

OFFERING MEMORANDUM

# MANTECA COMMERCE PARK (FOR SALE)

1475 Moffat Blvd, Suite 15,  
Manteca, CA 95336

Marcus & Millichap



1475 MOFFAT BLVD

# EXCLUSIVELY LISTED BY

## **ABDULLAH A. SULAIMAN**

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

## **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

## **MATT SULAIMAN**

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

## **CHRISTOPHER K. DRAKE**

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

  
**Marcus & Millichap**

# OFFERING SUMMARY

1475 MOFFAT BLVD



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



Price/SF  
**\$214**



Gross SF  
**± 7,469**

## FINANCIAL

Listing Price	\$1,600,000
Price/SF	\$214
Occupancy	Available Now - Fully Vacant
Seller Financing Available	Contact Broker

## PROPERTY

Property Type	Industrial Warehouse (Condo)
Gross Square Feet	± 7,469
Lot Size	± 0.17 Acres (± 7,405 SF)
Year Built	2006



# 1475 MOFFAT BLVD

Manteca, CA 95336

---

## INVESTMENT OVERVIEW

Marcus & Millichap has been retained on an exclusive basis to market for sale 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

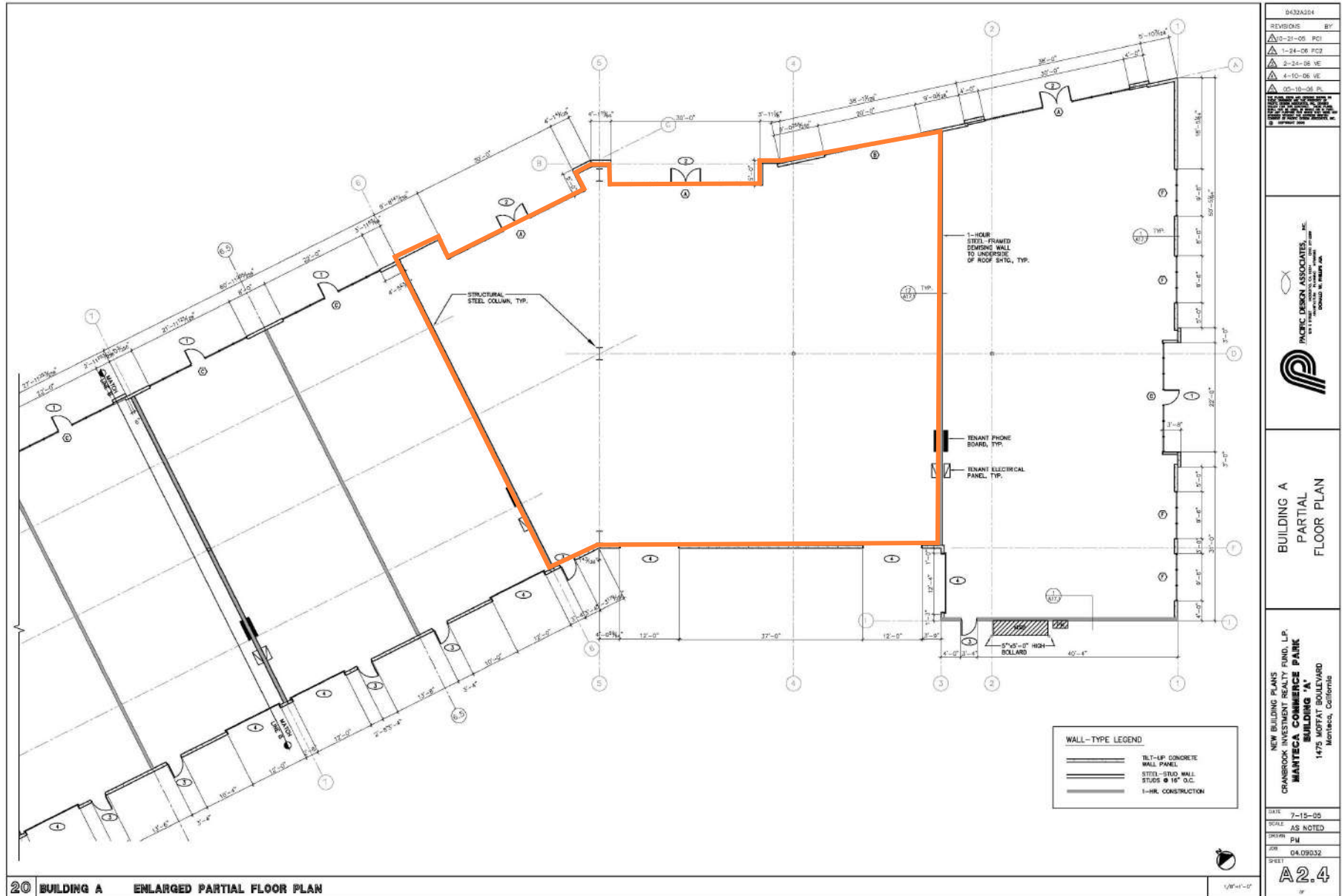
HVAC	Three (3) Units - Full Building Coverage
Fire Sprinklers	Wet System
Power Capacity	600 Amps, 208Y/120V, 3-Phase, 4-Wire

