



For Sublease

±130,000 SF Rail Served Industrial Space
600 Spreckels Ave, Manteca, CA



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

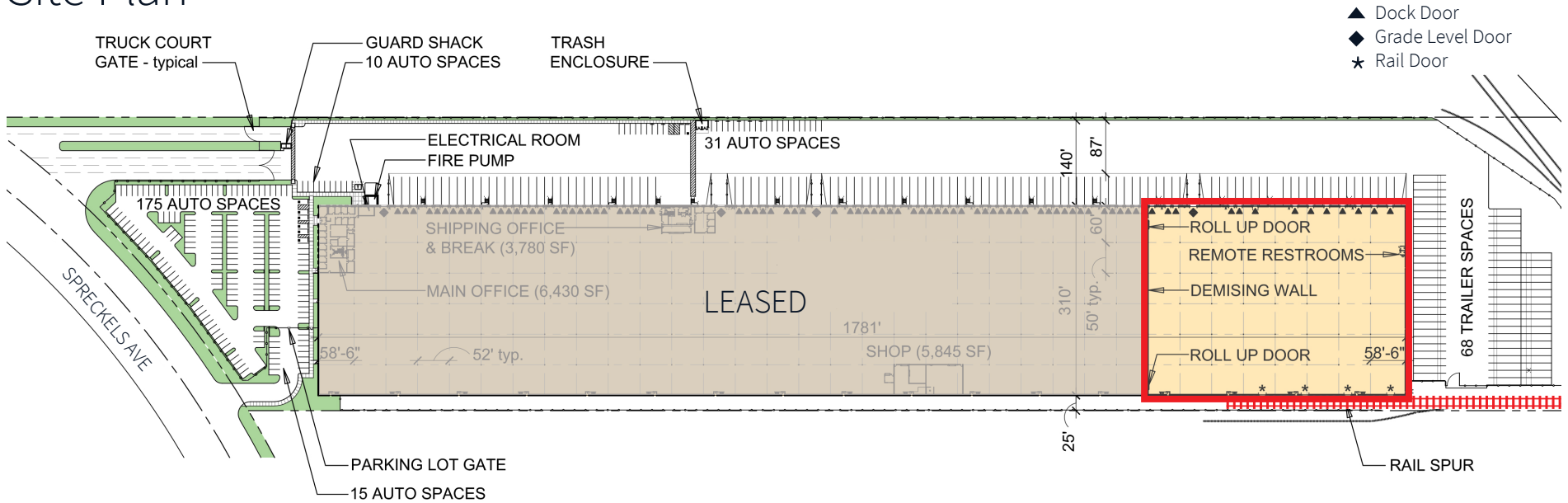
600 Spreckels Ave, Manteca, CA / Sublease

Property Specs

Building Size	±552,467 SF
Available	±130,000 SF
Lot Size	±27.84 AC
Dock Doors	13 (9'x10') with levelers
Grade Level	1 (12'x14')
Trailer Storage	Up to 80 spaces available
Rail	4 rail doors with Union Pacific rail service
Clear Height	±30.5' (at first column)
Fire Suppression	ESFR
Column Spacing	52' x 50' (typical speed bay 60')
Existing Racking	±13,800 pallet positions
Restrooms	Two
Features	• Insulated roof deck • Secured perimeter with guard shack
Master Lease Exp.	March 31, 2031
Sublease Rate	Negotiable

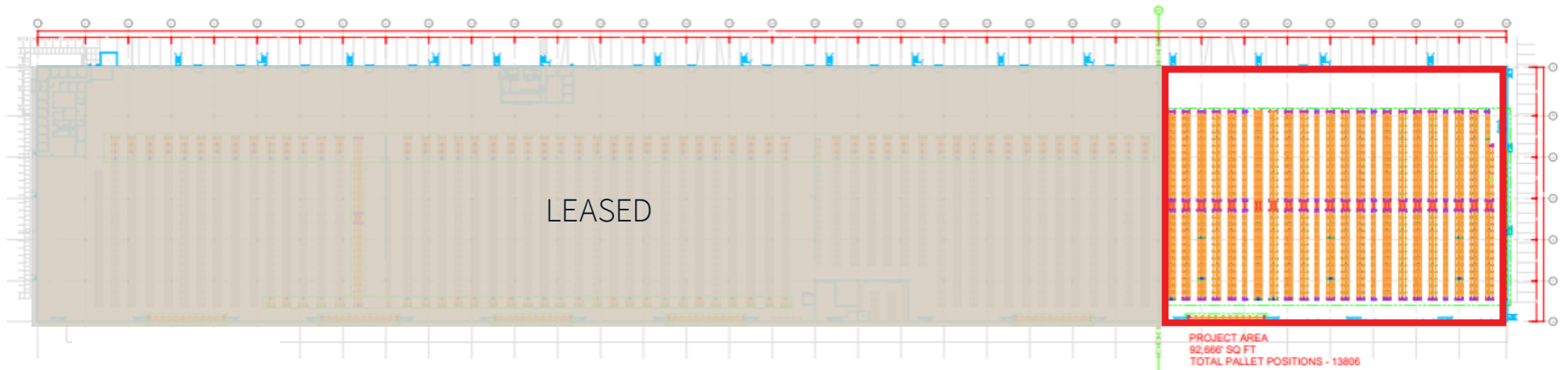


Site Plan



Existing Racking

- ±13,800 pallet storage locations: 52 inches high on the floor and second level, and 60 inches high on upper storage levels
- 10' travel aisles



Corporate Neighbors



1	JM Equipment Co. Inc.
2	American Modular Systems
3	Ford
4	Lineage Logistics
5	Dreyer's
6	GXO
7	Titan Brands
8	WB Warehousing & Logistics
9	Frito-Lay
10	Marmaxx

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Location

- Easy access to Highways 99 and 120 and I-5.
- Located only 60 miles east of the Port of Oakland.
- Nearby BNSF & Union Pacific Intermodal facilities.

Distance from Subject

UP Intermodal	9 miles
BNSF Intermodal	10 miles
Port of Stockton	20 miles
Sacramento	60 miles
Port of Oakland	80 miles
Reno	219 miles
Fresno	110 miles
Port of LA / Long Beach	359 miles
Las Vegas	504 miles
Portland	639 miles
Salt Lake City	733 miles
Seattle	812 miles
Phoenix	704 miles



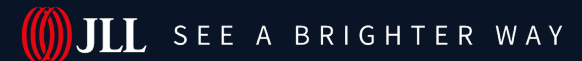
JLL

John Fondale, SIOR
Sr. Managing Director
+1 209 390 1694
john.fondale@jll.com
Lic. #01017415

Tim Mustin
Sr. Managing Director
+1 209 390 1687
tim.mustin@jll.com
Lic #01857876

Michael Matter
Vice President
+1 209 390 1702
michael.matter@jll.com
Lic # 01435801

Jack Fondale
Associate
+1 209 616 6057
jack.fondale@jll.com
Lic # 02250595



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