



SPRECKELS PARK DISTRIBUTION CENTER

±304,110 SF WAREHOUSE DISTRIBUTION FACILITY



407 SPRECKELS AVENUE | MANTECA, CALIFORNIA

EXCLUSIVE BROKERS - INDUSTRIAL SERVICES TEAM:

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Property Specifications

Building SF:	±304,110 SF Divisible	Skylights:	2% coverage
Office SF:	±10,000 SF	Lighting:	To Suit
Loading:	Front-load 51 (9'x10') dock-high doors 2 (12'x14') grade level doors	Zoning:	BIP – Business Industrial Park (City of Manteca) Spreckels Park Development Agreement
Auto Parking:	187 stalls - 0.62/1,000 SF	Truck Route:	STAA
Trailer Parking:	64 stalls - 0.21/1,000 SF	Construction Type:	Concrete tilt-up
Clear Height:	32' minimum after first column	Sewer:	City of Manteca
Power:	2,000 Amps, 277/480 Volts, 3 Phase (Upgradeable)	Water:	City of Manteca
Fire Suppression:	ESFR	Storm:	City of Manteca
Dimensions:	262' D x 1,092' W	Gas & Electric:	PG&E
Column Spacing:	52' x 50' (with 60' speedbay)	Drive around capability	
Truck Court:	180' (with 60' concrete apron)	Less than 2/3 mile from HWY 99 & Yosemite Ave access ramp	

