

4000 Yosemite

4000 Yosemite Boulevard, Modesto, California

Up to ±711K SF of Additional Contiguous
Rail-Served Warehouse Space Available



±807,650 SF on ±82.38 Acres
Processing & Industrial Campus For Sale

Opportunity Overview



Strategically positioned along California's Central Valley industrial corridor, 4000 Yosemite Blvd offers rare access to large-scale processing and warehouse space in one of the West Coast's premier distribution and manufacturing hubs. Designed to support a variety of users seeking heavy power, water and sewer capacity, the park combines robust infrastructure with a rail-served location capable of supporting food processing, advanced manufacturing, logistics, and other industrial uses.



**SIGNIFICANT PROCESSING
EQUIPMENT IN PLACE**

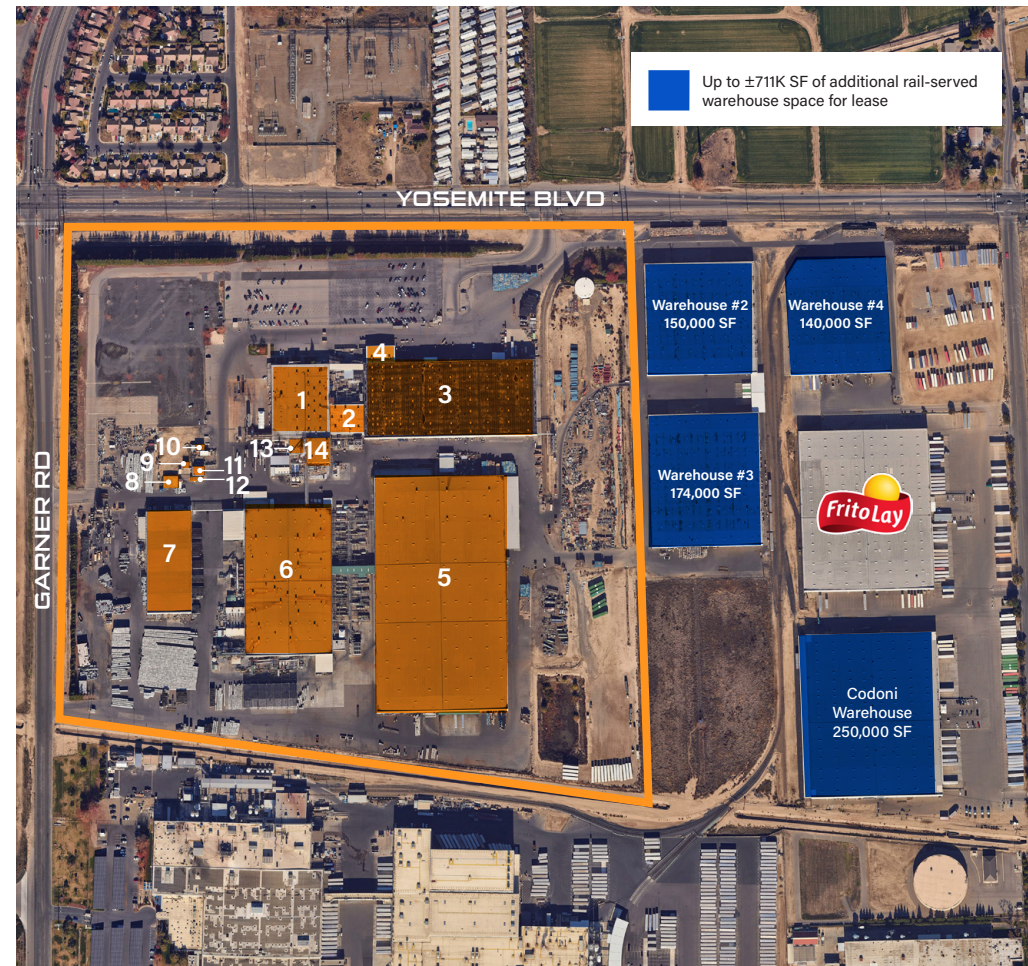


**HEAVY SEWER, WATER,
AND POWER**

- **807,650 SF across 5 main buildings**
- **82.38-acre site with extensive parking (934 spaces) and yard areas**
- **8-10 acres of developable land for future expansion**
- **MET Railroad short-line rail service with reciprocal switching with BNSF and UPRR**
- **Strategic Central Valley location with direct Highway 99 access**

