



Freeway-Visible Warehouse Spaces Available | ±754 SF - 3,004 SF

FOR LEASE

# Lone Palm Industrial Park

Lone Palm Avenue + N Emerald Avenue | Modesto, CA 95351

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**Property Highlights**

**1325 Lone - Unit A**

Availability: **Available Now**  
 Asking Rate: **\$850/mo Modified Gross**  
 Available SF: **±847 SF**  
 Clear Height: **±12'-14'**  
 GL Doors: **One (1) GL Roll Up Doors**

**1325 Lone - Unit C**

Availability: **Available Now**  
 Asking Rate: **\$800/mo Modified Gross**  
 Available SF: **±754 SF**  
 Clear Height: **± 12'-14'**  
 GL Doors: **One (1) GL Doors (10' x 12')**

**1325 Lone - Unit D,E & F**

Availability: **Available Now**  
 Asking Rate: **\$2,300/mo Modified Gross**  
 Available SF: **• Unit D-F: ±2,264 SF; Open Space w/no walls  
 • May be able to be demised to Units that are  
 ±754 SF with (1) Grade Level Door each**  
 Clear Height: **±12'-14'**  
 GL Doors: **Three (3) GL Doors (10' x 12')**  
 Power: **110 Volts & some units have 220 Volts**

Property  
Features:

- **Common area restroom**
- **Chain link entry gate**
- **Electricity, water, sewer included**
- **No garbage service provided**
- **No outdoor storage without written approval by Landlord**

