



AIRPORT BUSINESS CENTRE

2803 Airport Court | Manteca, California

July 2023 Estimated Delivery



±141,360 SF Class A Last Mile Facility on ± 23.50 Acres

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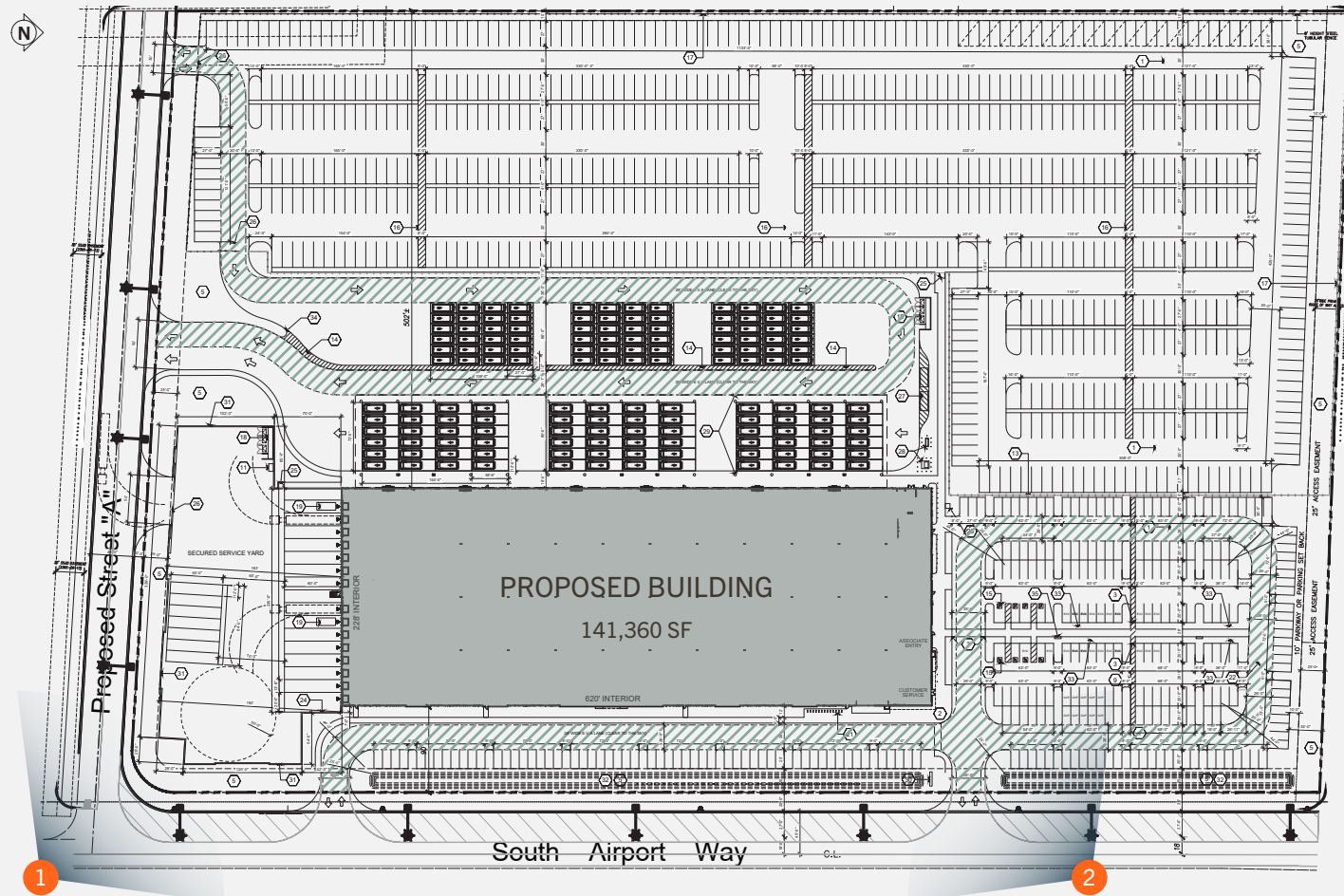
PROPERTY INFORMATION

