



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

FOR LEASE

LONE PALM INDUSTRIAL PARK

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

Hobie Day

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CA DRE 02118787

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LONE PALM INDUSTRIAL PARK

FOR LEASE | FREEWAY-VISIBLE WAREHOUSE SPACES
1325 LONE PALM AVENUE



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:	<ul style="list-style-type: none">±2,264 SF, Open Space with no wallsMay 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:	<ul style="list-style-type: none">Common Area restroomChain Link Entry GateElectricity, Water, Sewer IncludedNo Garbage Service ProvidedNo 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 will be required.

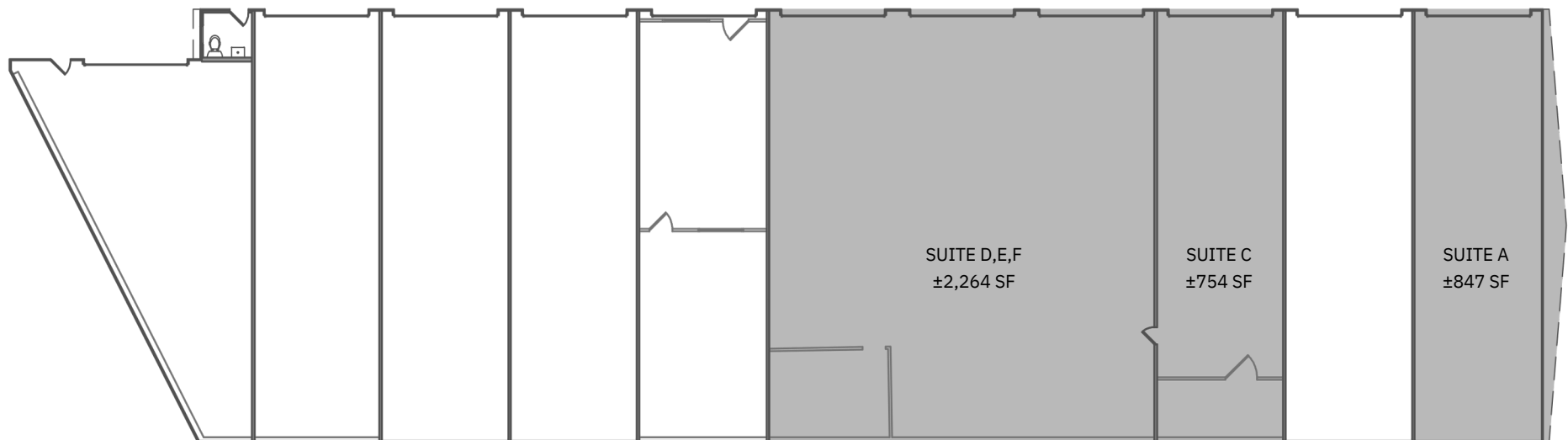
LONE PALM INDUSTRIAL PARK

FOR LEASE | FREEWAY-VISIBLE WAREHOUSE SPACES
1325 LONE PALM AVENUE



Floor Plan

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



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LONE PALM INDUSTRIAL PARK

FOR LEASE | FREEWAY-VISIBLE WAREHOUSE SPACES
1503 LONE PALM AVENUE



Property Highlights

1503 Lone Palm — Unit F & G

Availability:	June 2025
Asking Rate:	\$3,345/mo Modified Gross
Available Sf:	±3,004 SF Warehouse
Clear Height:	±15'
GL Doors:	Two (2) GL Doors (10' x 12')
Property Features:	<ul style="list-style-type: none">• Small Office• Private Restroom• Fenced & Gated Entry• Includes Electricity, Water & Sewer• No Garbage Service is Provided• No Outdoor Storage Without Approval by Landlord

