

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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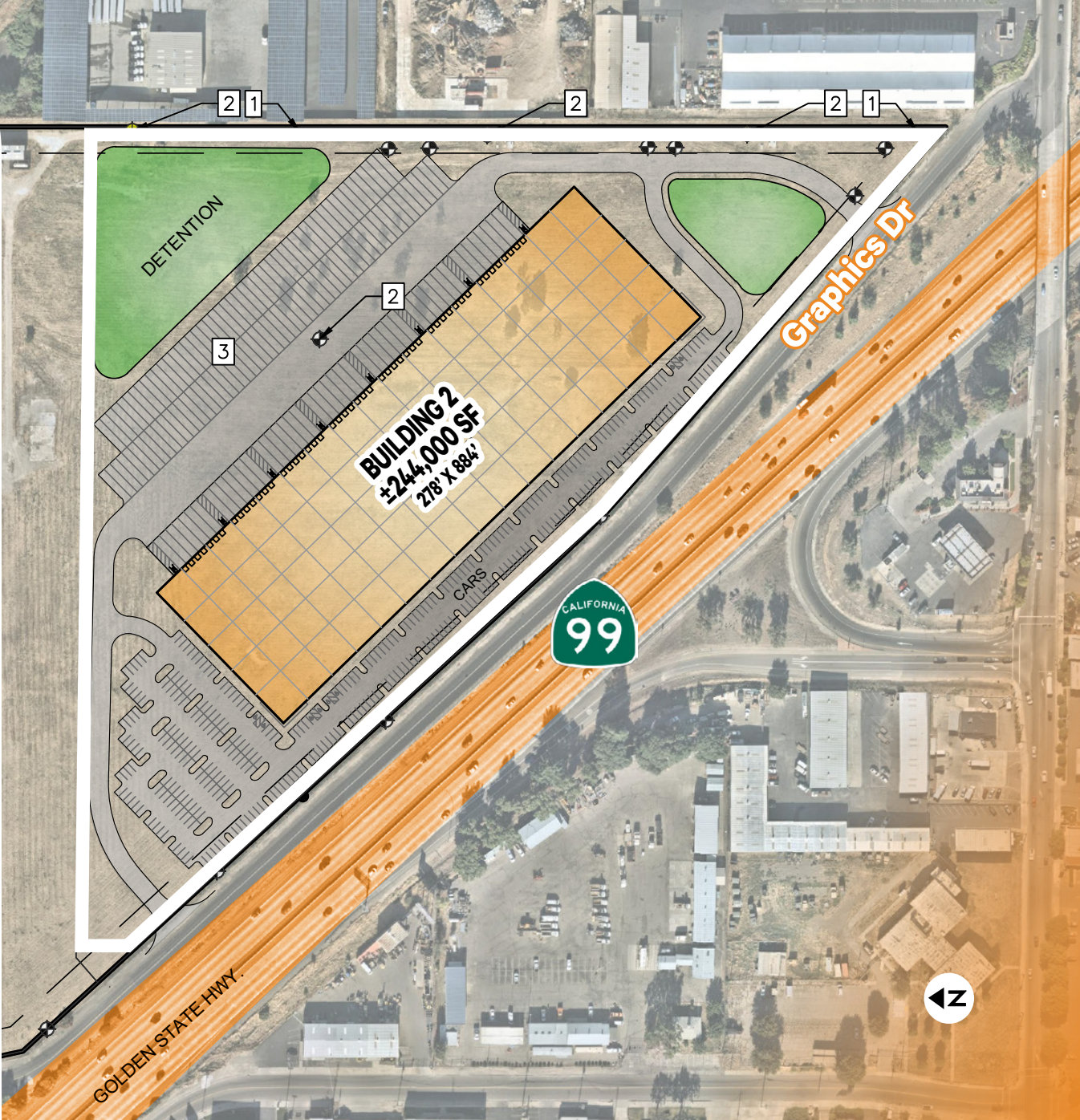
CBRE

