

SPACE FOR LEASE

637 BANGS AVE
MODESTO, CA



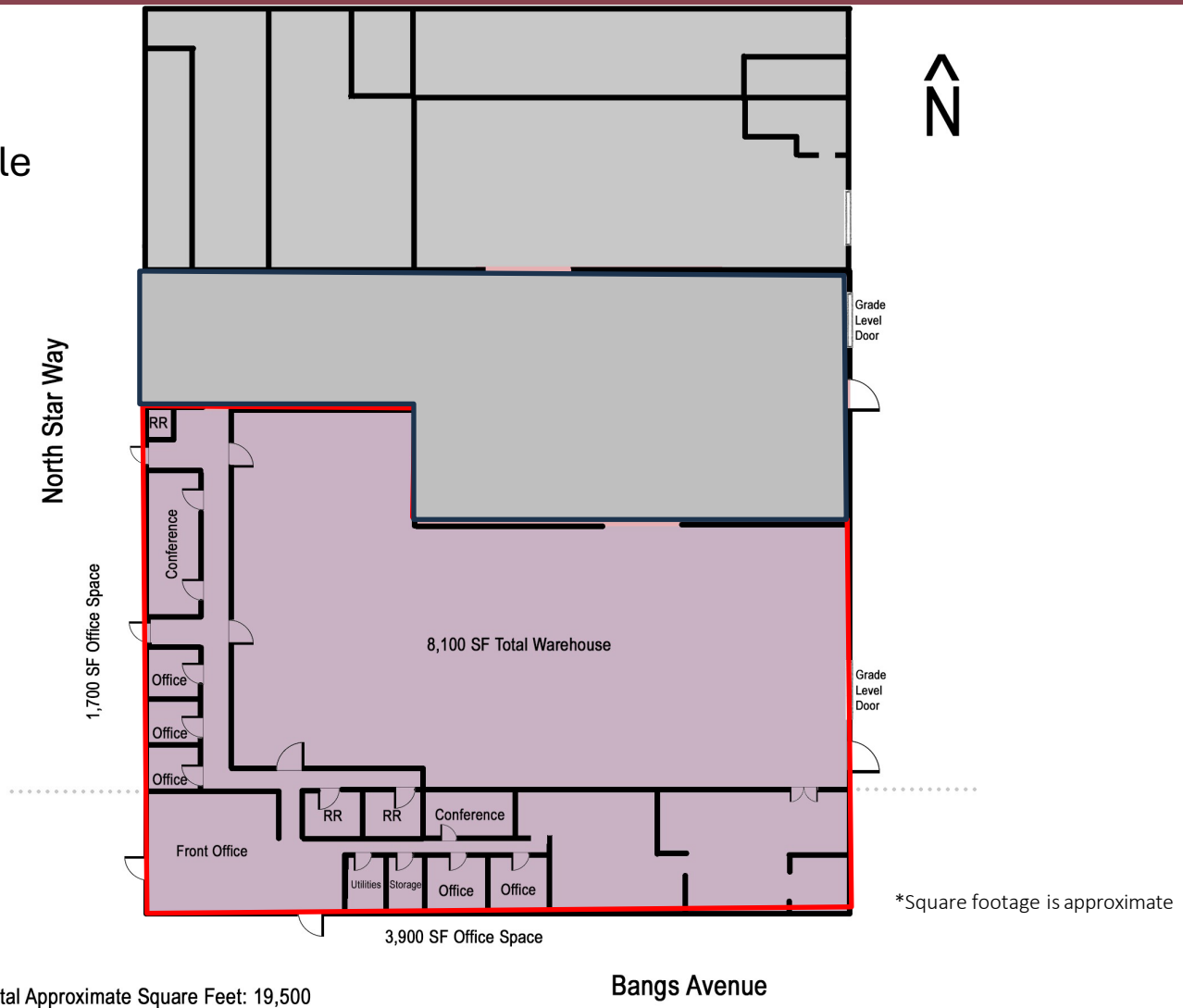
Thomas Solomon
DRE# 01954944
209.521.1591
thomass@cosol.net

FOR LEASE: \$0.70 PSF, MG

Floorplan

637 Bangs Avenue
Modesto, CA

-  LEASED
-  ±13,700 SF Available
 - ±8100 Warehouse
 - ±5600 office/production



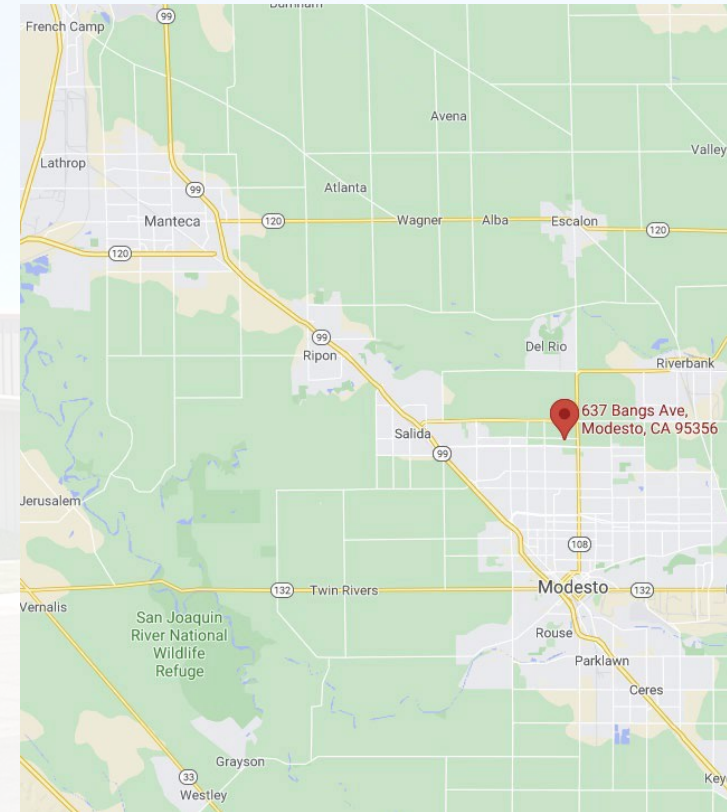
Thomas Solomon
DRE# 01954944
209.521.1591
thomass@cosol.net

FOR LEASE: \$0.70 PSF, MG

Property Information

637 Bangs Avenue
Modesto, CA

- **Total SF Available:** ±13,700 (±8100 Warehouse - ±5600 office/production)
 - **Total Building Size:** ±27,300 SF
 - **Parcel Size:** ±1.22 Acres
 - **APN:** 046-011-004
 - **Year Built** 1982
 - **Construction:** Metal
 - **Electrical:** 208y/120, 3-pase, 600 amp PD –
 - **Zoning:** Stanislaus County
-
- One (1) Grade Level Door per warehouse space
 - Ideally suited for multiple uses including subcontractors, light manufacturing, light warehouse and distribution
 - Highly sought-after location in North Modesto
 - 4 miles from access to HWY 99



Site Aerial

637 Bangs Avenue
Modesto, CA



Thomas Solomon
DRE# 01954944
209.521.1591
thomass@cosol.net

FOR LEASE: \$0.70 PSF, MG

