

FOR SUBLEASE

UP TO ±34,500 SF | LEASE EXP: 11/30/2027



2301

2301 ***W LOUISE AVENUE***
MANTECA, CA 95337

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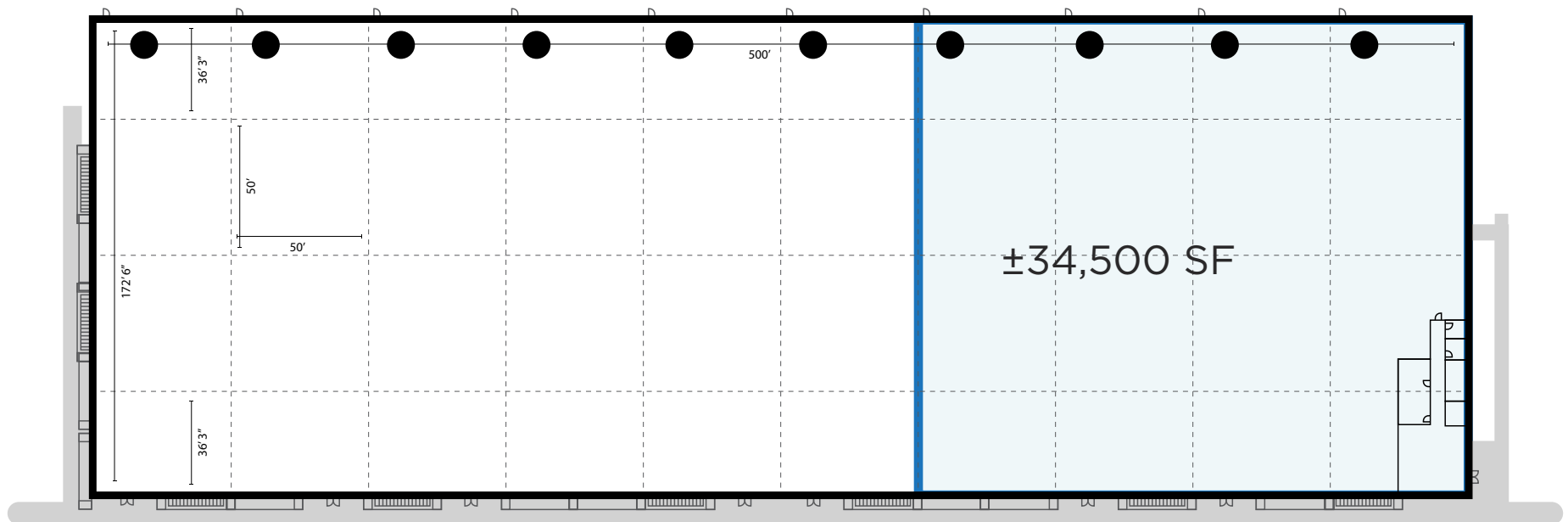
PROPERTY FEATURES

- ±34,500 SF warehouse space available
- Divisible to ±17,327 SF
- ±1,323 SF office
- ±173' x ±200' space dimensions
- 28' clearance height
- 50' x 50' column spacing
- Four (4) grade-level doors
- ESFR sprinklers
- ±1.1/1,000 auto parking
- Concrete tilt construction
- Zoned M2 Heavy Industrial (City of Manteca)
- Strategically placed between I-5, CA Hwy 99 and CA Hwy 120
- Master Lease Expiration: 11/30/2027

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SITE PLAN



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SITE ACCESS MAP



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