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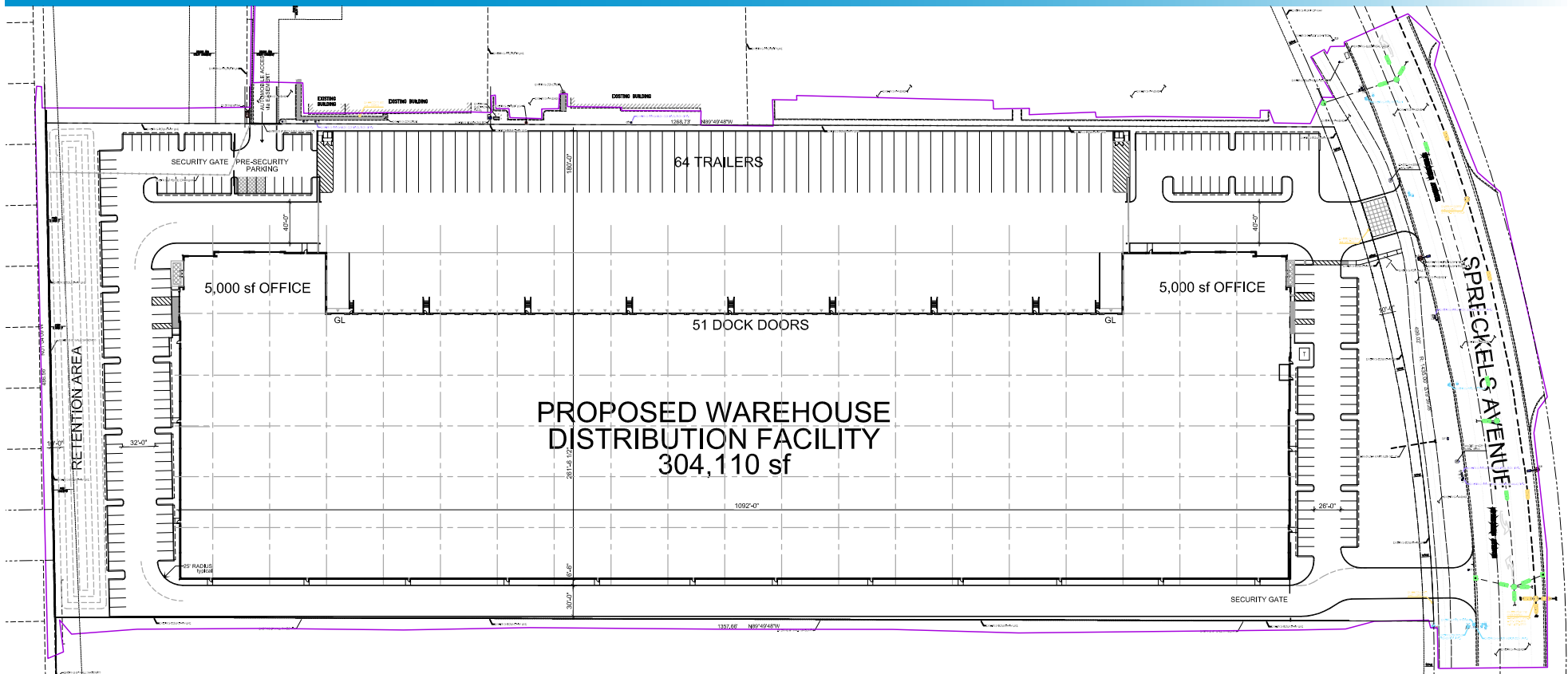
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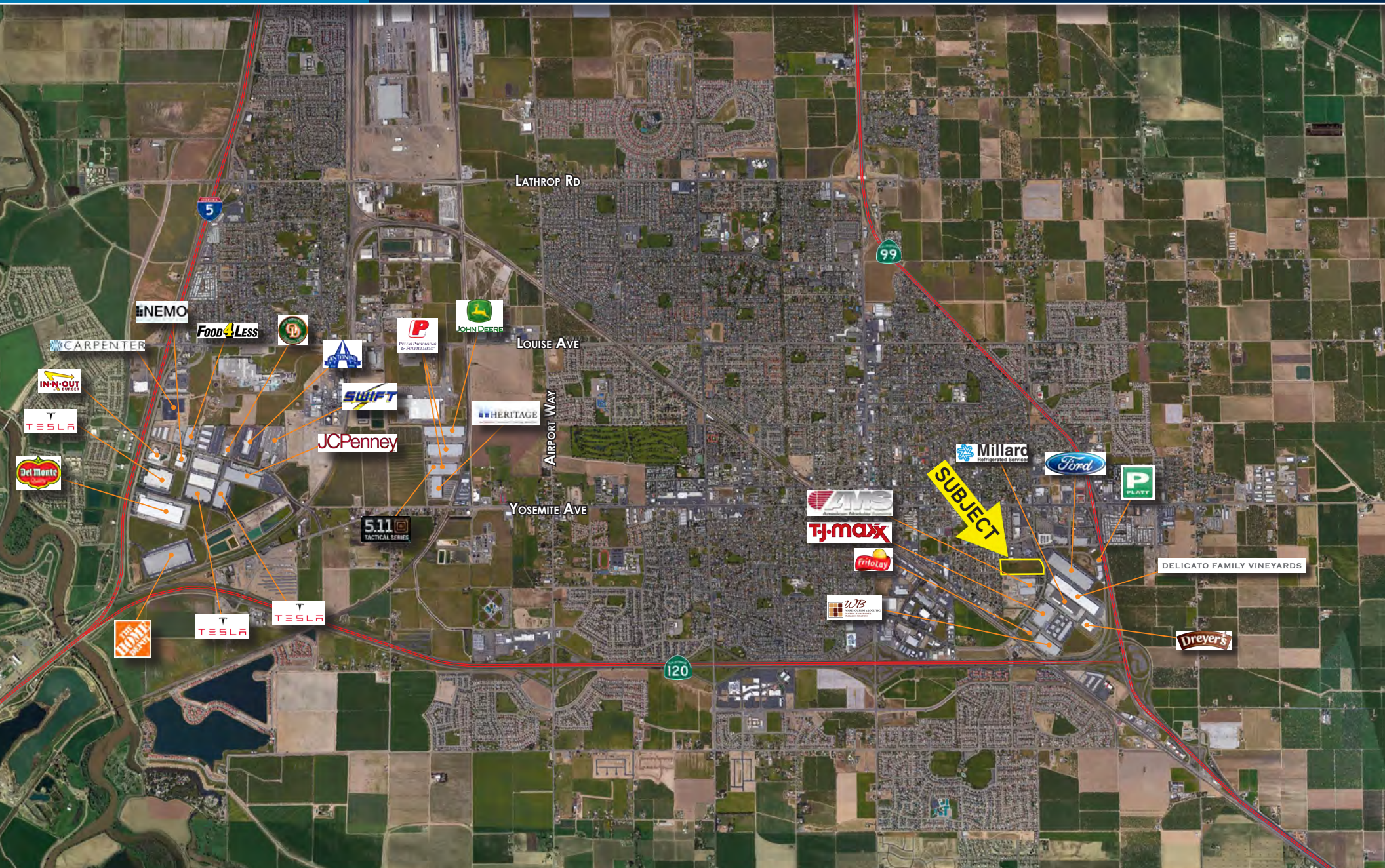