SITE PLAN: PROPOSED BUILDING SPECS

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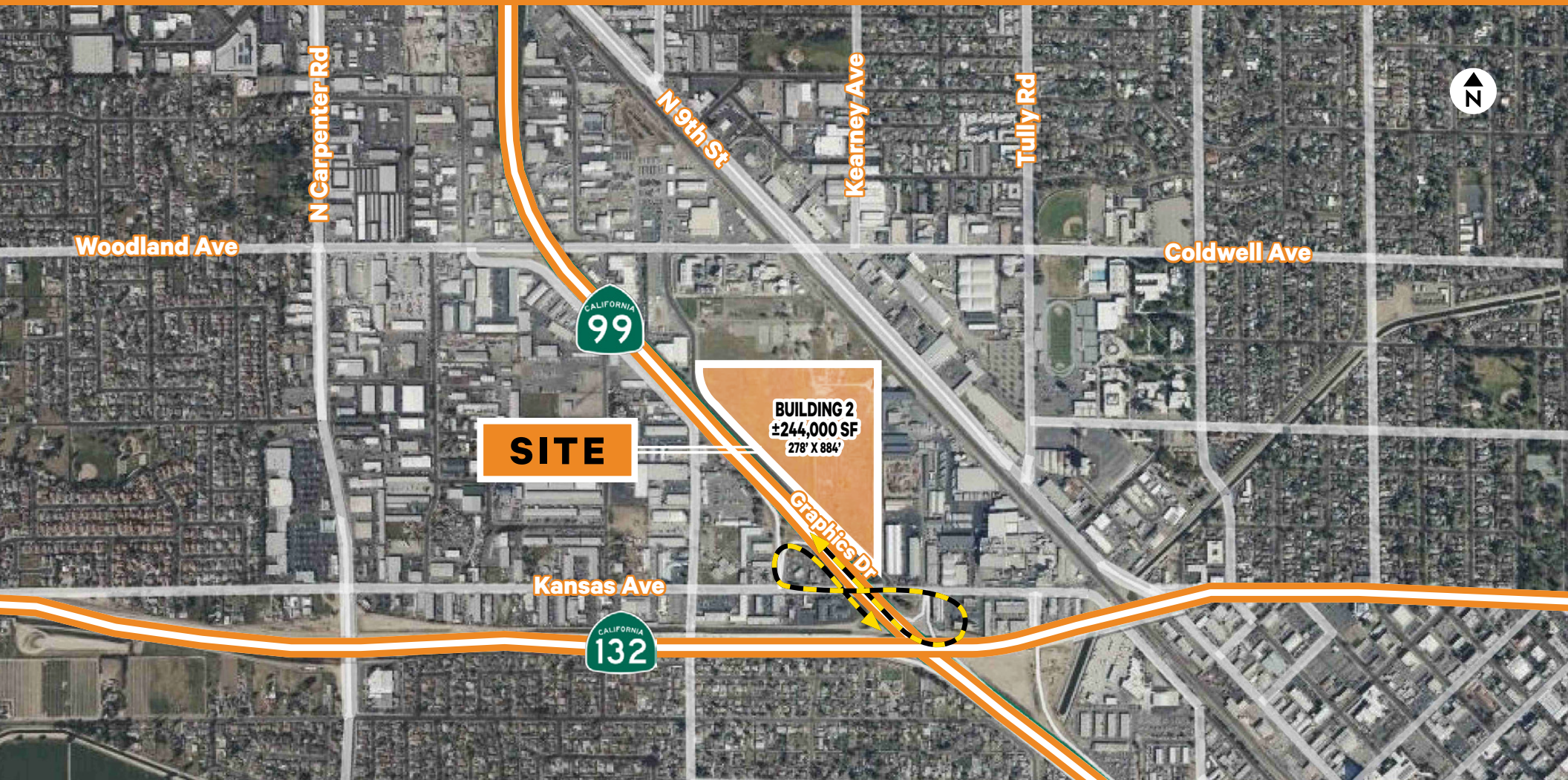
Building Size:	±244,000 SF
Lot Area:	±21 Acres
Building Dimensions:	276' X 884'
Clear Height:	36'
Column Spacing:	52' X 52'
Speed Bay Spacing:	60' X 52'
Drive Lane:	70'
Dock Wall Stalls:	48
Trailer Stalls:	108
Building Configuration:	Single Load
Dock Doors:	28 (Fully equipped; mechanical leveler, seals; 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

NORTH MODESTO INDUSTRIAL PARK

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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



SITE

CALIFORNIA
132

Modesto

E&J Gallo Winery

AMERICOLD
MERCER
FOODS

STANISLAUS
FOOD PRODUCTS

Graham
Packaging

DON FRANCISCO
PAPER

International
Paper

PSC

FASTENAL
FLOWERS
FOODS

BELL-CARTER
PACKAGING

GP

SILGAN
CONTAINERS

Sysco

SIERRA
PACIFIC
INDUSTRIES

FritoLay

Del Monte
Quality

ARS
AMERICAN REFRIGERATION SUPPLIES, INC.

PPG

PAPER
MATERIAL
HANDLING

Caltrans

PLATT

MODESTO STEEL

MID
Modesto
Irrigation
District
The Power to Grow

Kinetico

FERGUSON

CRYSTAL
CLEANERS

DeltaTrak

ESTES

Exact
Harvesting Systems

Industrial Electrical

SiteOne
LANDSCAPE SUPPLY
Stronger Together

BEACON

RSD
REFRIGERATION SUPPLIES DISTRIBUTOR

CALIFORNIA
99

Ceres

ups

SLAKEY BROTHERS
DISTRIBUTOR OF HVAC AND PLUMBING PRODUCTS

DOT

E&J Gallo Winery

PERMASTEELISA
GROUP

Coca-Cola

POOLCORP

ENTEKRA

PENSKE

Kingspar

FedEx

G

ConAgra
Foods

ABC
Supply Co. Inc.

sovena

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)	MILES
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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