

# WAREHOUSE W/ SHOP - FOR LEASE

41,374± SF ON 1.25± ACRES

330 S. RIVERSIDE DRIVE, MODESTO, CA

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## LISTING DATA

### AVAILABLE SF:

41,374± SF with bonus 10,000± SF covered awning

### PARCEL SIZE:

1.8± Acres

### WAREHOUSE:

38,750± SF (155' X 250')

### SHOP AND OFFICE:

2,624± SF (32' X 82')

### GL DOORS:

Three (3) 14' x 16'

Four (4) 14' x 14'

### DOCK HIGH DOORS:

Two exterior covered spots with air controlled pit levelers with locks

### CLEAR HEIGHT:

25'± - 26'±

### M.I.D POWER:

400 amp, 240 volts, 3 phase

### ZONED:

M – Unincorporated Stanislaus County

## FEATURES:

- Concrete Tilt-Up Construction
- Large fully fenced lighted and paved yard
- Attractive clean building that has just been entirely repainted
- New LED lighting throughout
- Drive through shop is climate controlled with floor drains and wash bay
- Located in Beard Industrial District

**RATE:** Contact broker for pricing

**AVAILABLE:** June 1, 2026

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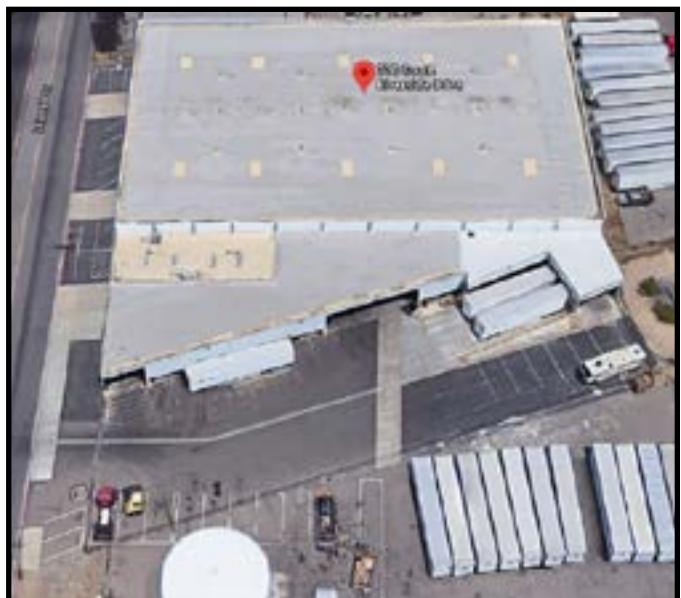
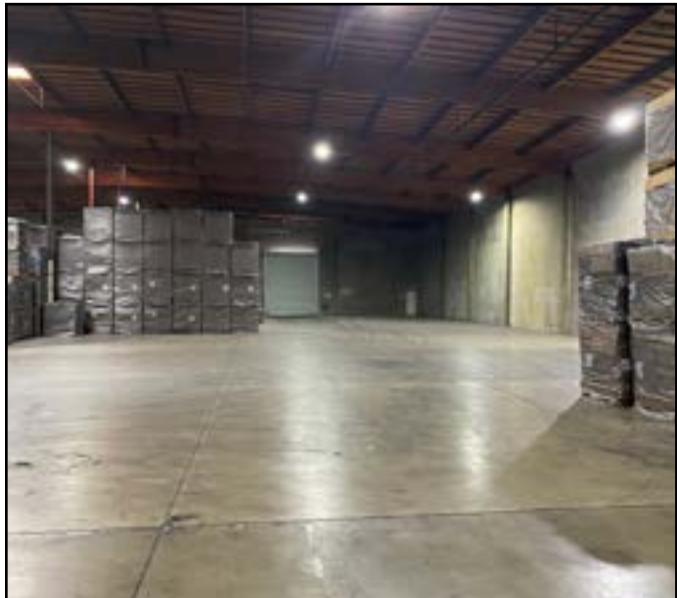
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Located within the Beard Industrial District, located in the heart of California's Central Valley, boasting excellent access to major freeways, ports, intermodals and airports connecting the region with the entire West Coast. As a premier location, it is home to a variety of globally recognized companies, including Del Monte, Frito-Lay, E & J Gallo Winery, Nestle, Stanislaus foods, Fastenal and Sysco.

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