



OFFICE, INDUSTRIAL & FLEX SPACE  
ALL PROPERTIES OWNER MANAGED AND  
STRATEGICALLY LOCATED MINUTES FROM A MAJOR INTERSTATE  
IN THE EAST BAY AND CENTRAL VALLEY.

**Right Space. Best Place.**  
[www.cranbrookgroup.com](http://www.cranbrookgroup.com)

## SPRECKELS INDUSTRIAL CENTER

900 Spreckels Avenue, Manteca, CA 95336



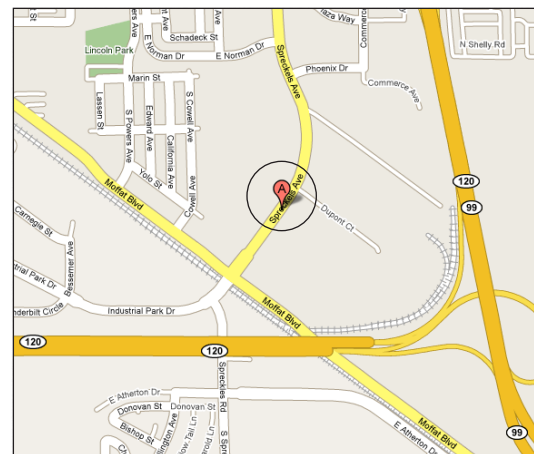
### SEE & LEARN MORE ...

Go to [cranbrookgroup.com](http://cranbrookgroup.com) to view more photos and get more information about Spreckels Industrial Center and our company.

## STRATEGIC WAREHOUSE LOCATION.

*Spreckels Industrial Center facility provides warehouse space in Spreckels Park that is conveniently located to Highway 99, 120 and Interstate 5 allowing convenient service to both the Central Valley and East Bay.*

*Strategic location and a local management team to ensure you receive quality service and quick response earn Spreckels Industrial Center the designation "Right Space. Best Place."*



## WHAT SETS US APART.

- Owner managed ... it makes a difference!
- Concrete tilt-up construction
- Divisible to 55,230 square feet
- 30' ceiling clearance
- 57 dock high doors
- 2 grade level doors
- ESFR fire sprinklers
- Energy Efficient T-5 High Bay Lighting
- Extensive parking with 278 spaces
- Trailer parking available
- 3000A, 277/480V, 4 Wire, 3 Phase Electricity
- This property is managed by a Property Manager and Assistant Property Manager

*The information contained herein is based on reliable data, measurements and calculations. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

For more information, please contact:

### Kyle Kampfen

Senior Property Manager & Leasing Agent

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