

For Sale: \$1,025,000

1314 9th St, Modesto CA



Owner User Office/Warehouse Opportunity

+ - 6,272 SF 10,454 SF LOT

To discuss your property or any commercial real estate needs please contact:

JORDAN AMARANT

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Tony Quinteros

DRE # 02278460

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PMZCommercial.com



COMMERCIAL
REAL ESTATE

Investment Overview



A well-configured office and cold storage warehouse in the heart of Modesto's 9th Street commercial corridor. Building measures at +/- 6,272 SF interior and sits on a 10,454 SF lot purpose built for businesses requiring a combination of professional office space and temperature controlled warehouse. Buyer to verify size of building

The property features a large open workspace with drop ceiling and HVAC alongside three private offices and two restrooms, backed by a substantial rear warehouse with a 40° chiller room spanning 1,844 SF and a second chiller room at 1,000 SF. A rare and valuable combination of conditioned office and dual refrigerated storage under one roof. Should refrigerated storage not be a need of Buyer, the coolers can easily be removed or not ran creating additional standard warehouse space.

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Property Facts

BUILDING SIZE

+/-6,272 SF

LOT SIZE

10,454 SF

YEAR BUILT

1968

APN

105-045-005

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Subject Property



Location

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SUBJECT PROPERTY



Broader Location

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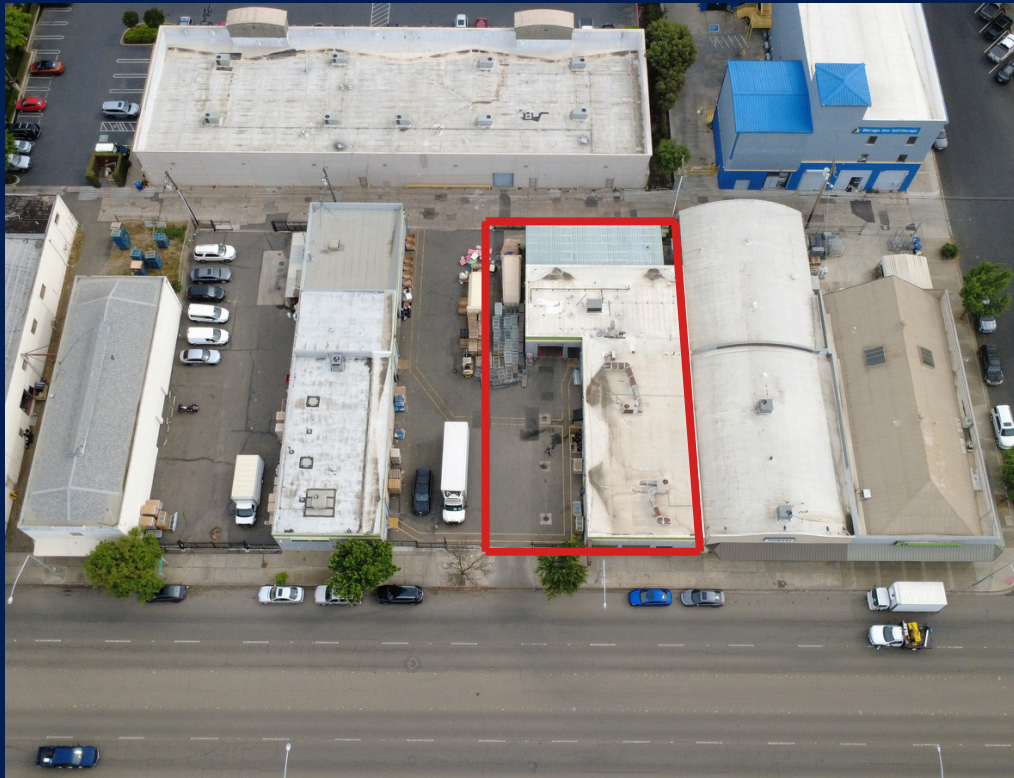
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Aerial Photos



