

# WAREHOUSE SPACE



618 Commerce Court, Manteca



# FOR LEASE

## 618 Commerce Court, Manteca, CA

**SIZE:** 2,300 square feet.

**LOCATION:** Commerce Court is to the south of Yosemite Ave. via Commerce Drive which is the first cross street to the west of SR-99. The unit fronts SR-99 and is visible from the freeway for excellent signage opportunity. Very easy access to SR-99 north and south and to SR-120 west.

**ZONING:** M-2 which accommodates service businesses, warehousing, wholesaling, light industrial, storage, and more.

**GENERAL:**

- \* Approximately 500 sq. ft. of office with store front windows.
- \* Two restrooms.
- \* Approximately 1,800 sq. ft. of warehouse with a small office/storage area in the rear and skylights.
- \* Fully insulated.
- \* 12' x 14' roll-up door to access warehouse area.
- \* 200 amp power.
- \* Gated parking lot with security cameras.

**RENT:** \$.50 per square foot per month Industrial Gross.



**Commercial Real Estate**

1101 Sylvan Ave., Suite A25  
Modesto, CA 95350  
209-529-9610 209-521-4289 (fax)

An Independently Owned and Operated Member of The Prudential Real Estate Affiliates, Inc.

**Tony Suleiman**

209-758-3467

tsuleiman@prucommercialre.com

**Dave Tanner**

209-758-3108

dtanner@prucommercialre.com

**Ron Roaks**

209-758-3147

rlroaks@prucommercialre.com

[www.TheCommercialConnection.com](http://www.TheCommercialConnection.com)

