

NORTH MODESTO INDUSTRIAL PARK



1200 Graphics Drive | Modesto, CA

Available ±21 Acres of Industrial Land

±244,000 SF Class A Building



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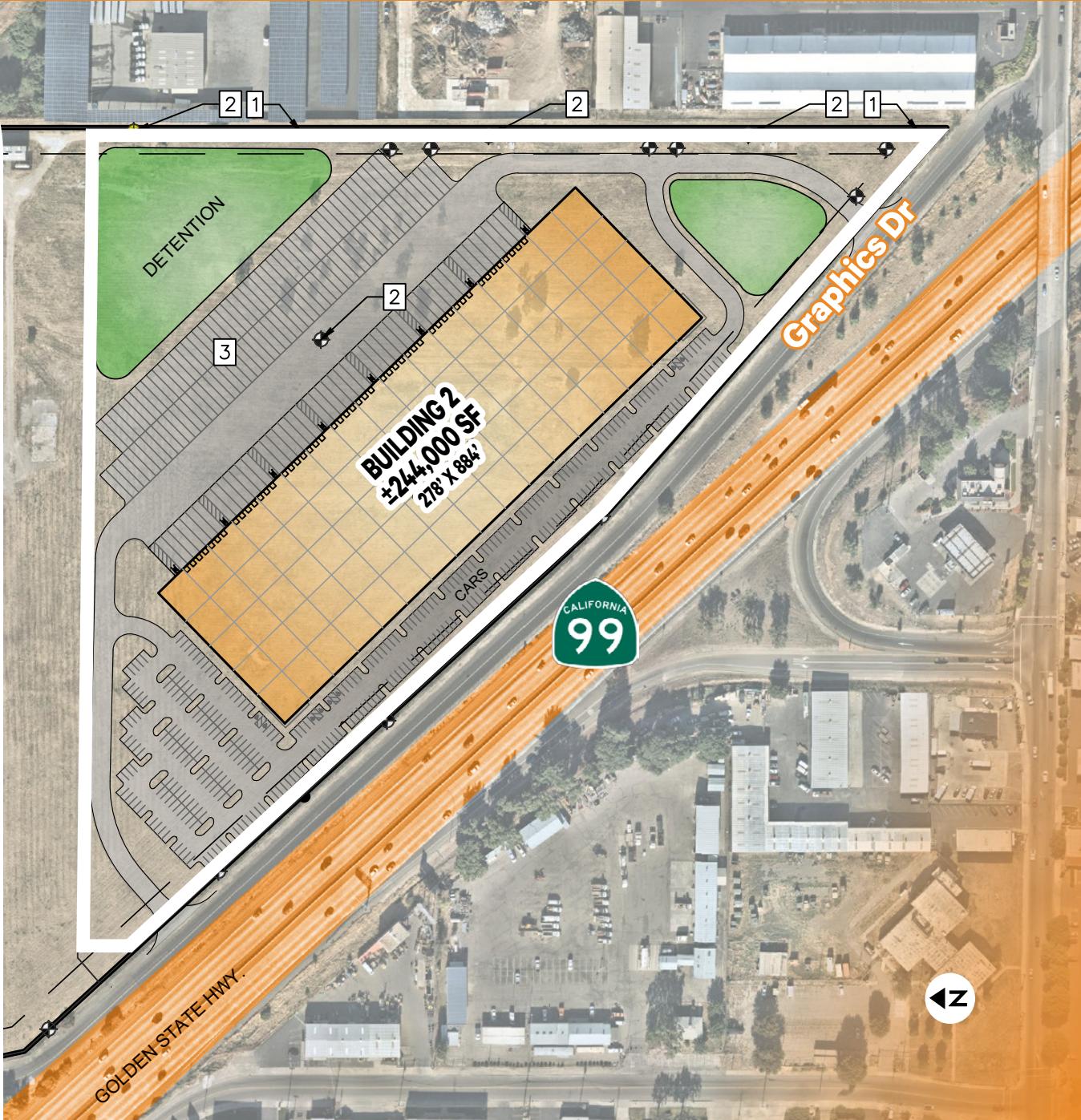
CBRE