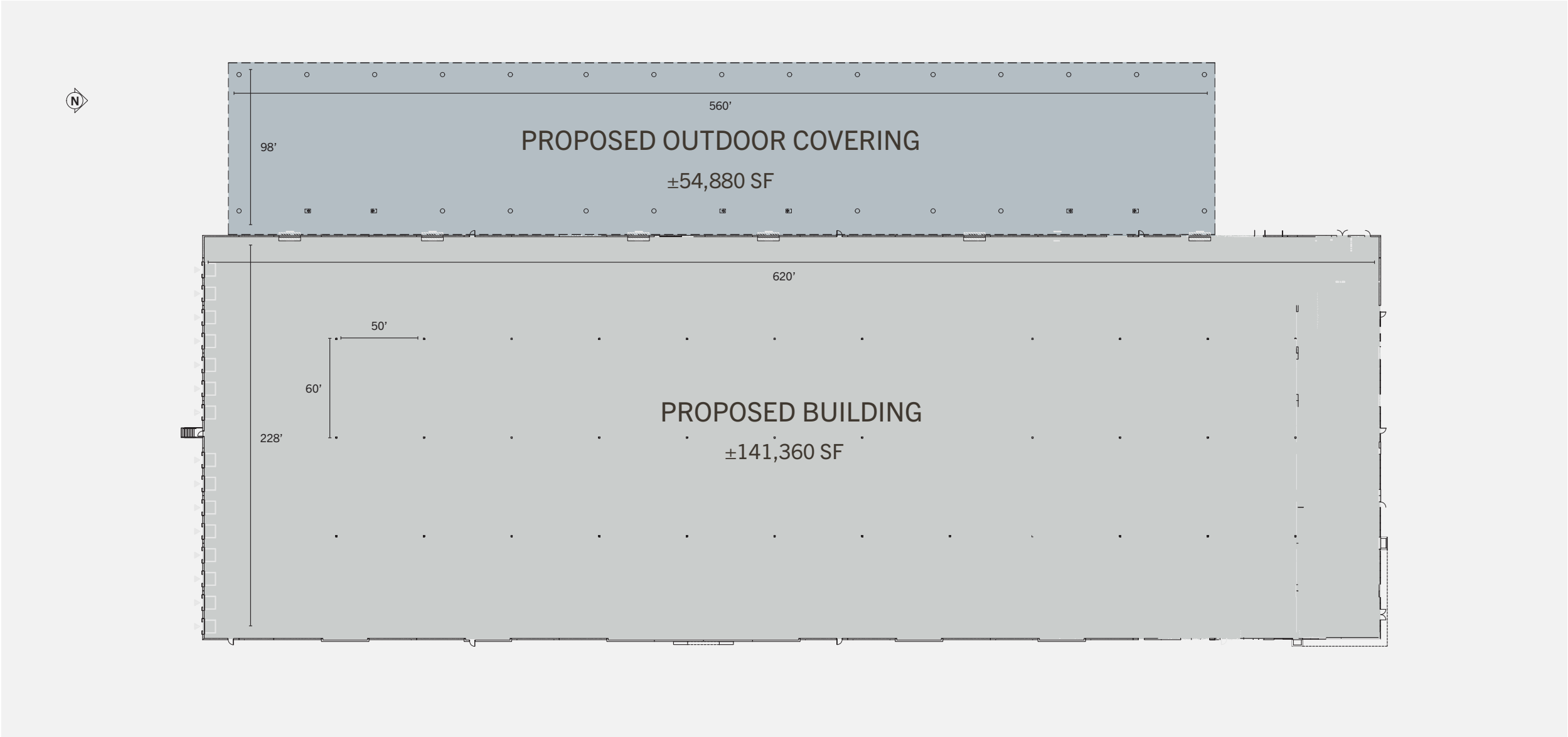
Land Size:	±23.5 Acres (±1,023,868 SF)
Land Coverage:	13.8 % Net
Building Size:	±141,360 SF
Building Dimensions:	620' x 228'
Clearance Height:	40'
Column Spacing:	50' x 60'
Office Size:	Build to Suit

