

552,467 SF

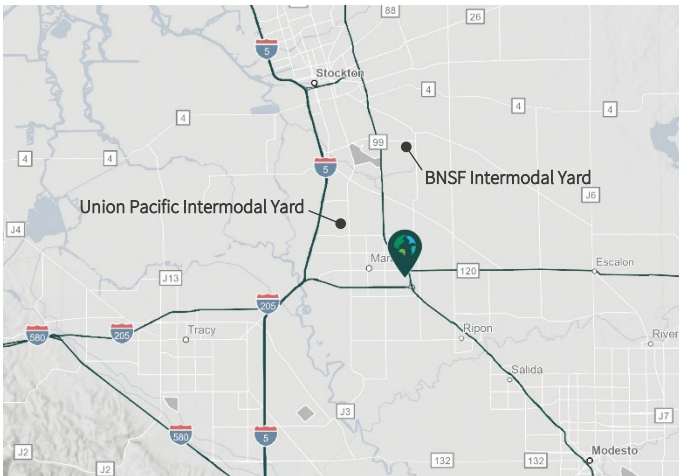
Rail Served Industrial Building



Prologis Manteca 3



600 Spreckels Avenue
Manteca, CA 95336 USA



FACILITY

- ±552,467 SF available (Divisible to ±260,000 SF)
- ±27.84 AC site
- ±10,210 SF total office
 - ±6,430 SF main office
 - ±3,780 SF shipping office & break room
- ±5,845 SF shop
- **Industrial fabric air ducting throughout warehouse**
- 85 (9'x10') dock-high doors with levelers
- 4 (12'x14') grade level doors
- 4 rail doors with Union Pacific rail service
- ±30.5' clear height (at first column)
- ±221 auto stalls
- ±68 trailer stalls
- 2,000 amps 220/480V 3 phase power
- ESFR fire sprinkler system
- Insulated roof deck
- Skylights
- 52' x 50' column spacing, typical speed bay 60'
- Secured perimeter with guard shack

ADVANTAGES AND AMENITIES

- Access to the Prologis Essentials platform, which includes:

[Operations Essentials](#)

[Energy Essentials](#)

[Workforce Essentials](#)

[Mobility Essentials](#)

[Digital Essentials](#)

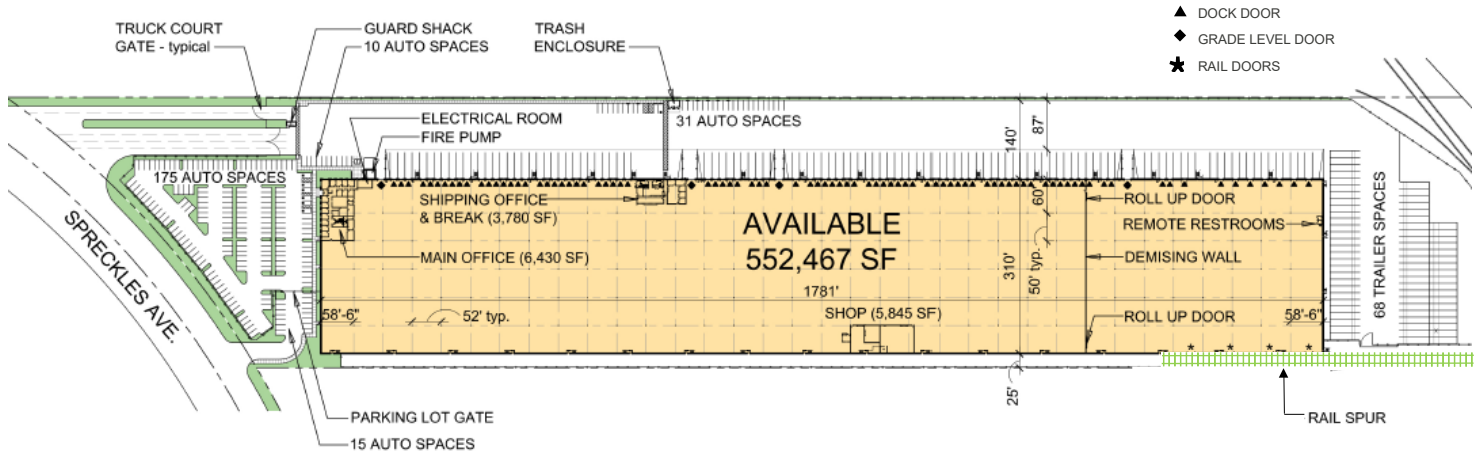
Your single-source service for efficient move-in and operations: prologisessentials.com