SITE PLAN: PROPOSED BUILDING SPECS

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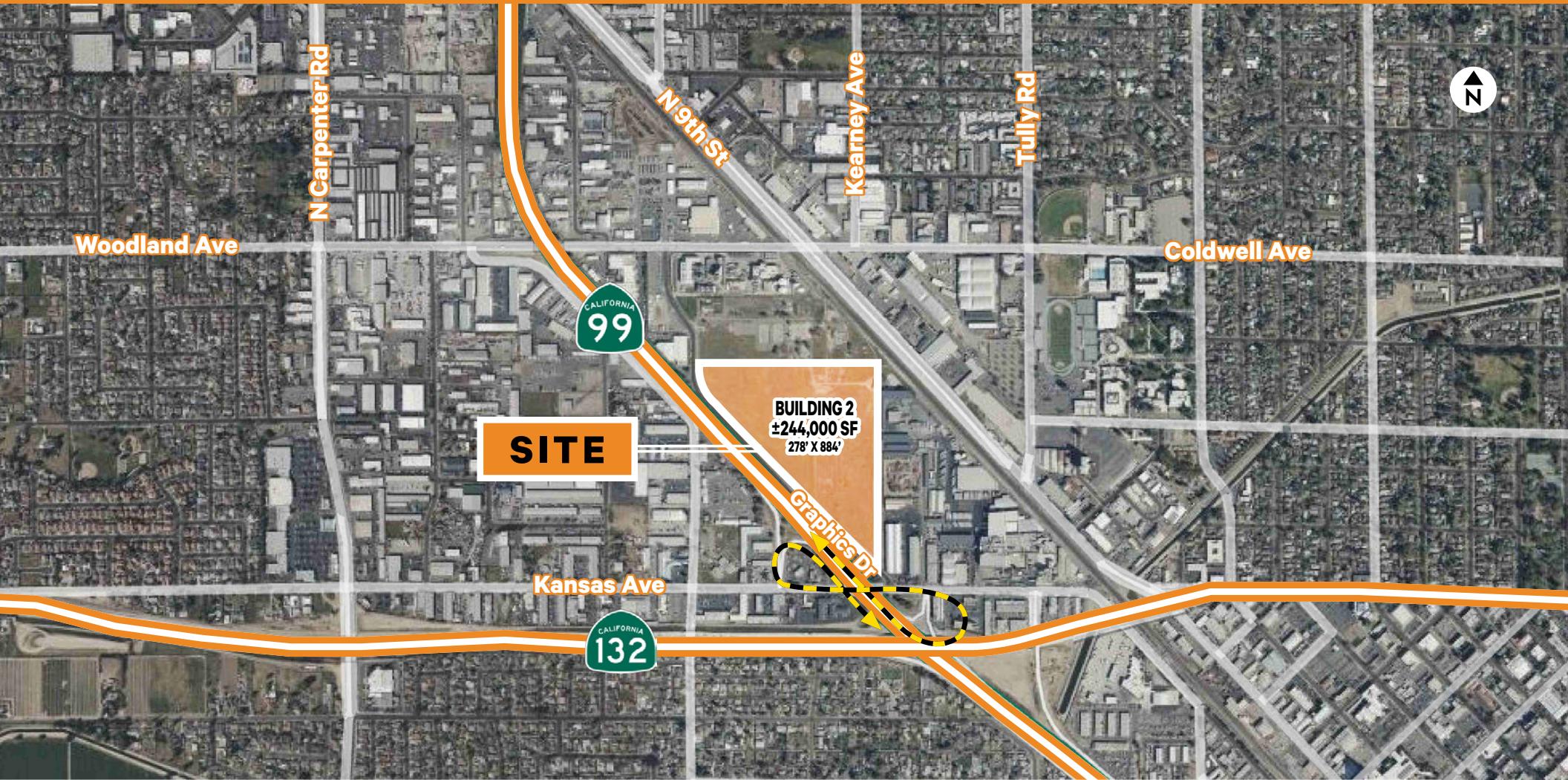
Building Size:	±244,000 SF
Lot Area:	±21 Acres
Building Dimensions:	276' X 884'
Clear Height:	36'
Column Spacing:	52' X 52'
Speed Bay Spacing:	60' X 52'
Drive Lane:	70'
Dock Wall Stalls:	48
Trailer Stalls:	108
Building Configuration:	Single Load
Dock Doors:	28 (Fully equipped; mechanical leveler, seals; 20 future knock-outs)
Drive-in Doors:	2 (12' X 14')
Auto Parking:	±346
Truck Court:	±185
Fire Protection:	Yes
Construction:	Concrete Tilt Wall
Power:	3,000 Amps 480V 3-Phase
Rail Service:	No
Sprinklers:	ESFR



SITE ACCESS

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 INDUSTRIAL
21-ACRE SITE
ECONOMICAL

 ENERGY RATES
PROVIDED
BY MODESTO
IRRIGATION DISTRICT

 DIRECT FREEWAY
VISIBILITY AND
BRANDING
OPPORTUNITY

 DIRECT ACCESS TO
HIGHWAYS CA 99
AND CA 132

 POTENTIAL
UNION PACIFIC
RAIL ACCESS

CORPORATE NEIGHBORS



REGIONAL CONNECTIVITY / DELIVERY

NORTH MODESTO INDUSTRIAL PARK

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MAJOR CITIES

MILES

SACRAMENTO	±60
OAKLAND	±62
SAN FRANCISCO	±74
SAN JOSE	±66
LOS ANGELES	±330
FRESNO	±117

WESTERN MARKETS (2 DAY DELIVERY)

SEATTLE	±810
PORTLAND	±640
LAS VEGAS	±510
BOISE	±610
SALT LAKE CITY	±710
PHOENIX	±700
ALBUQUERQUE	±1,030



REGIONAL ACCESS



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DESTINATION	MILES
Port of Stockton	32
Port of Oakland	78
Port of Long Beach	339
BNSF Intermodal	30
Union Pacific Intermodal	22
Fresno Int'l. Airport	100
Bakersfield Meadows Field Airport	200
Sacramento Int'l. Airport	85
Oakland Int'l. Airport	72
San Jose Int'l. Airport	78
San Francisco Int'l. Airport	90
LAX Int'l. Airport	320

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