Power:	3,000 Amps, 277/480V, 3-Phase
Flooring:	7" Reinforced Concrete
Lighting:	LED
Sprinklers:	ESFR
Grade Level Doors:	2
Dock-High Doors:	15
Truck Court:	±185'

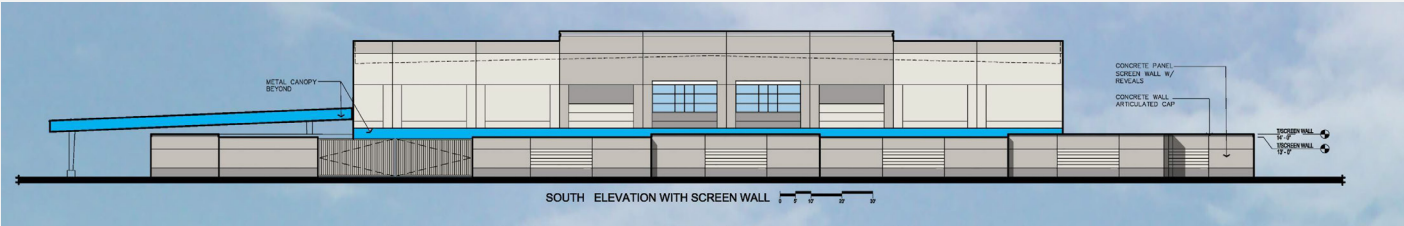
Auto Parking:	257
Van Parking:	854
Trailer Parking:	7