Site Plan



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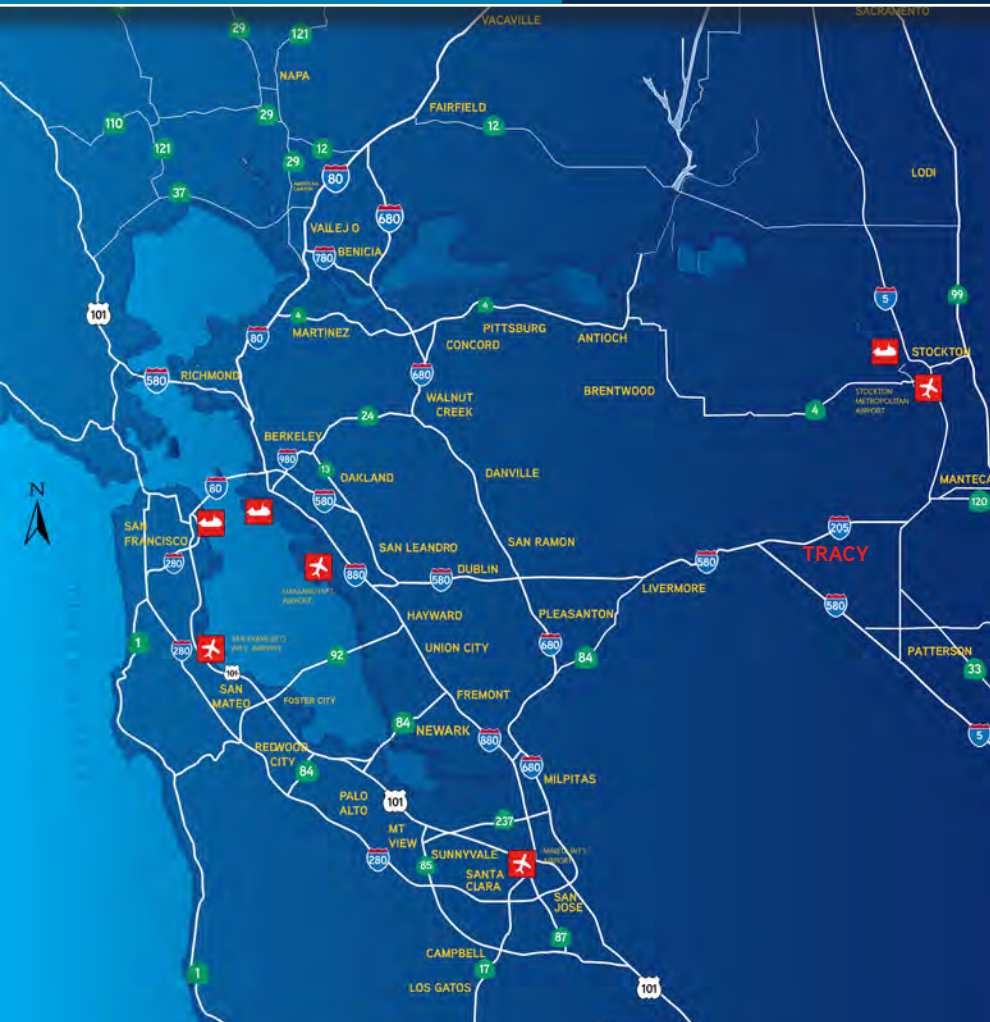
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Transportation & Logistics

Freeways:	Highway 99:	0.6 miles
	Highway 120:	1.7 miles
	Interstate 5:	60. miles
	Interstate 205:	10.0 miles
	Highway 4:	12.9 miles
	Interstate 580:	24.4 miles
Rail:	UP Intermodal Facility (Lathrop):	8.3 miles
	BNSF Intermodal Facility (Stockton):	11.1 miles
Ports:	Port of Stockton:	17.5 miles
	Port of West Sacramento:	62.7 miles
	Port of Oakland:	67.0 miles
	Port of San Francisco:	77.0 miles
	Port of LA & Long Beach:	357.0 miles
	Port of Seattle:	817.0 miles
Airports:	Stockton Metropolitan Airport:	9.6 miles
	Oakland International Airport:	61.6 miles
	San Jose International Airport:	66.8 miles
	Sacramento International Airport:	71.0 miles
	San Francisco International Airport:	79.8 miles

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