

For Sale: \$950,000

1314 9th St, Modesto CA



Owner User Office/Warehouse Opportunity

+/- 6,272 SF | 10,454 SF LOT | \$151/SF

To discuss your property or any commercial real estate needs please contact:

JORDAN AMARANT

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Tony Quinteros

DRE # 02278460

209.988.6189 | tonyqcre@gmail.com

PMZCommercial.com



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Property Overview

A well-configured office and warehouse with cold storage room in the heart of Modesto's 9th Street commercial corridor. Building measures at +/- 6,272 SF interior and sits on a 10,454 SF lot purpose built for businesses requiring a combination of professional office space and temperature controlled warehouse. Buyer to verify size of building

The property features a large open workspace with drop ceiling and HVAC alongside three private offices and two restrooms, backed by a substantial rear warehouse with a 40° chiller room spanning 1,844 SF and a second chiller room at 1,000 SF. A rare and valuable combination of conditioned office and dual refrigerated storage under one roof. Should refrigerated storage not be a need of Buyer, the coolers can easily be removed or not ran creating additional standard warehouse space.



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Property Facts

BUILDING SIZE

+/-6,272 SF

LOT SIZE

10,454 SF

YEAR BUILT

1968

APN

105-045-005

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Location

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SUBJECT PROPERTY



Broader Location

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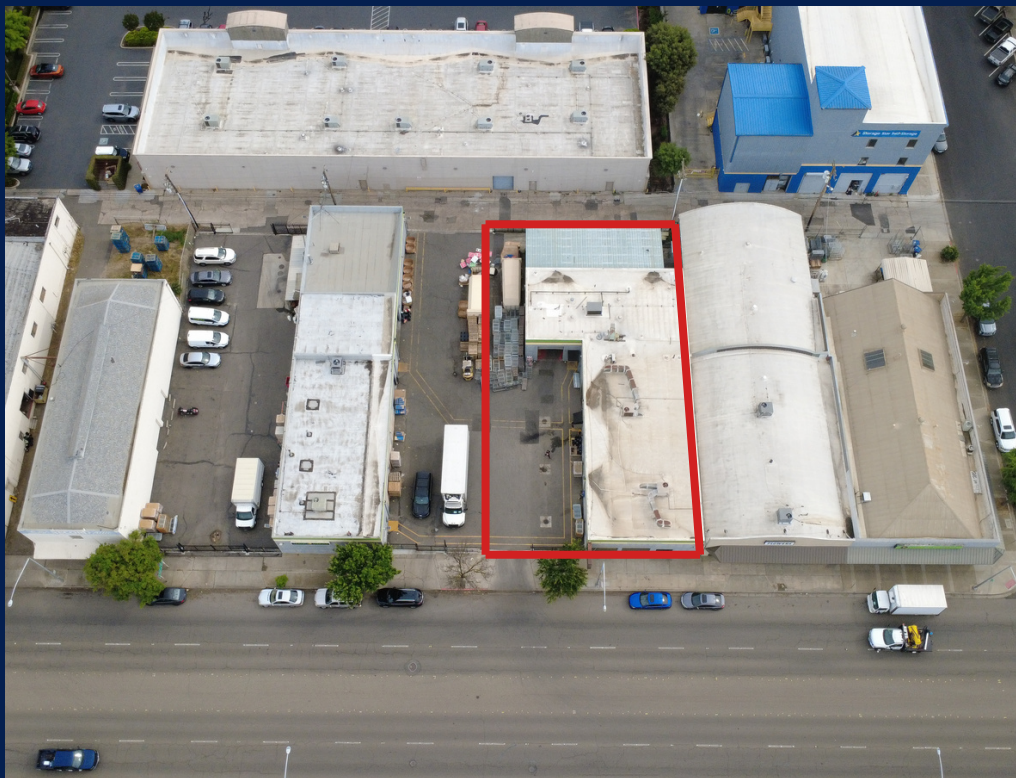
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Aerial Photos