**Aerial View**



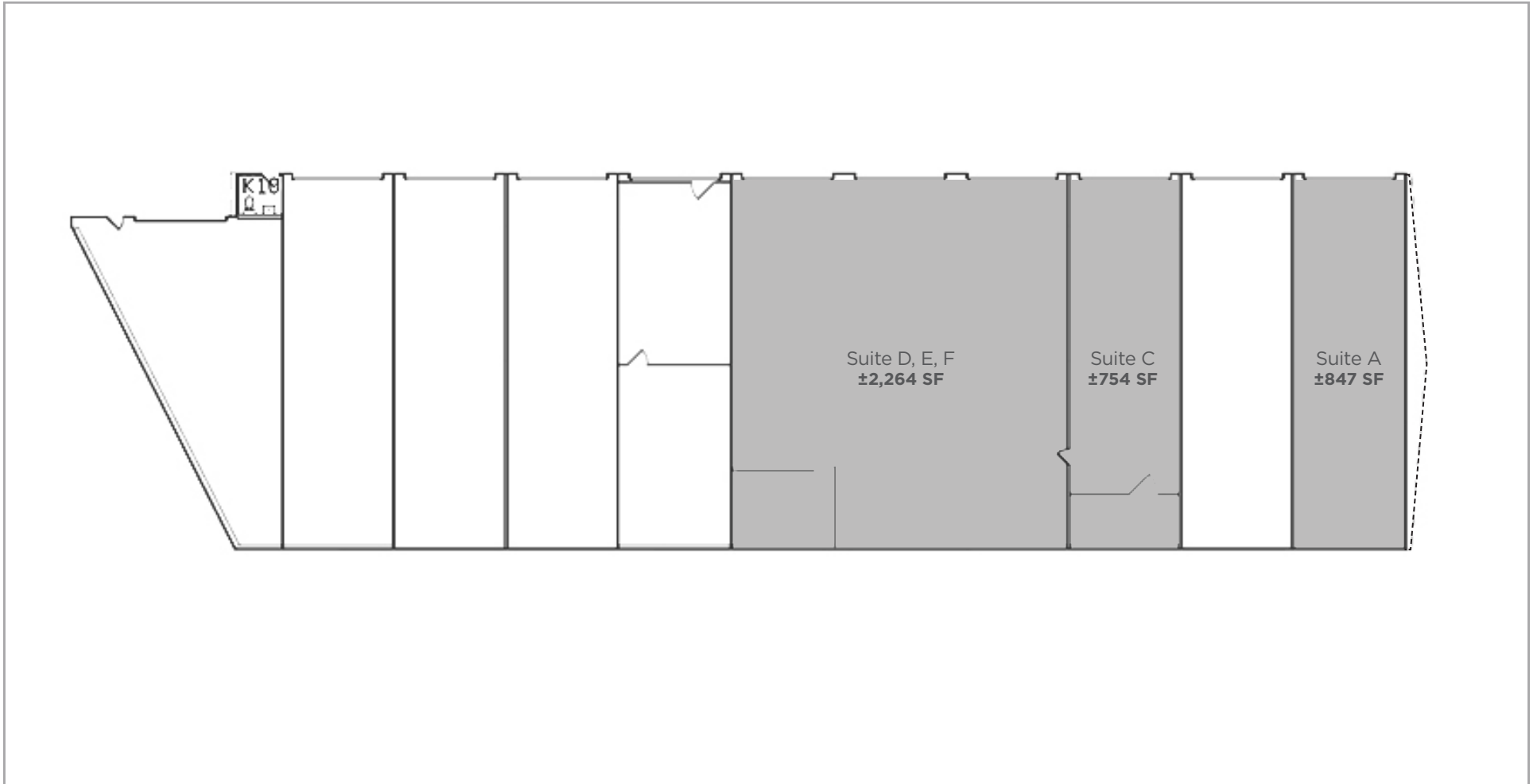
**Property Photos**



All properties require first month's rent, a security deposit and an insurance certificate, along with an executed Lease. Credit report, bank or financial information will be required.

Floor Plan

1325 Lone Palm - Unit A / Unit C / Unit D, E, F



All properties require first month's rent, a security deposit and an insurance certificate, along with an executed Lease. Credit report, bank or financial information will be required.

Property Highlights

**1503 Lone Palm - Unit F & G**

Availability: **May/June 2025**

Asking Rate: **\$3,345/mo Modified Gross**

Available SF: **±3,004 SF Warehouse**

GL Doors: **Two (2) GL Doors - 10' X 12'**

Property  
Features:

- **Small office**
- **Private Restroom**
- **Fenced & Gated Entry**
- **Includes electricity, water, sewer**
- **No garbage service is provided**
- **No outdoor storage without approval by Landlord**

