

# 4318 B Yosemite Blvd Modesto, CA 95357

## Your Next Investment

THIS SPACIOUS PROPERTY  
ENCOMPASSES 175,000 SQUARE FEET.

## Property Features

- YEAR BUILT: 1979
- CLEAR HEIGHT: 18'
- SKYLIGHTS: 63
- INSULATED CEILING: YES
- ROLL-UP DOORS: 2
- OFFICE AREA: YES
- RAIL-SERVED: 5 RAIL CAR SPOTS



Contact us today for more information on our  
properties and services at **209.481.9111!**

# BEARD

Chris Conklin  
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530 11<sup>th</sup> Street Modesto, CA 95354  
209.481.9111



## Area Highlights

- 2,000+ acre business park
- Central & Northern CA strategic location
- 9+ million SF industrial, warehouse, manufacturing space
- Build-to-suit: 25,000 SF to 1+ million SF
- Home to major brands: Frito-Lay, Del Monte, Nestlé, Gallo, Plastipak, Graham Packaging

## Rail-Served Industrial Facility

STRATEGICALLY POSITIONED INDUSTRIAL WAREHOUSE OFFERING EFFICIENT DISTRIBUTION FUNCTIONALITY WITH RAIL CAPABILITY AND ABUNDANT NATURAL LIGHT.

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