AERIAL VIEW



PROPERTY PHOTOS



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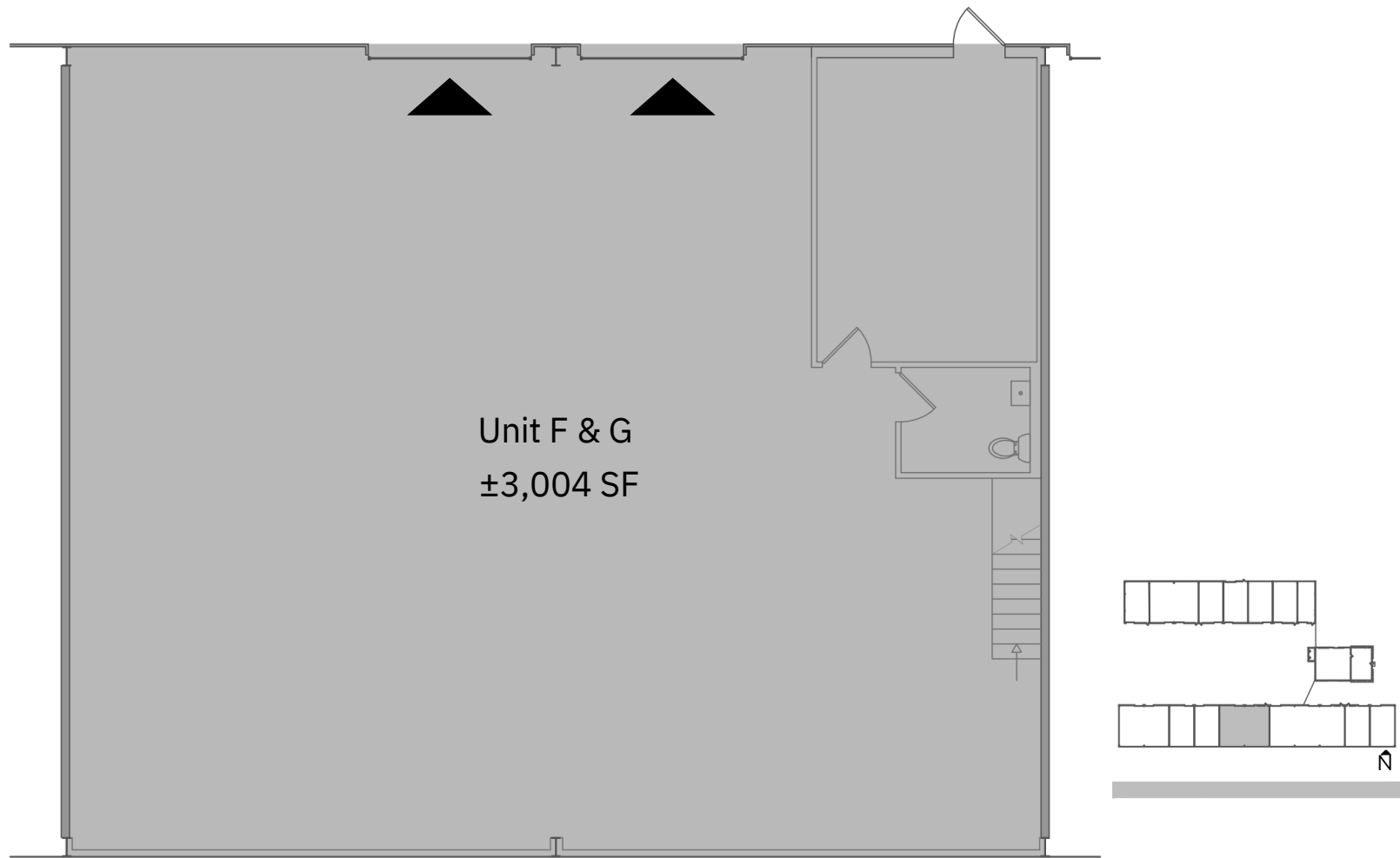
LONE PALM INDUSTRIAL PARK

FOR LEASE | FREEWAY-VISIBLE WAREHOUSE SPACES
1503 LONE PALM AVENUE



Floor Plan

1503 Lone Palm — Unit F & G



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LONE PALM INDUSTRIAL PARK

FOR LEASE | FREEWAY-VISIBLE WAREHOUSE SPACES
1511 LONE PALM AVENUE



Property Highlights

1511 Lone Palm — Unit E

Availability:	Available Now
Asking Rate:	\$1,685/mo Modified Gross
Available Sf:	±1,485 SF
Clear Height:	±15'
Space Dimension:	± 30'W x 50'L
GL Doors:	One (1) GL Door Per Unit (10' x 12')
Power:	110 Volts

1511 Lone Palm — Unit H

Availability:	Available Now
Asking Rate:	\$1,695/mo Modified Gross
Available Sf:	±1,493 SF
Clear Height:	±15'
Space Dimension:	± 30'W x 50'L
GL Doors:	One (1) GL Door Per Unit (10' x 12')
Power:	110 Volts
Property Features:	<ul style="list-style-type: none">• 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 will be required.

