



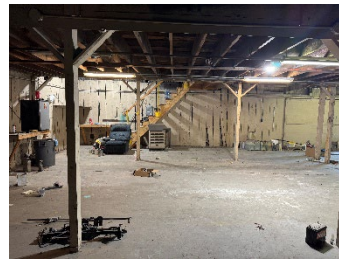
Warehouse/shop space FOR LEASE

Approx. 1,785 SF
\$1,500/month (\$0.84/SF)

701 M Street # 3
Modesto, CA. 95354

The building is located along (North) 7th Street in Modesto CA. Close to highway 99 on/off ramps and downtown Modesto. This warehouse complex is surrounded by various automotive tenants. Co-Tenants include Four Star Body, AVR Auto Collision repair, Happy Car detailing and two auto body work shops.

It is also within close distance to downtown restaurants, fast food and Grub Hubs (food trailer park).

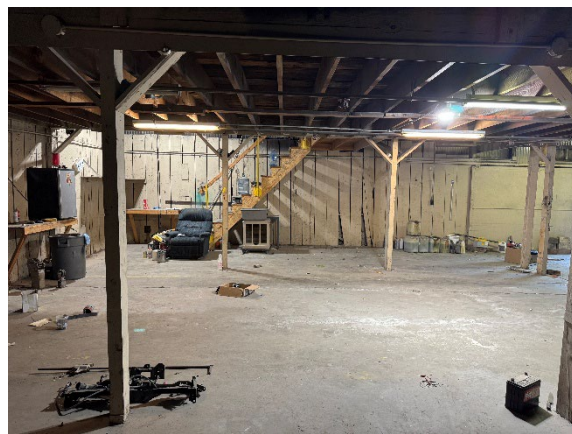
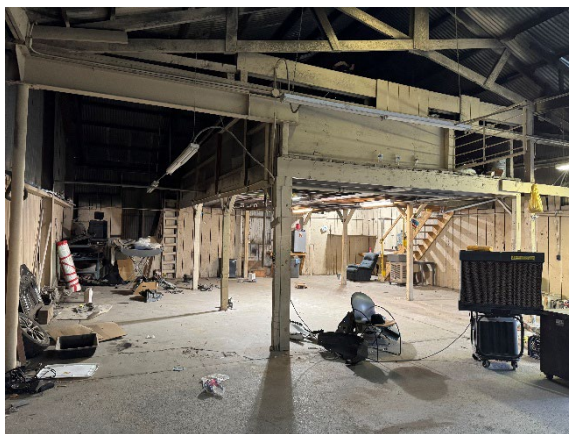
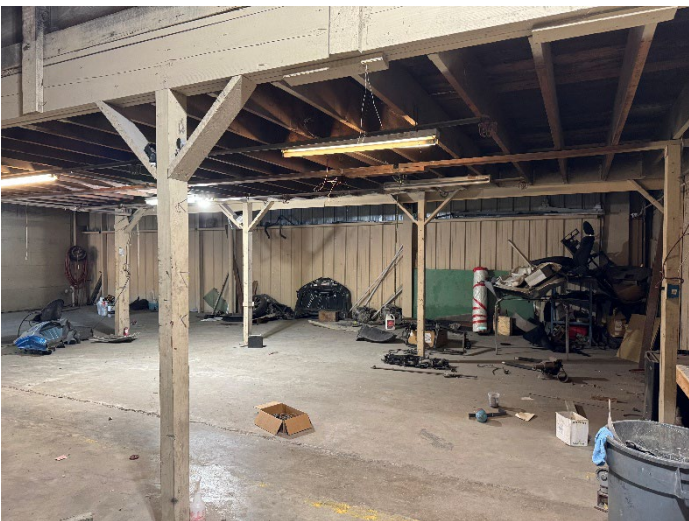