Clear Height: **±15'**

**Aerial View**



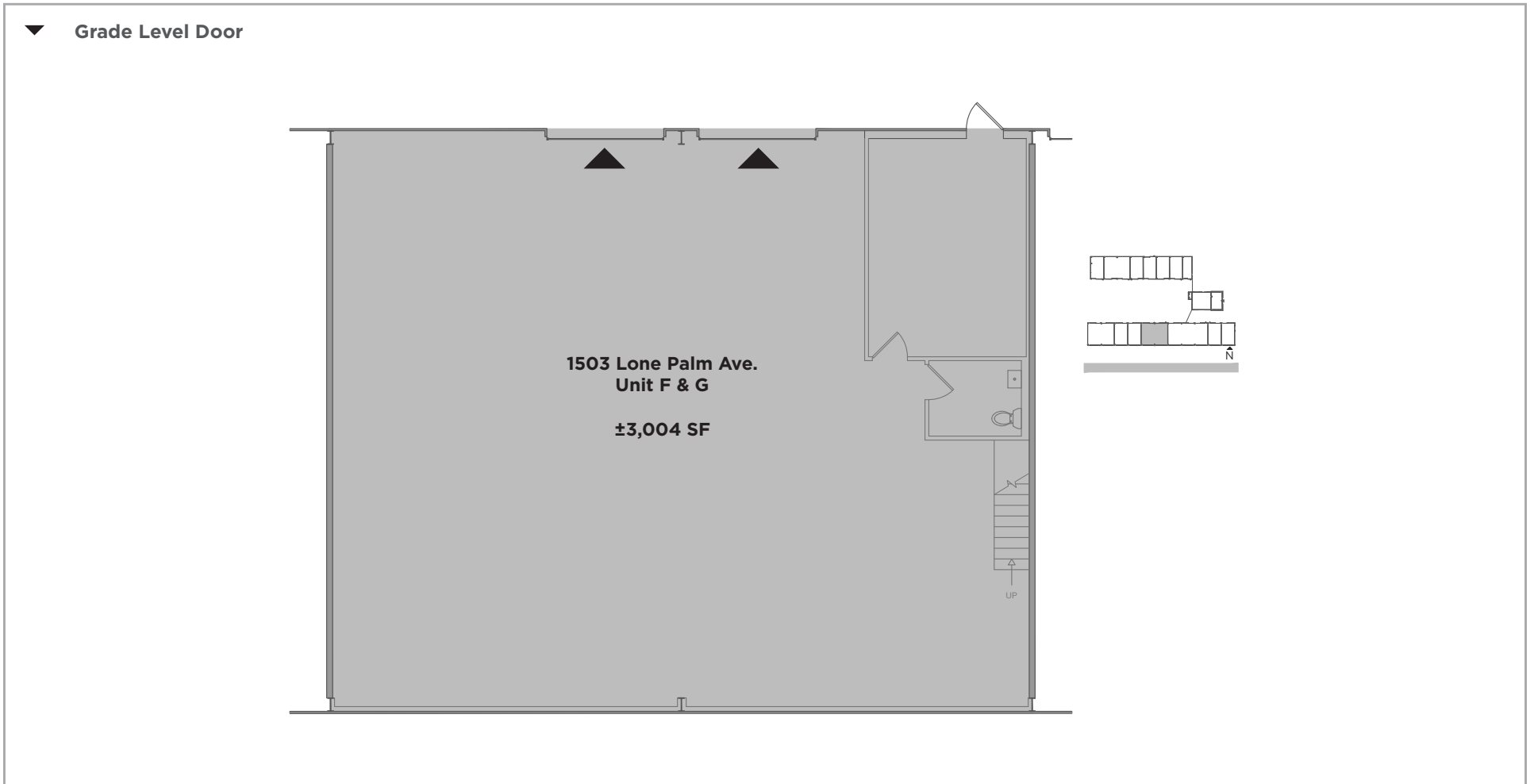
**Property Photos**



All properties require first month's rent, a security deposit and an insurance certificate, along with an executed Lease. Credit report, bank or financial information will be required.

Floor Plan

1503 Lone Palm - Unit F & G



All properties require first month's rent, a security deposit and an insurance certificate, along with an executed Lease. Credit report, bank or financial information will be required.

Property Highlights

1511 Lone Palm - Unit H

Availability: **Available Now**

Asking Rate: **\$1,695/mo Modified Gross**

Available SF: **±1,493 SF**

Space Dimension: **± 30'W x 50'L**

Clear Height: **±15'**

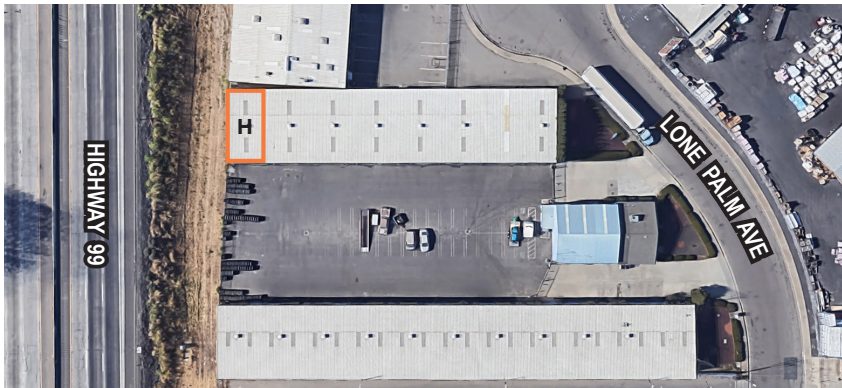
GL Doors: **One (1) GL Door Per Unit; 10' x 12'**

Power: **110 Volts**

Property  
Features:

- **Common Restroom**
- **Fenced & Gated Entry**
- **Includes electricity, water, sewer**
- **No garbage service is provided**
- **No outdoor storage without approval by Landlord**

Aerial View



Property Photos



All properties require first month's rent, a security deposit and an insurance certificate, along with an executed Lease. Credit report, bank or financial information will be required.

Floor Plan

1511 Lone Palm Ave - Unit H



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