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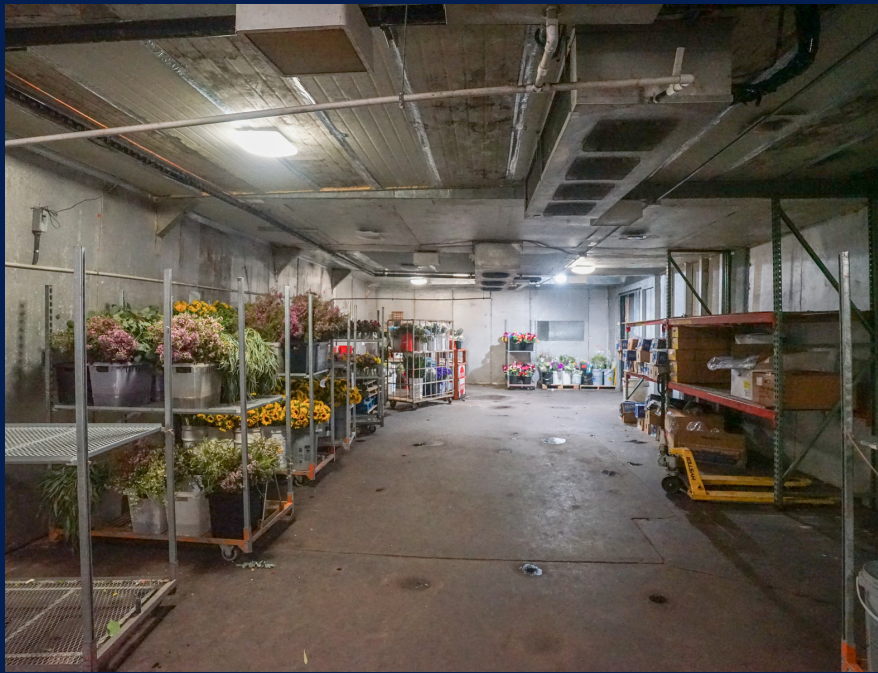
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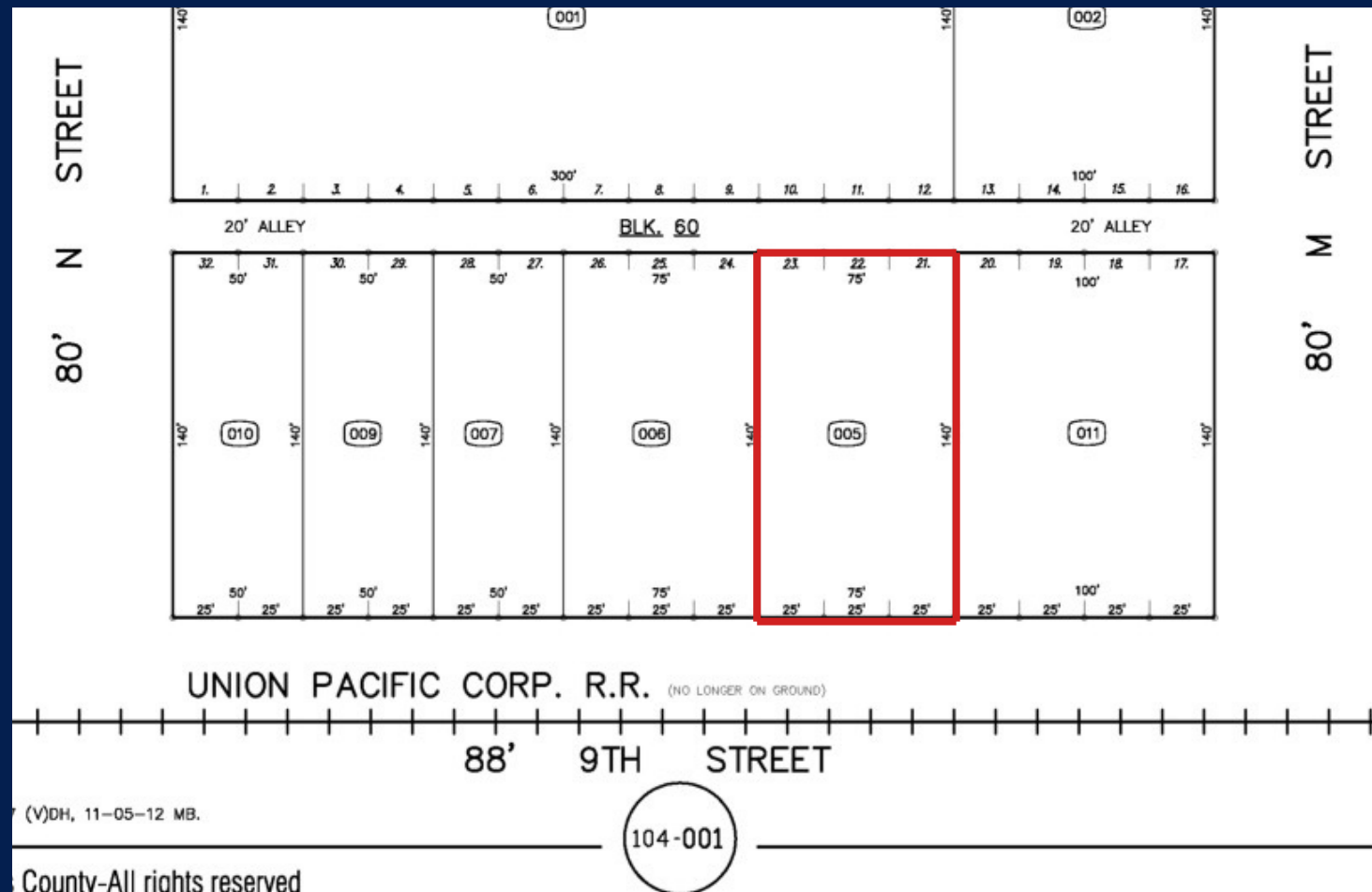
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Parcel Maps



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