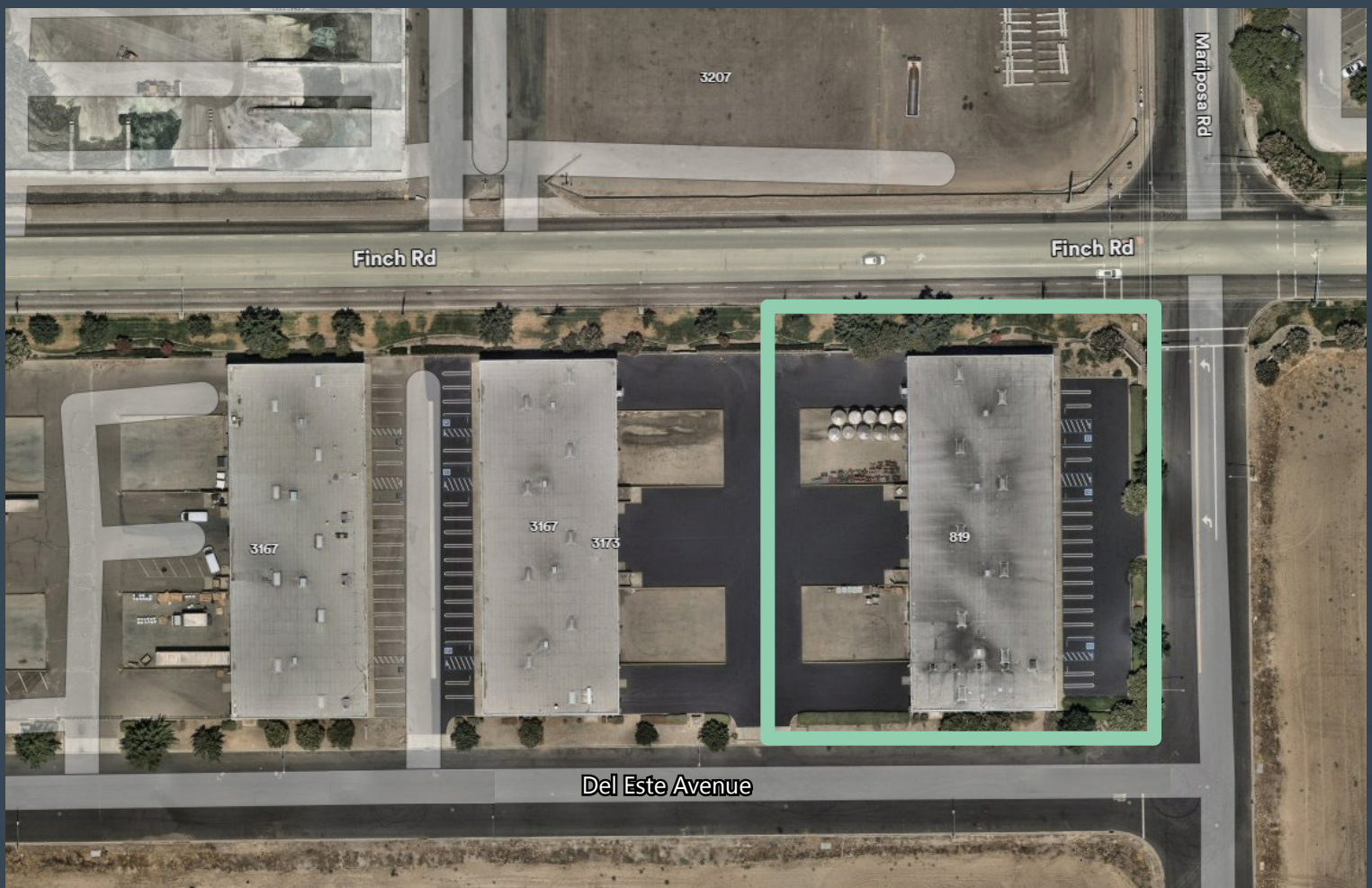


±22,306 SF
AVAILABLE



CBRE

**819 S. MARIPOSA ROAD
MODESTO, CA 95354**



PROPERTY OVERVIEW

Building Size:	±22,306 SF
Office Size:	±1,500 SF
Clear Height:	24'
Dock Doors:	4
Grade Level Doors:	4 (12' x16')
Pit Levelers:	4
Employee Parking:	20 vehicle stalls
Power:	400 amps, 480/277v
Sprinklers:	ESFR
Zoning:	M1 Industrial

The ±22,306 SF building sits on ±1.45 acres of industrial zoned land in Modesto, California, a key market on the Highway 99 corridor.

The building shares a gated entrance and truck court with ample employee parking on the Eastern side of the building.

PROPERTY PHOTOS



**±22,306 SF
AVAILABLE**

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