Site Plan

Address	4000 Yosemite Boulevard, Modesto, CA 95357
Property Type	Industrial (Processing & Warehouse)
Total Building SF	±807,650 SF (5 main buildings) Warehouse/Distribution: 360,000 SF Processing Space: 447,650 SF
Site Size	±82.38 Acres (3,588,471 SF)
Year Built	1968-2000
Zoning	M-2 (Industrial, Stanislaus County)
Clear Height	27'-36' (main buildings)
Loading Doors	Dock High, Grade Level & Rail Loading
Sprinklers	Fully sprinklered - Varies by Building (ESFR & .17 GMP/2,000 SF)
Parking	934 spaces (1.16/1,000 SF)



Building 1-4



	Building 1	Building 2	Building 3	Building 4
Size (SF)	52,000	11,750	158,000	5,800
Description	Production	Production	Production/ Warehouse	Covered Storage
Clear Height	27'	27'	29' - 32'	18'
Typical Column Spacing	60' x 80'	Clear	60' x 60', 60' x 70'	Clear
Skylights	No	No	Yes	No
Floor Drains	Yes	Yes	West 1/3	Yes
Grade Doors	1	4	7 & 2 Rail Doors	2
Dock Doors	0	0	7	0
Office Space	Yes	Yes	Yes	No

Building 5-7



	Building 5	Building 6	Building 7
Size (SF)	360,000	150,000	56,000
Description	Warehouse	Production	Temp. Control/ Ripening
Clear Height	36'	28'	25'
Typical Column Spacing	50' x 50'	50' x 50'	65' x 85'
Skylights	Yes	Yes	No
Floor Drains	No	Yes	No
Grade Doors	10	7	9
Dock Doors	6 (expandable to 12)	0	0
Office Space	Yes	Yes	Yes

Building 8-14



	Building 8	Building 9	Building 10	Building 11	Building 12	Building 13	Building 14
Size (SF)	2,000	300	600	1,150	550	3,000	6,500
Description	Cold Storage	Storage	Shop	Shop	Modular Office	Production Support	Production Tower
Clear Height	14' - 16'	14' - 16'	14' - 16'	14' - 16'	N/A	18'	18'
Typical Column Spacing	Clear	Clear	Clear	Clear	N/A	Clear	Clear
Skylights	No	No	No	No	No	No	No
Floor Drains	No	No	No	No	No	Yes	Yes
Grade Doors	1	1	1	1	0	0	1
Dock Doors	0	0	0	0	0	0	0
Office Space	No	No	No	No	No	No	No

Existing Infrastructure

Purpose-built to support high-volume industrial operations, 4000 Yosemite Blvd is equipped with robust utility systems and operational infrastructure rarely available at this scale.



**HEAVY MUNICIPAL SEWER,
WATER AND POWER**



**SECURE SITE W/
GUARD SHACK**



**ADDITIONAL WATER
WELLS & STORAGE TANKS**



**SEWER PRE-TREATMENT
FACILITY**



ON-SITE TRUCK SCALE



**TEMPERATURE
CONTROLLED SPACE**



**EXTENSIVE ELECTRICAL
DISTRIBUTION**



**SIGNIFICANT PROCESSING
EQUIPMENT IN-PLACE**



**MULTIPLE ACCESS POINTS
TO PROPERTY**

Built for Distribution

Located along the Central Valley's primary transportation corridor, 4000 Yosemite Blvd offers strategic connectivity to regional, statewide, and national distribution networks.



