

WAREHOUSE W/ SHOP - FOR LEASE

41,374± SF ON 1.25± ACRES

330 S. RIVERSIDE DRIVE, MODESTO, CA



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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Mason Chambliss

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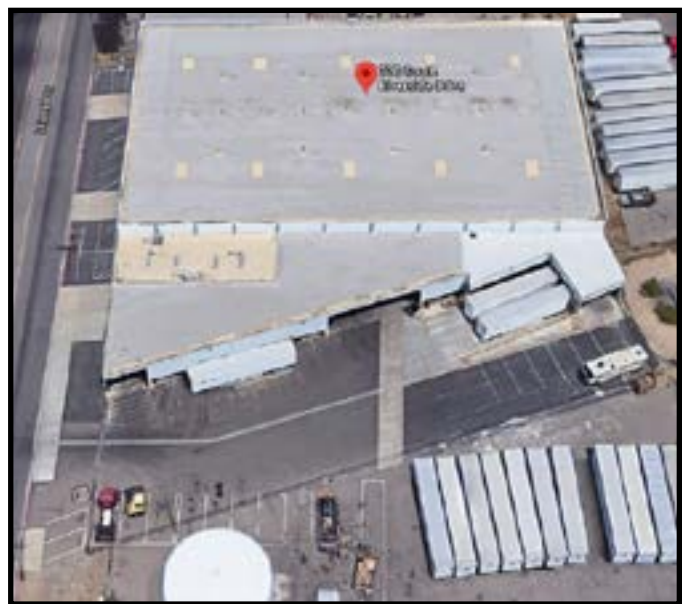
C 925.336.9660

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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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