

For Lease: \$0.90/sf MG

1341 McWilliams Way, Modesto CA 95351



Excellent Industrial Space with Remodeled Office

13,000 Total SF 1,900 SF Office

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





Property Details

Warehouse
+/-12,000 SF

Remodeled Office
+/-1,900 SF

Dedicated Parking
12 Spaces

Features

22 FT CLEAR HEIGHT

2 x 14-FT GRADE LEVEL DOORS

BREAKROOM

5 PRIVATE OFFICES

2 RESTROOMS

400 AMP 3-PHASE POWER

LED LIGHTING

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Property Description



Excellent industrial lease opportunity.

13,000 square foot industrial warehouse with 1,900 square feet of fully remodeled office space.

The warehouse offers 22-foot clear height, two 14-foot grade-level roll-up doors, 400 amp 3-phase power, and new LED lighting.

1,900 square foot office includes five private offices, a break room, and two restrooms, and newly remodeled throughout.

The property also includes 12 dedicated parking spaces and is conveniently located in central Modesto just off Highway 99, offering excellent regional accessibility.

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CARPENTER RD



SUBJECT PROPERTY



CARPENTER RD



HARBOR FREIGHT



Aerial

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Photos



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