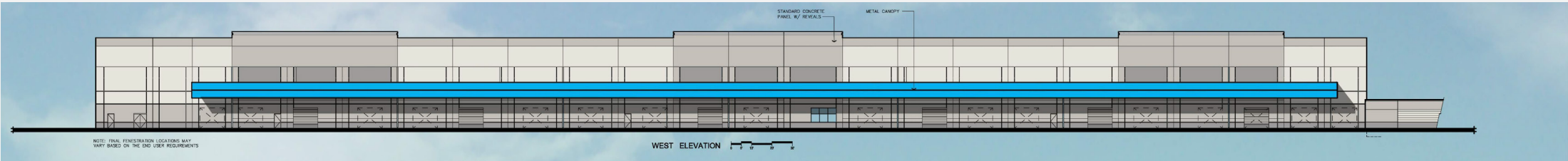




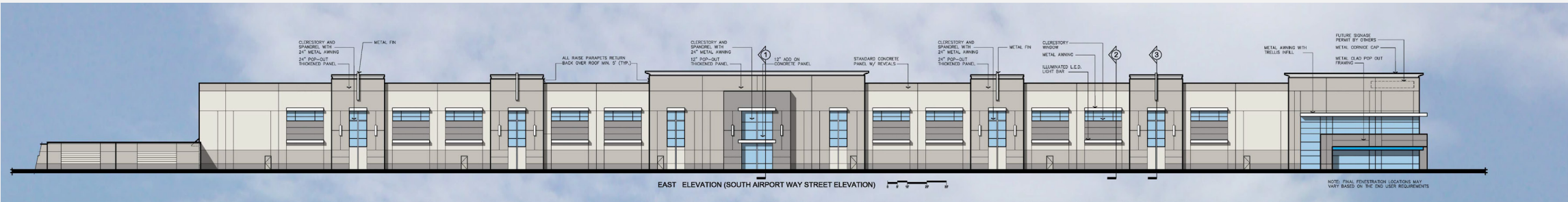
South Elevation



West Elevation

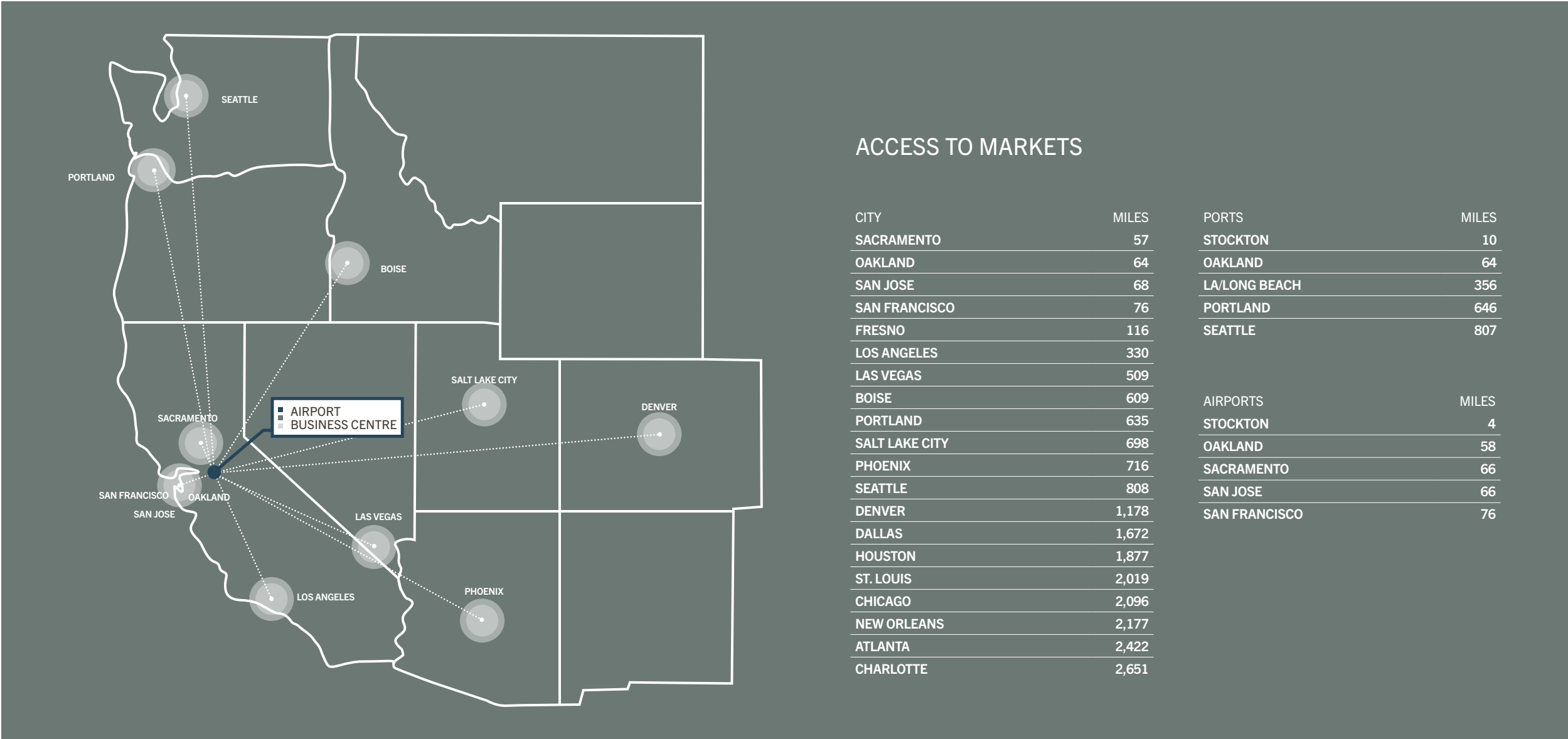


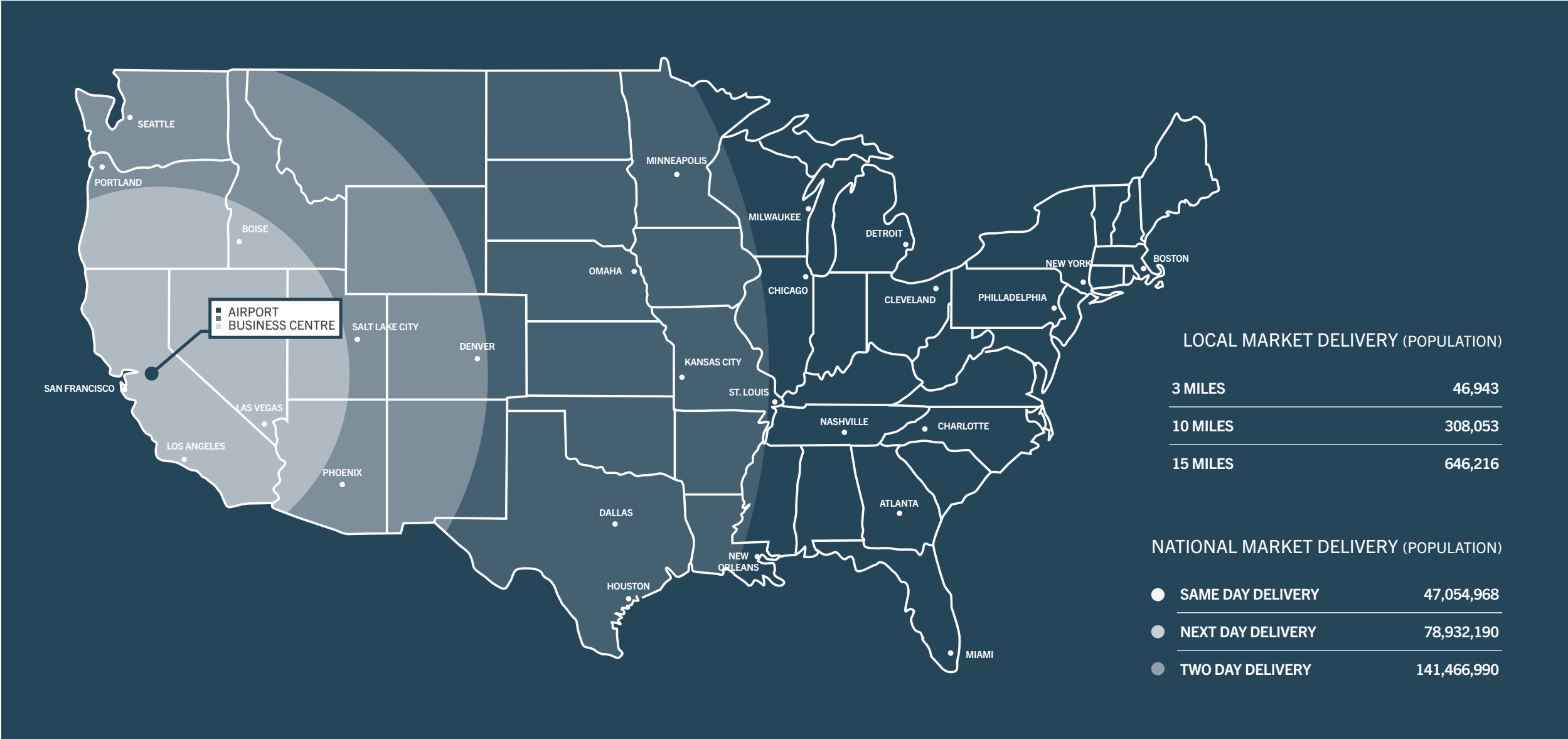
East Elevation













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For more information, please contact:



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