Ports



Stockton: 40 Miles

Oakland: 86 Miles

LA/Long Beach: 337 Miles

Portland: 671 Miles

Seattle: 836 Miles

Airports



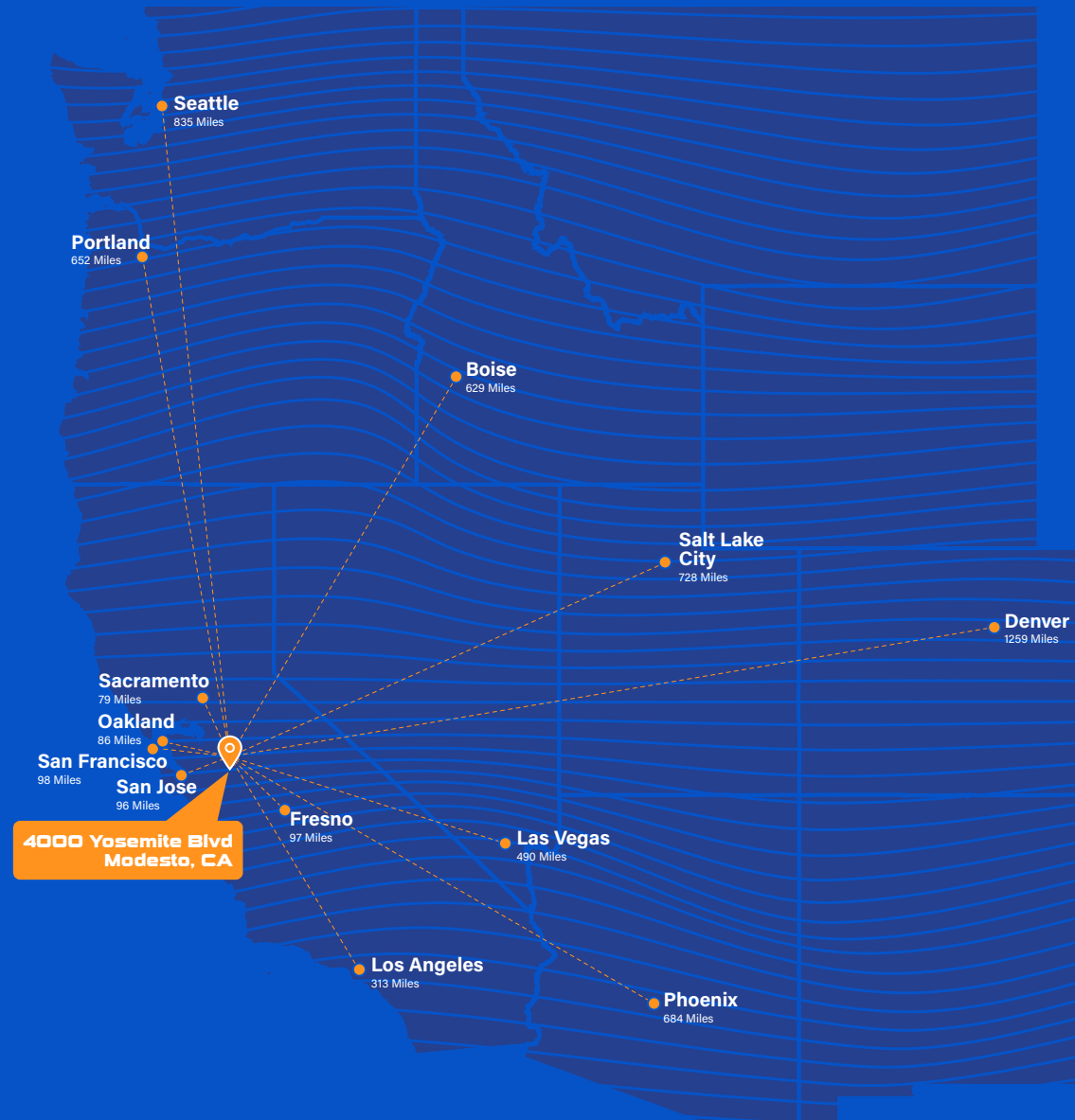
Stockton: 30 Miles

Oakland: 82 Miles

Sacramento: 94 Miles

San Jose: 92 Miles

San Francisco: 106 Miles



Access a Robust Workforce

Positioned within a growing labor market, the 4000 Yosemite Blvd provides access to a broad workforce pipeline essential for sustaining large-scale industrial operations.

