Occupiers

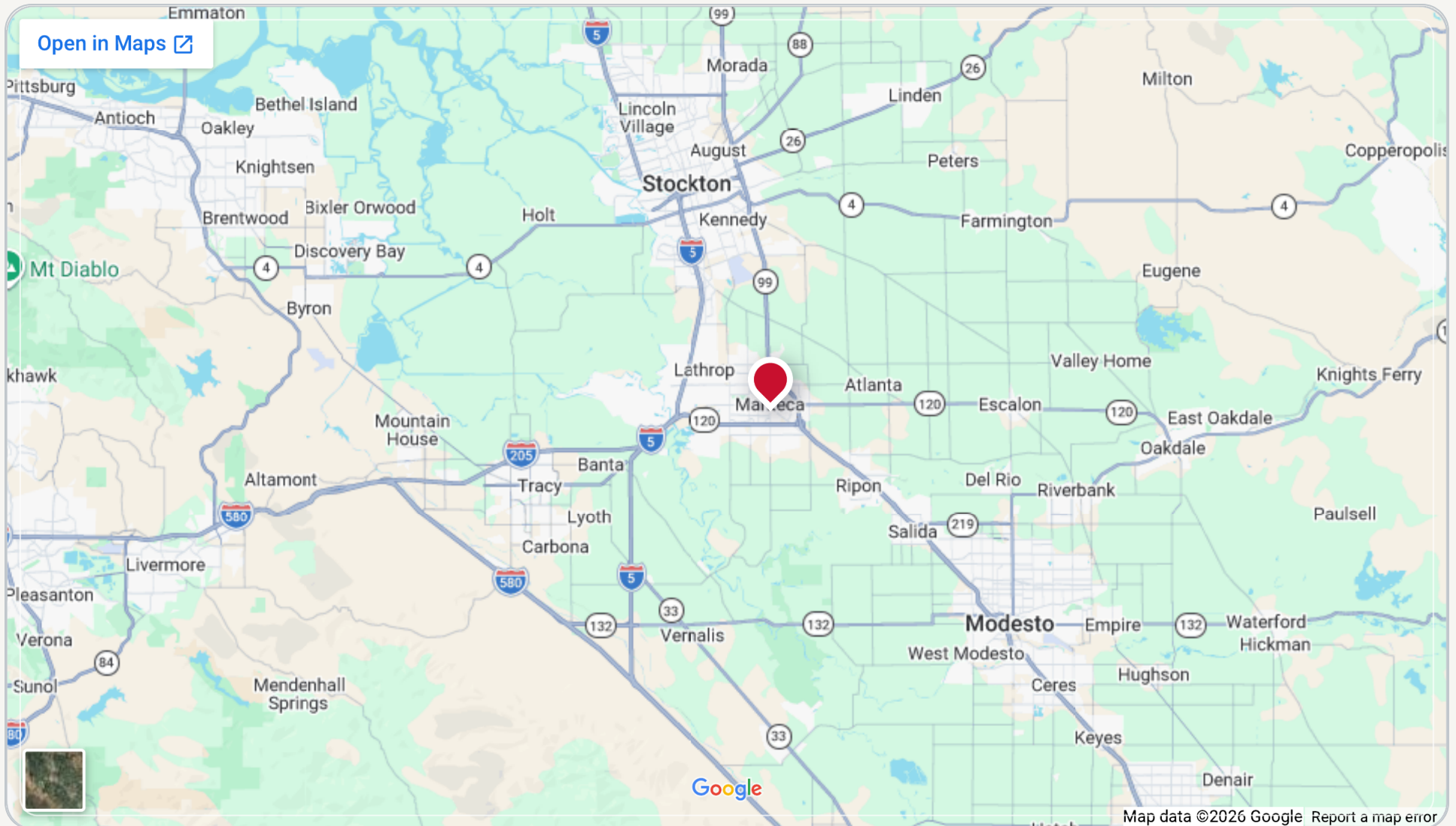
Oak Street sits one block west of S. Main Street, at the doorstep of Downtown Manteca and within a short drive of Highway 99 and Highway 120.



— REGIONAL LOGISTICS

Northern California Access

A central Manteca location connecting the Bay Area, Sacramento, Stockton, and Modesto through Northern California's principal freight corridors.



— DEMOGRAPHICS & ANALYTICS

Population & Daytime Employment

A clear 2-, 5-, and 10-mile radius snapshot of population, growth, education, and daytime employment surrounding 119–123 Oak Street.

2 Miles

69,040

2025 POPULATION

2030 Projection

72,596

Annual Growth

1.0%

Median Age

37.3

Bachelor's+

16%

Armed Forces

57

5 Miles

122,645

2025 POPULATION

2030 Projection

129,415

Annual Growth

1.1%

Median Age

38

Bachelor's+

18%

Armed Forces

116

10 Miles

233,797

2025 POPULATION

2030 Projection

245,061

Annual Growth

1.0%

Median Age

37

Bachelor's+

17%

Armed Forces

141

2 Miles

15,982

EMPLOYEES

2,331

BUSINESSES

5 Miles

26,690

EMPLOYEES

3,418

BUSINESSES

10 Miles

56,898

EMPLOYEES

6,296

BUSINESSES

Employment by Industry

EMPLOYEES AND BUSINESSES SHOWN IN SEPARATE COLUMNS

INDUSTRY	2 MILES		5 MILES		10 MILES	
	EMPLOYEES	BUSINESSES	EMPLOYEES	BUSINESSES	EMPLOYEES	BUSINESSES
Service-Producing Industries	14,726	2,162	23,399	3,064	47,340	5,462
Trade, Transportation & Utilities	3,074	341	6,150	540	11,277	1,001
Information	232	29	355	45	902	79
Financial Activities	1,227	273	1,624	375	2,837	600
Professional & Business Services	1,442	232	2,543	404	4,734	699
Education & Health Services	4,228	765	5,817	911	13,350	1,781
Leisure & Hospitality	2,645	215	4,251	347	6,120	528
Other Services	1,205	282	1,660	396	3,001	659
Public Administration	673	25	999	46	5,119	115
Goods-Producing Industries	1,256	169	3,291	354	9,558	834
Natural Resources & Mining	20	8	133	29	937	105
Construction	681	123	1,479	240	3,621	487
Manufacturing	555	38	1,679	85	5,000	242
Total Daytime Employment	15,982	2,331	26,690	3,418	56,898	6,296

Source: CoStar data

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