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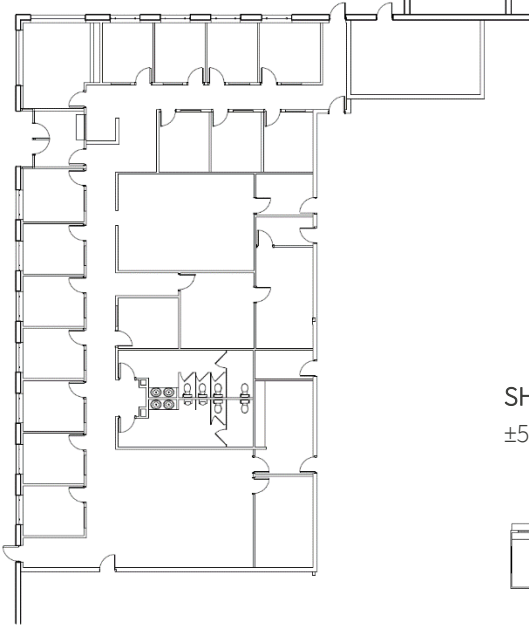


Prologis Manteca 3



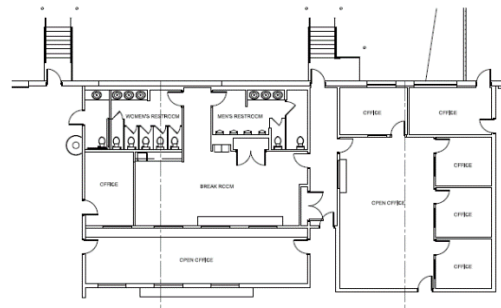
MAIN OFFICE FLOOR PLAN

±6,430 SF



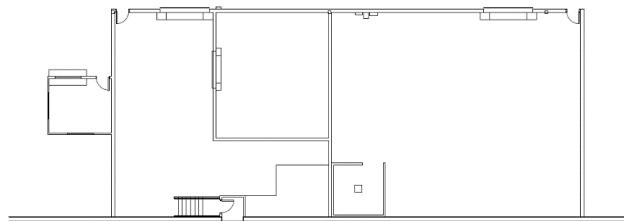
SHIPPING OFFICE & BREAK ROOM FLOOR PLAN

±3,780 SF

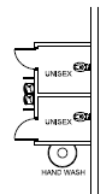


SHOP FLOOR PLAN

±5,845 SF



REMOTE RESTROOM



JLL

John Fondale, SIOR
Managing Director
john.fondale@jll.com
ph +1 209 390 1694
3255 W March Ln, Suite 105A
Stockton, CA 95219 USA
CA Lic #01017415

JLL

Tim Mustin
Managing Director
tim.mustin@jll.com
ph +1 209 390 1687
3255 W March Ln, Suite 105A
Stockton, CA 95219 USA
CA Lic #01857876

Prologis

Matt Drury
Vice President, Market Officer
mdrury@prologis.com
ph +1 209 833 5389
615 International Parkway
Tracy, CA 95377 USA
CA Lic #01901364

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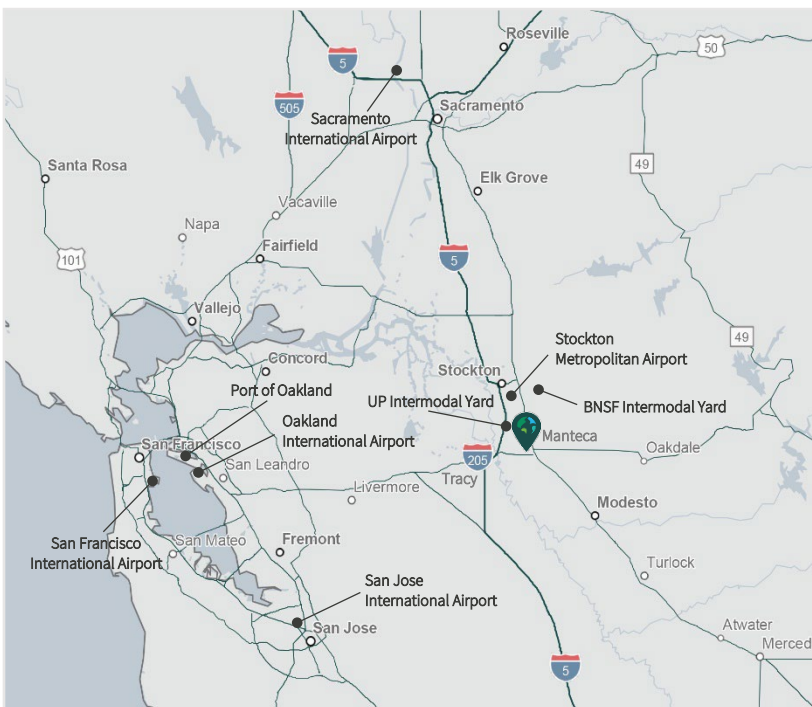
Claire Wilson
Leasing Associate
cwilson2@prologis.com
ph +1 209 833 5395
615 International Parkway
Tracy, CA 95377 USA
CA Lic #01982067

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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.

DRIVE TIMES

BNSF Intermodal	10 miles
UP Intermodal	9 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