### UTILITIES

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

# 1475 MOFFAT BLVD

## FLOOR PLAN



20 BUILDING A ENLARGED PARTIAL FLOOR PLAN

5432A304	BY
30-09-05	PCJ
1-24-06	PCJ
2-24-06	VE
4-10-06	VE
05-10-06	PL
<p>DESIGNED BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>DATE: 05-10-06</p>	
<p>PACIFIC DESIGN ASSOCIATES, INC. 10111 BROADWAY SUITE 100 MANTENA, CALIFORNIA 92050</p>	
<p><b>BUILDING A PARTIAL FLOOR PLAN</b></p>	
<p>NEW BUILDING PLANS CRANBROOK INVESTMENT REALTY FUND, L.P. <b>MANTECA COMMERCE PARK BUILDING 'A'</b> 1475 MOFFAT BOULEVARD Manteca, California</p>	
DATE	7-15-05
SCALE	AS NOTED
DRAWN	PM
JOB	04.09032
SHEET	A2.4

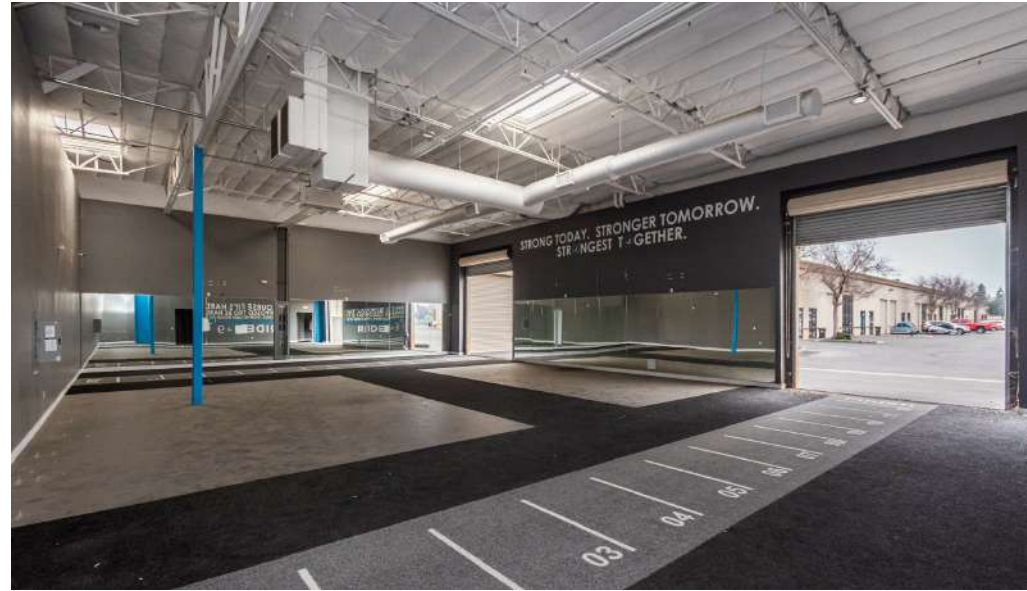
# 1475 MOFFAT BLVD

EXTERIOR PHOTOS



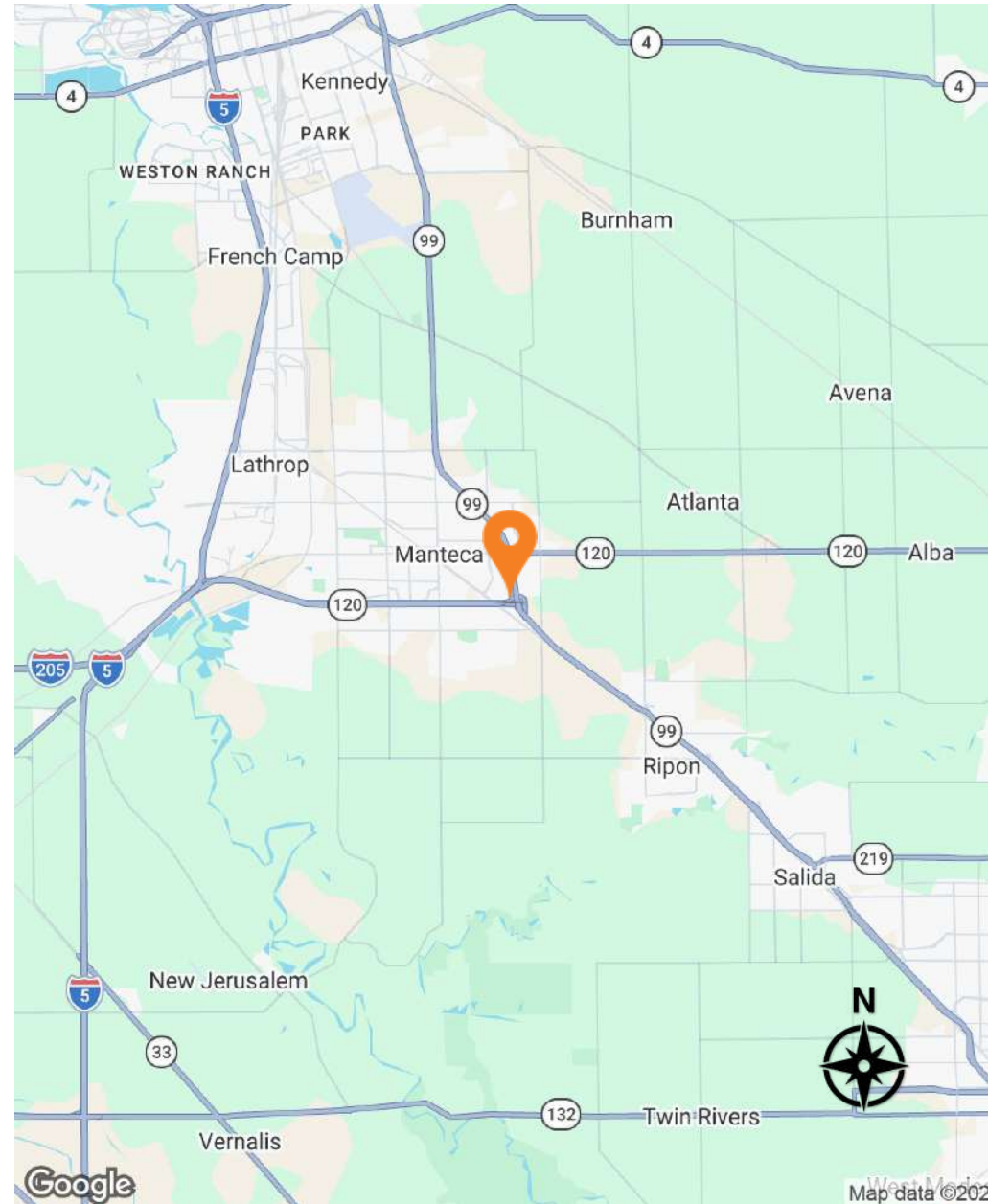
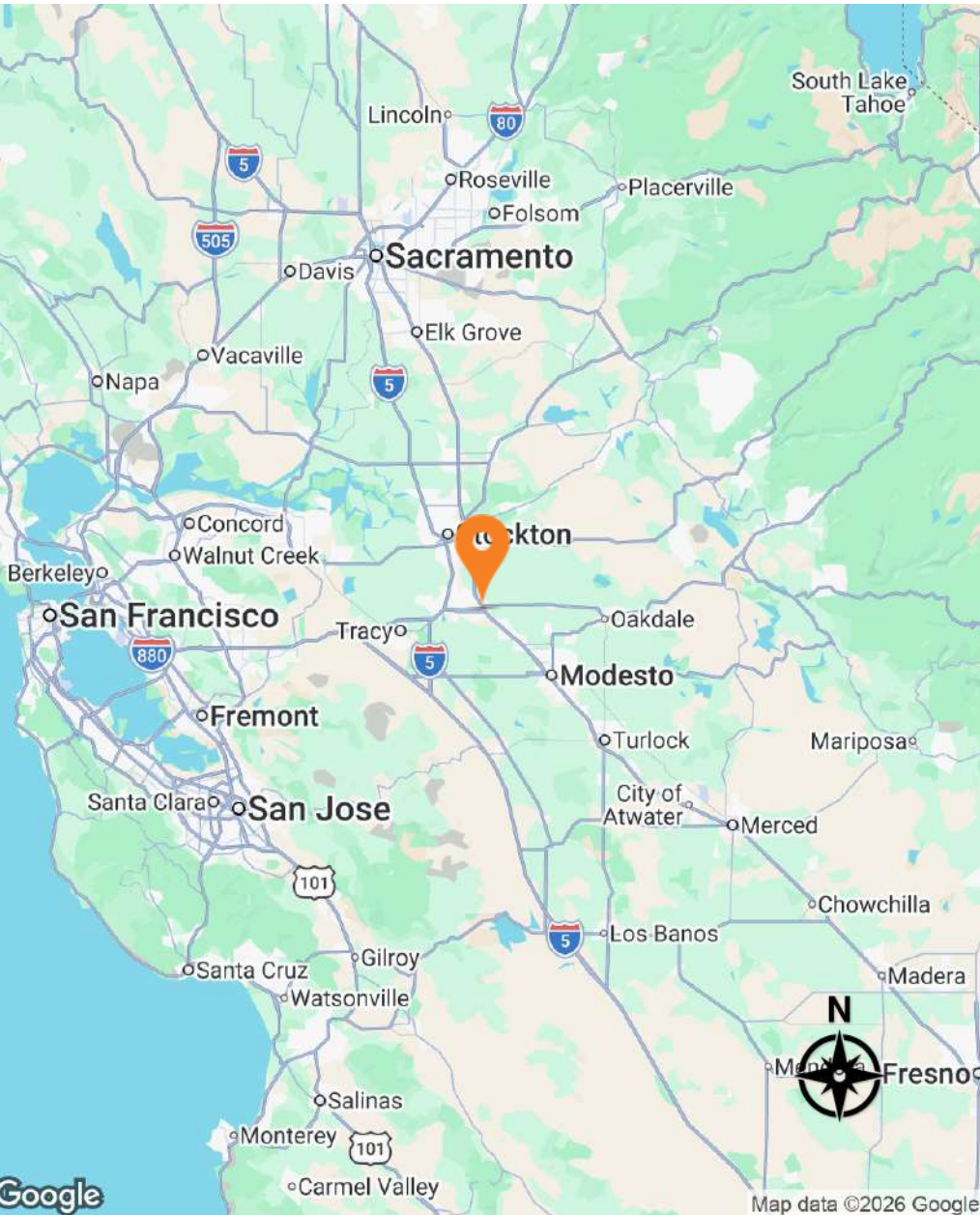
# 1475 MOFFAT BLVD

INTERIOR PHOTOS



# 1475 MOFFAT BLVD

REGIONAL & LOCAL MAP





CARPENTERS LOCAL UNION

## 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 #ZAH0030022

**Marcus & Millichap**

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

1475 MOFFAT BLVD

# EXCLUSIVELY LISTED BY

## **ABDULLAH A. SULAIMAN**

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

## **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

## **MATT SULAIMAN**

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

## **CHRISTOPHER K. DRAKE**

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

  
**Marcus & Millichap**