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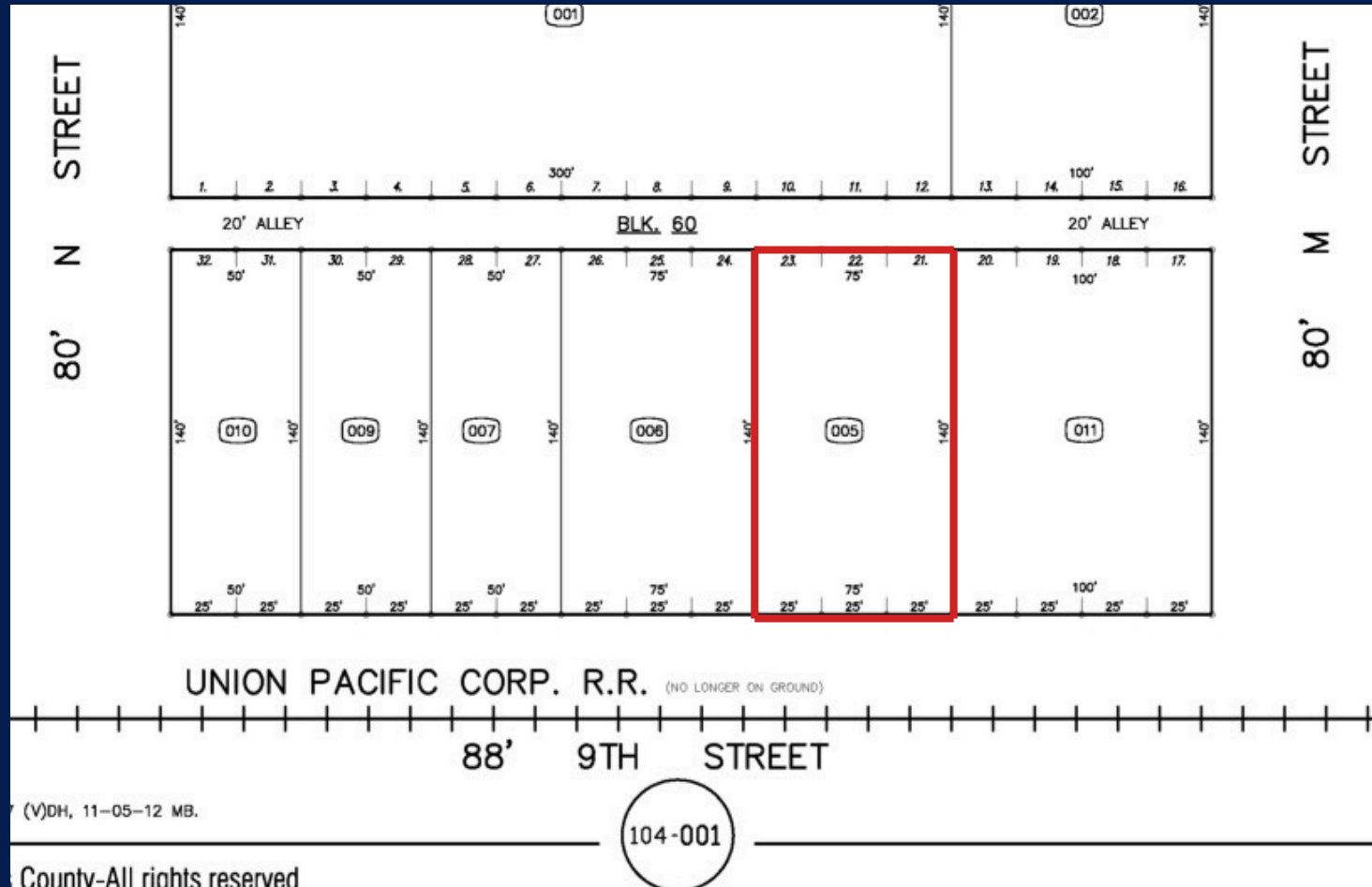
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Parcel Maps



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