

## **KEVIN DAL PORTO**

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### **BLAKE RASMUSSEN**

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## **TYSON VALLENARI, SIOR**

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## **STEVE DUNN**

Senior Director +1 209 992 0953 steve.dunn@cushwake.com LIC #01410812

# 2301 W LOUISE AVENUE MANTECA, CA 95337





# **PROPERTY FEATURES**

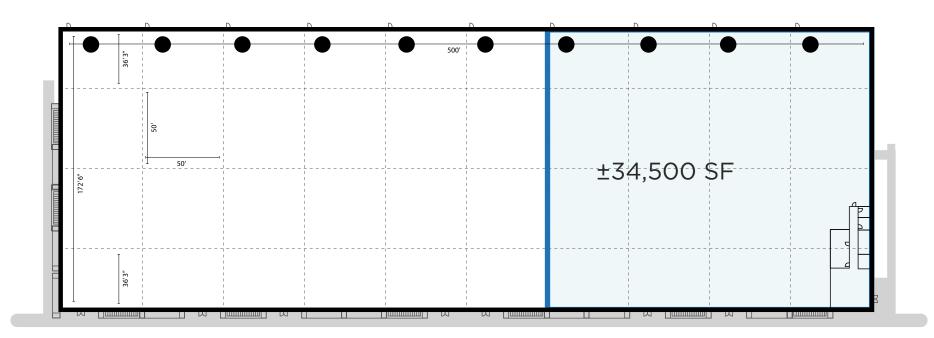
- ±34,500 SF warehouse space available
- Divisible to ±17,327 SF
- ±1,323 SF office
- $\bullet$  ±173' x ±200' space dimensions
- 28' clearance height
- 50' x 50' column spacing
- Four (4) grade-level doors
- ESFR sprinklers
- ±1.1/1,000 auto parking
- Concrete tilt construction
- Zoned M2 Heavy Industrial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



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# SITE PLAN

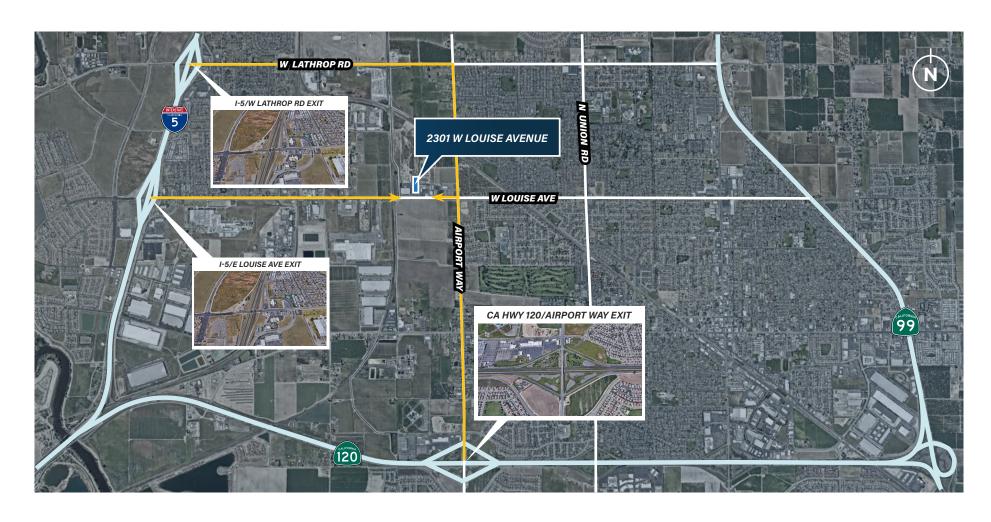






# 2301 W LOUISE AVENUE MANTECA, CA 95337

# SITE ACCESS MAP



# 2301 W LOUISE AVENUE MANTECA, CA 95337

2301



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