

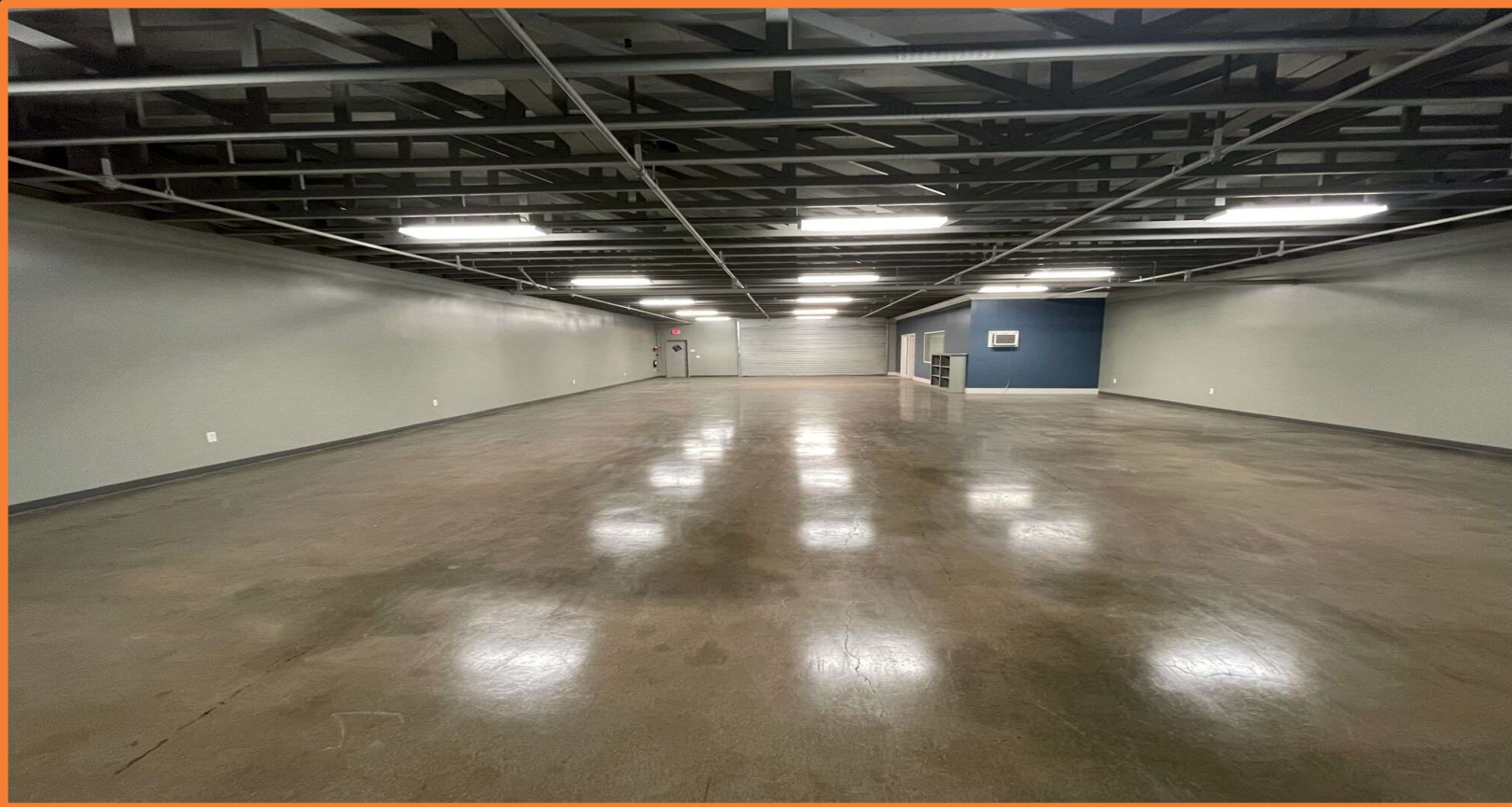
# FOR LEASE

Showroom / Warehouse

## Emerald Business Park

937 N Emerald Ave, Modesto, CA

Units A, B, C, and D



**\$0.85 PSF NNN**

VERY LOW CAMS

**3,200 - 12,800 SF**

FOUR UNITS (3,200 SF EACH)

**NEGOTIABLE**

LEASE TERM

**OFFICE BUILDOUT**

TO TENANT'S SPECS

<b>Unit Sizes</b>	4x 3,200 SF Units (W: 40' x L: 80')
<b>Clear Heights</b>	10.5'
<b>Zoning</b>	M, Industrial (Stanislaus County)
<b>Power</b>	600 Amps (3 Phase / 240v available)
<b>Insulation</b>	Fully Insulated / Air Conditioned
<b>Fire Sprinklers</b>	Fire Sprinklered
<b>Lighting</b>	LED Lighting
<b>Flooring</b>	Polished / Sealed to Tenant's Specs
<b>Roll-Up Doors</b>	Four 10'x18' and 10'x14'
<b>Offices/Bathroom</b>	To tenant's specifications

Contact For More Information

Russ: (916) 477-0723 - Text/Call  
russ@emeraldbizpark.com

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