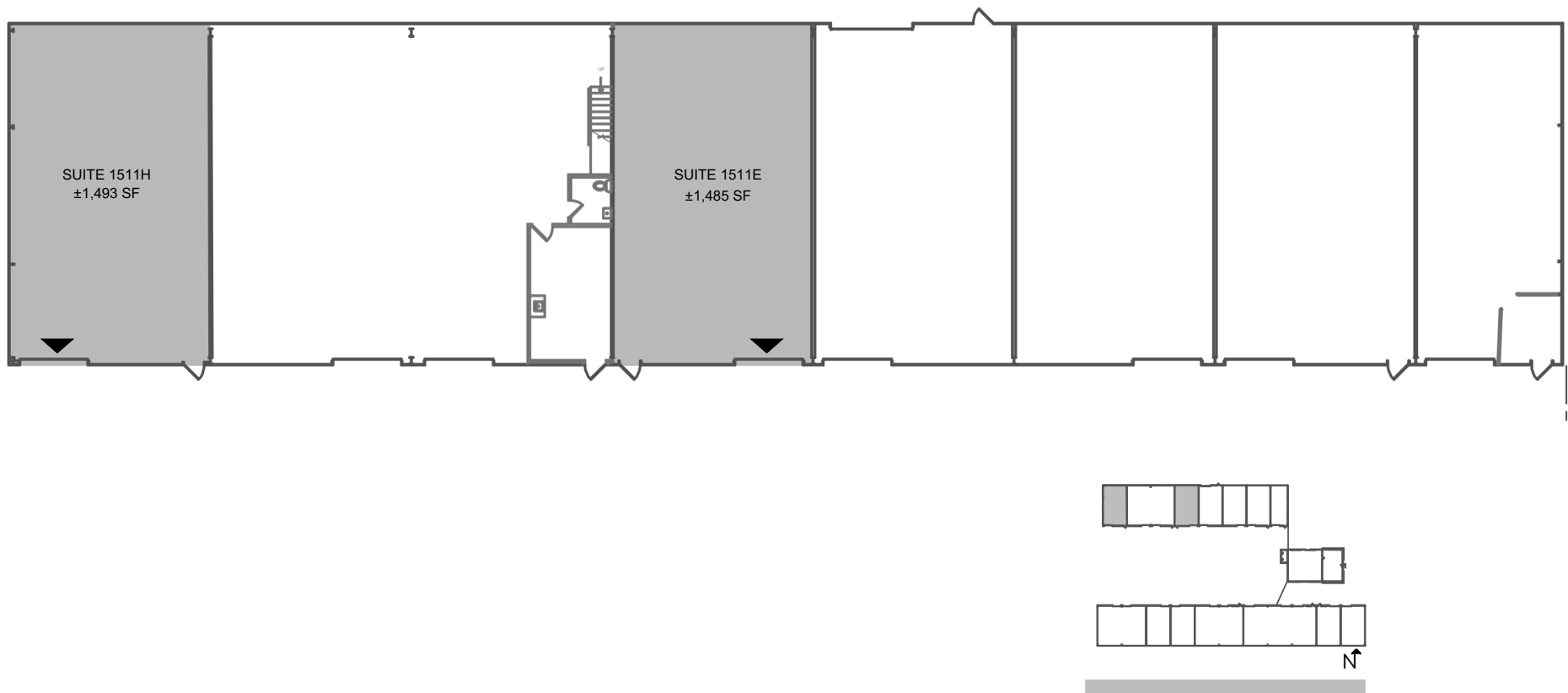
LONE PALM INDUSTRIAL PARK

FOR LEASE | FREEWAY-VISIBLE WAREHOUSE SPACES
1511 LONE PALM AVENUE



Floor Plan

1511 Lone Palm — Unit E / Unit H



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