Worker Density

(Persons per sq. mile)

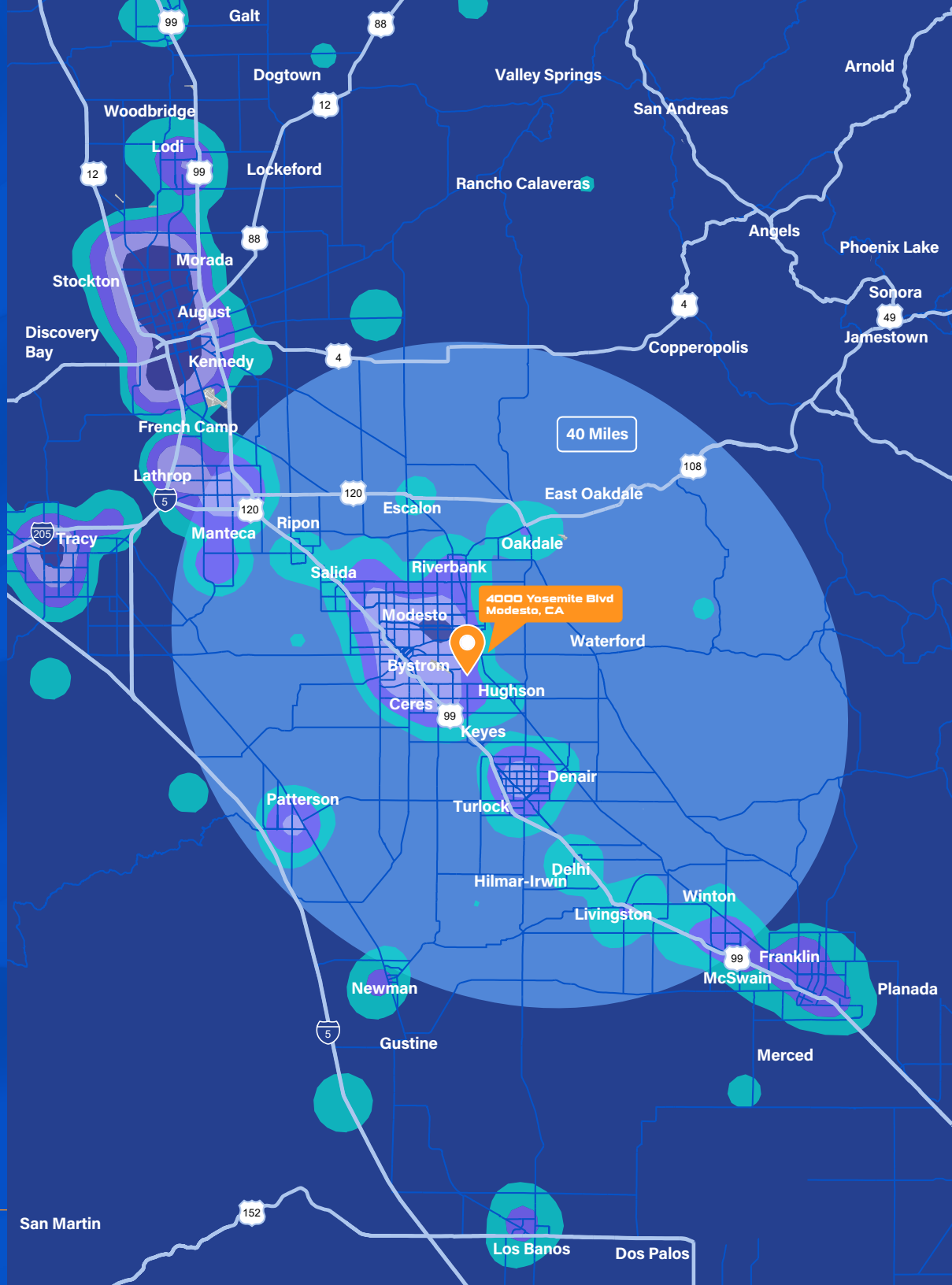


Demos

(within a 15 mile radius):

- Total Population:** 539,118
- Total Daytime Workers:** 218,561
- Total Households:** 176,676
- Average Household Income:** \$109,276
- Median Age:** 36.5

4000 Yosemite Boulevard, Modesto, California



San Martin

Los Banos

Dos Palos

At the Center of California Agriculture

Located in the heart of California's Central Valley, 4000 Yosemite Blvd places users at the epicenter of one of the nation's most productive agricultural and distribution markets.



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MODESTO IS HOME TO





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Rail-Served Warehouse Space Available

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