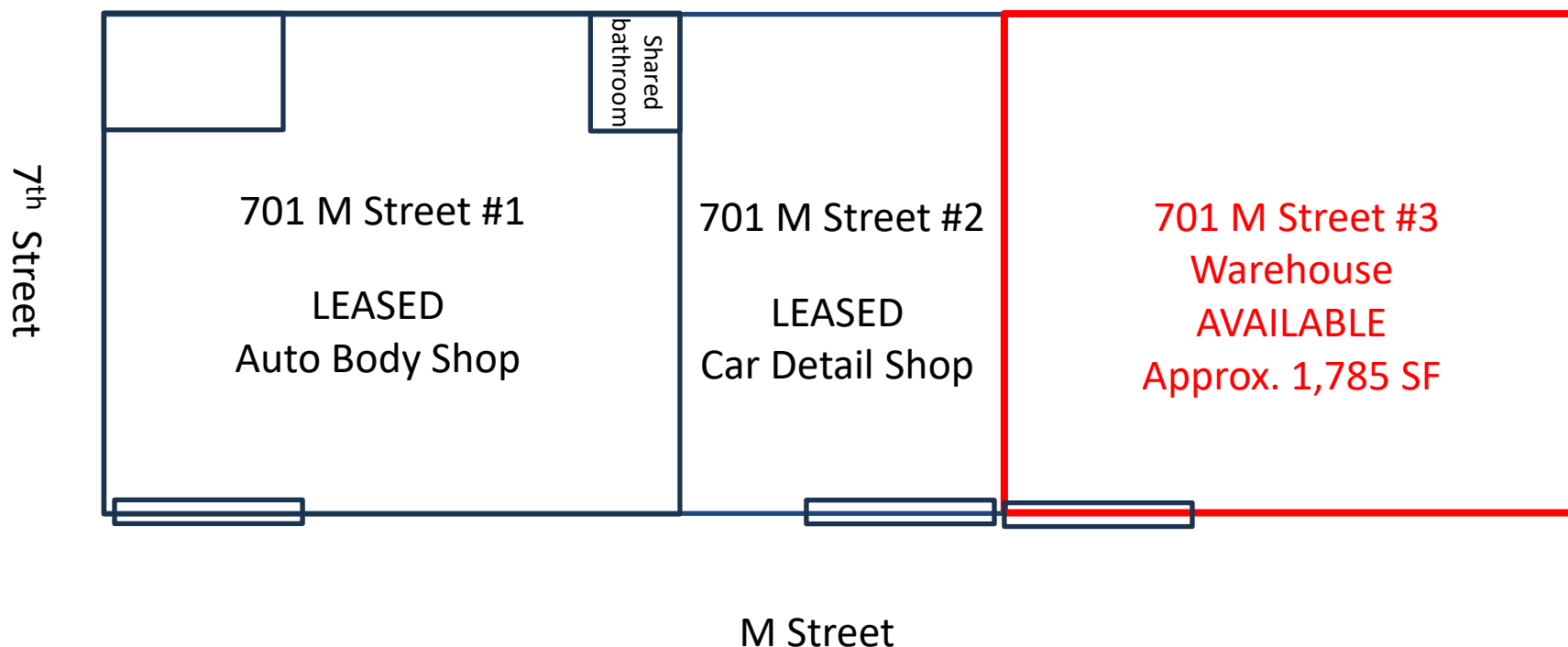


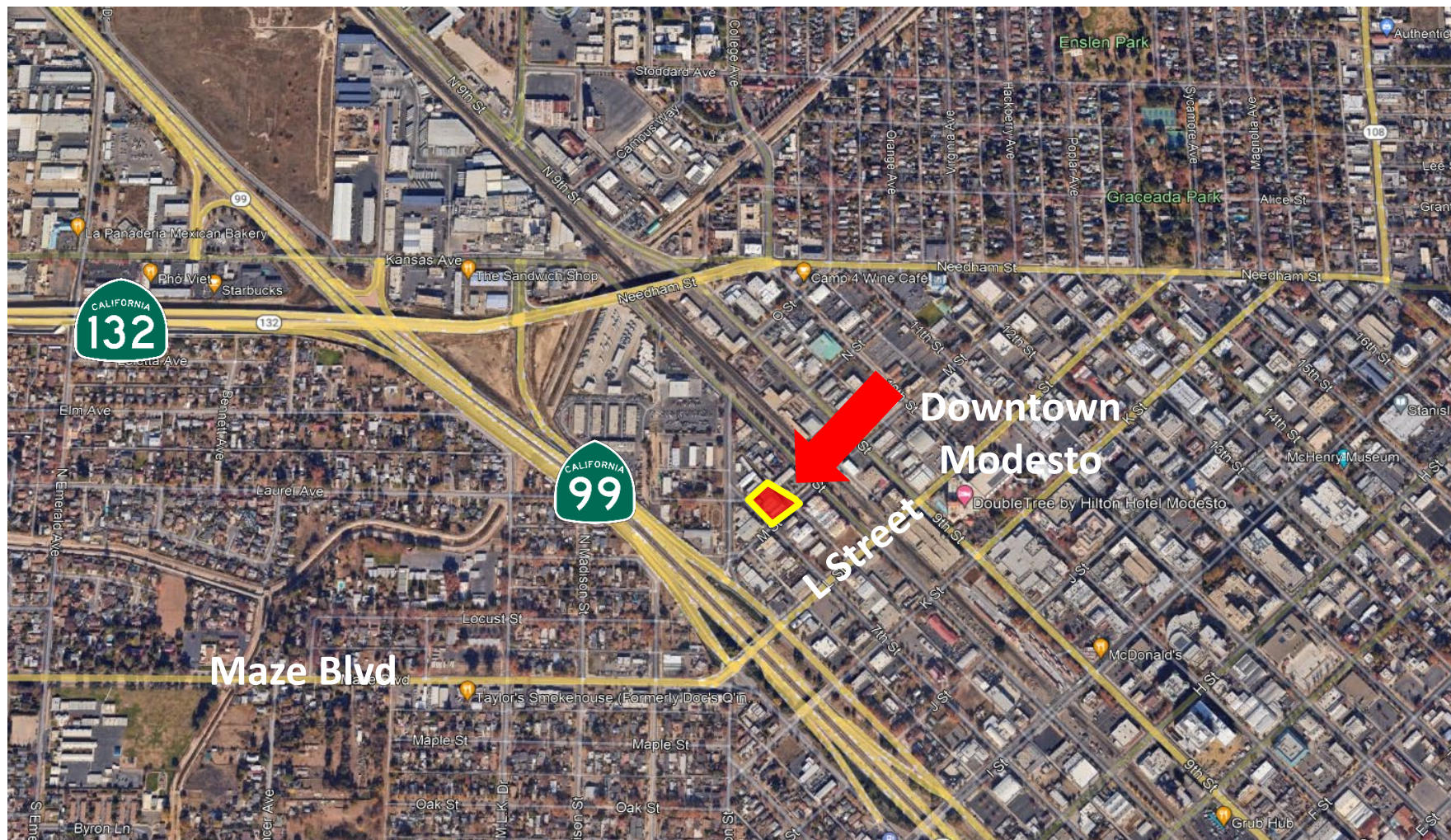
701 M Street #3 Modesto, CA. 95354

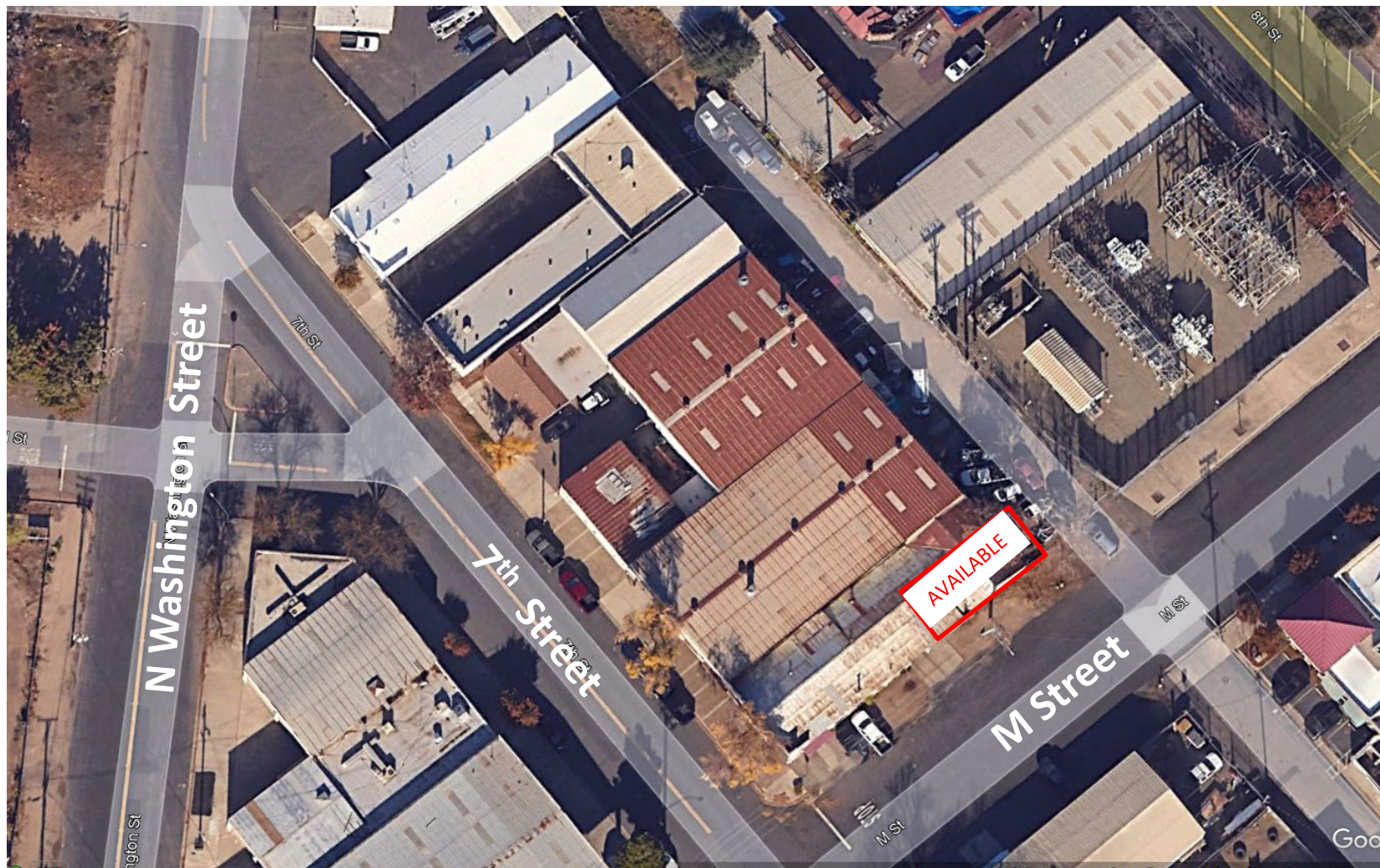
