

±20,740 SF  
AVAILABLE



**CBRE**

**3173 DEL ESTE AVENUE  
MODESTO, CA 95354**





## PROPERTY OVERVIEW

Building Size:	±20,740 SF
Office Size:	±1,500 SF
Clear Height:	24'
Dock Doors:	4
Drive Ins:	4 (12' x 16')
Levelers:	4
Sprinklers:	ESFR
Bathrooms:	2
Employee Parking:	20 Stalls
Power:	400 amps, 277v

The ±20,740 SF building sits on ±1.30 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 Western sides of the building.



# PROPERTY PHOTOS

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BUZZ OATES



PAC WEST

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