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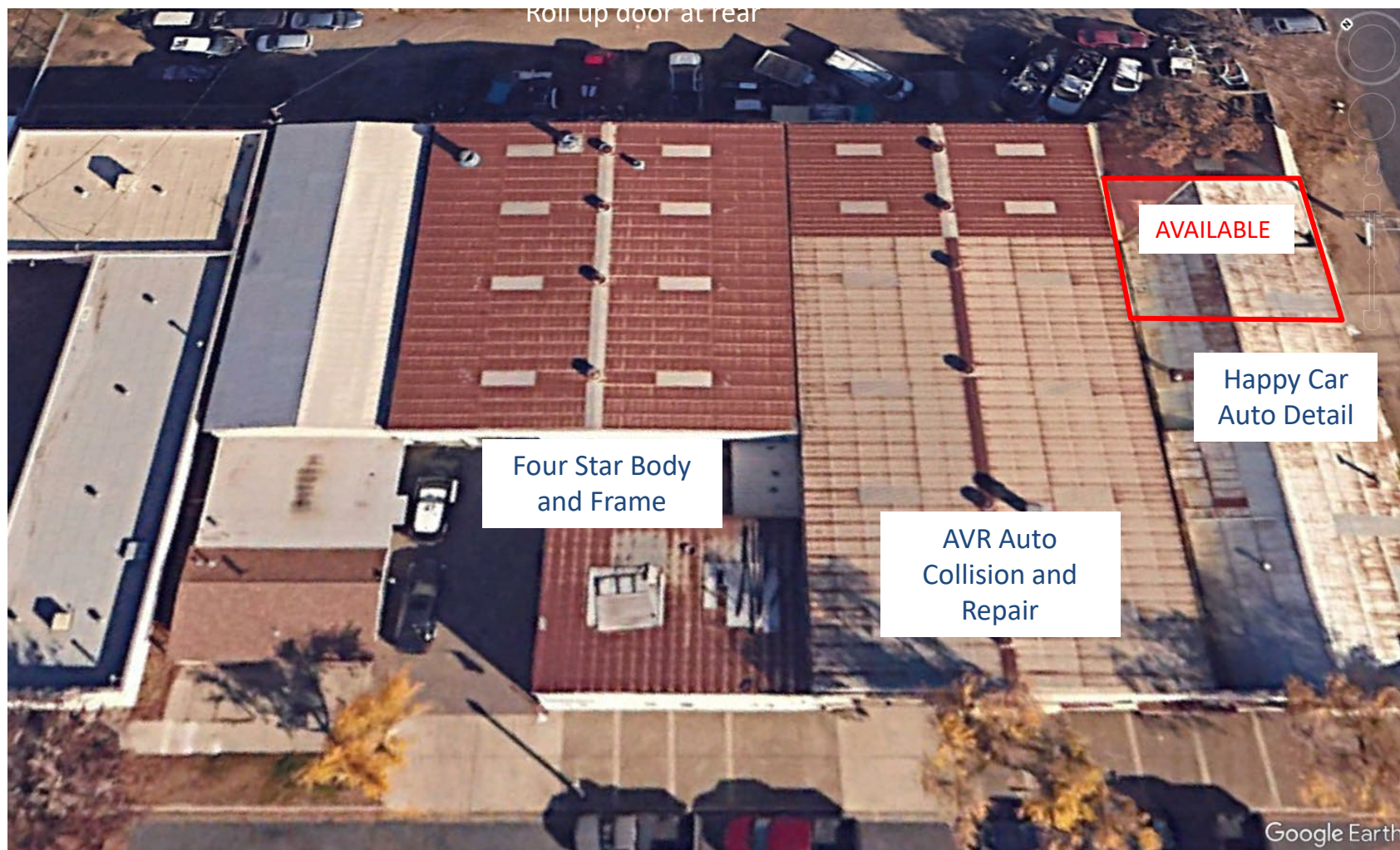
- Approx. 1,785 SF , \$1,500 per month, gross (\$0.84/SF)
 - Warehouse is approx. 1,785 SF includes small mezzanine. All shop space, no office. Shared bathroom.
 - Sliding shop door
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- Perfect for auto related, window tinting, upholstery, storage or distribution, furniture, event equipment rentals, jumpers and more.











For more information please contact:

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