

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Industrial Warehouse For Lease 2600 Yosemite Blvd, Modesto, CA



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

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
209.491.3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
209.491.3415 | dprice@pmz.com

DUKE LEFFLER, SIOR, CCIM
CalBRE Lic. No. 00711882
209.491.3414 | duke@pmz.com

PROPERTY INFORMATION

Address	2600 Yosemite Blvd, Modesto, CA	County	Stanislaus County
Rental Rate	\$0.46 PSF	Property Type	Industrial
Square Footage	±15,000 - 19,500 SF	Property Sub-Type	Warehouse
Lot Size	±2.48 AC	APN	036-002-029
Tenancy	Multi		

Property Description:

Formally occupied by GHX. Space available ranges from ±15,000-19,500 SF. Building includes a sprinkler system, four (4) grade level doors, and one (1) recessed loading dock. There is fenced yard space available in the rear of the unit. Excellent exposure on the corner of Yosemite Blvd and Riverside. Property is within the Beard Industrial District.

Highlights:

- Sprinkler system
- Four grade level doors
- Recessed loading dock
- Fenced yard
- Ample parking

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LOCATION MAP



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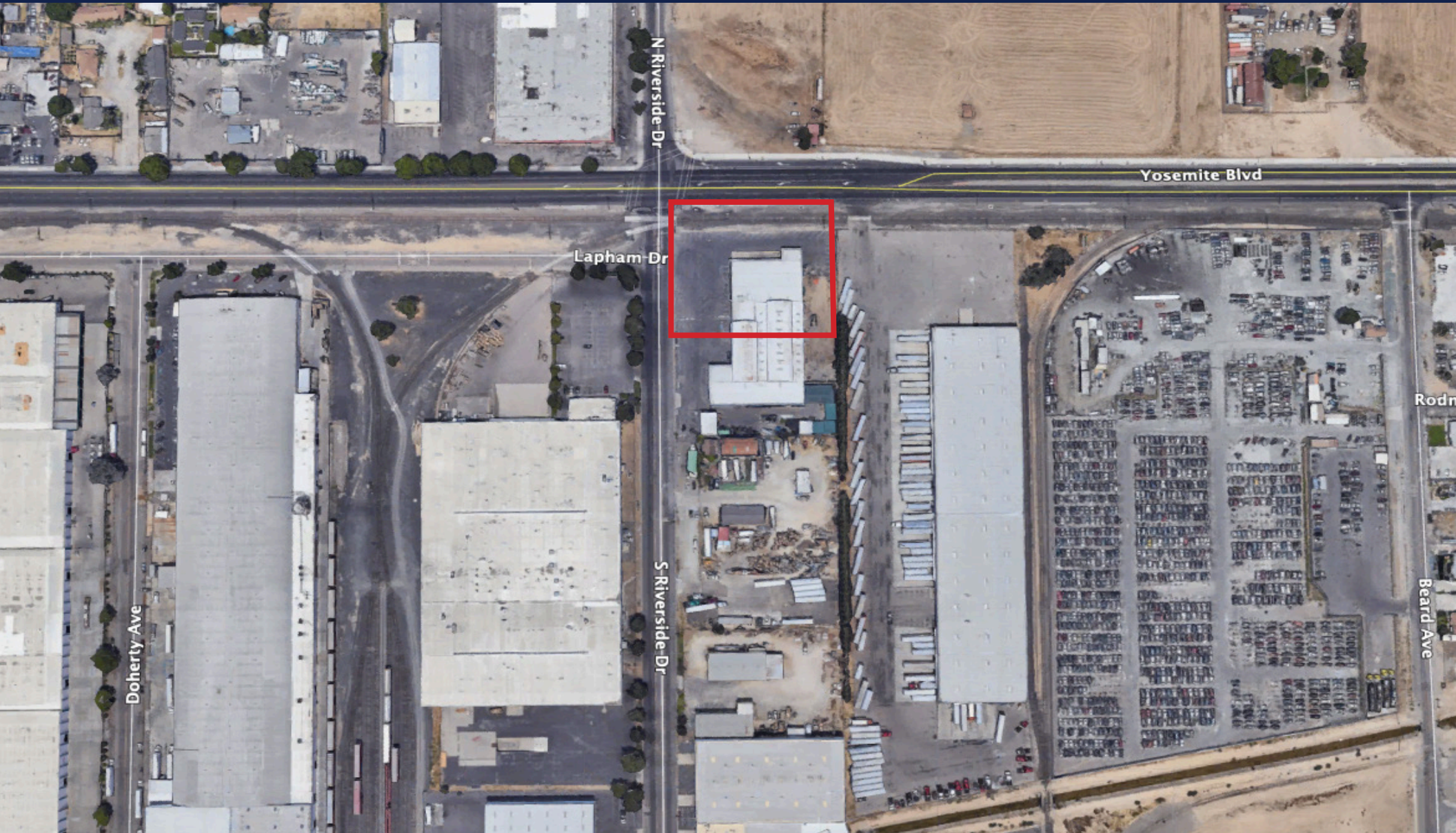
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AERIAL VIEW



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BUSINESS MAP



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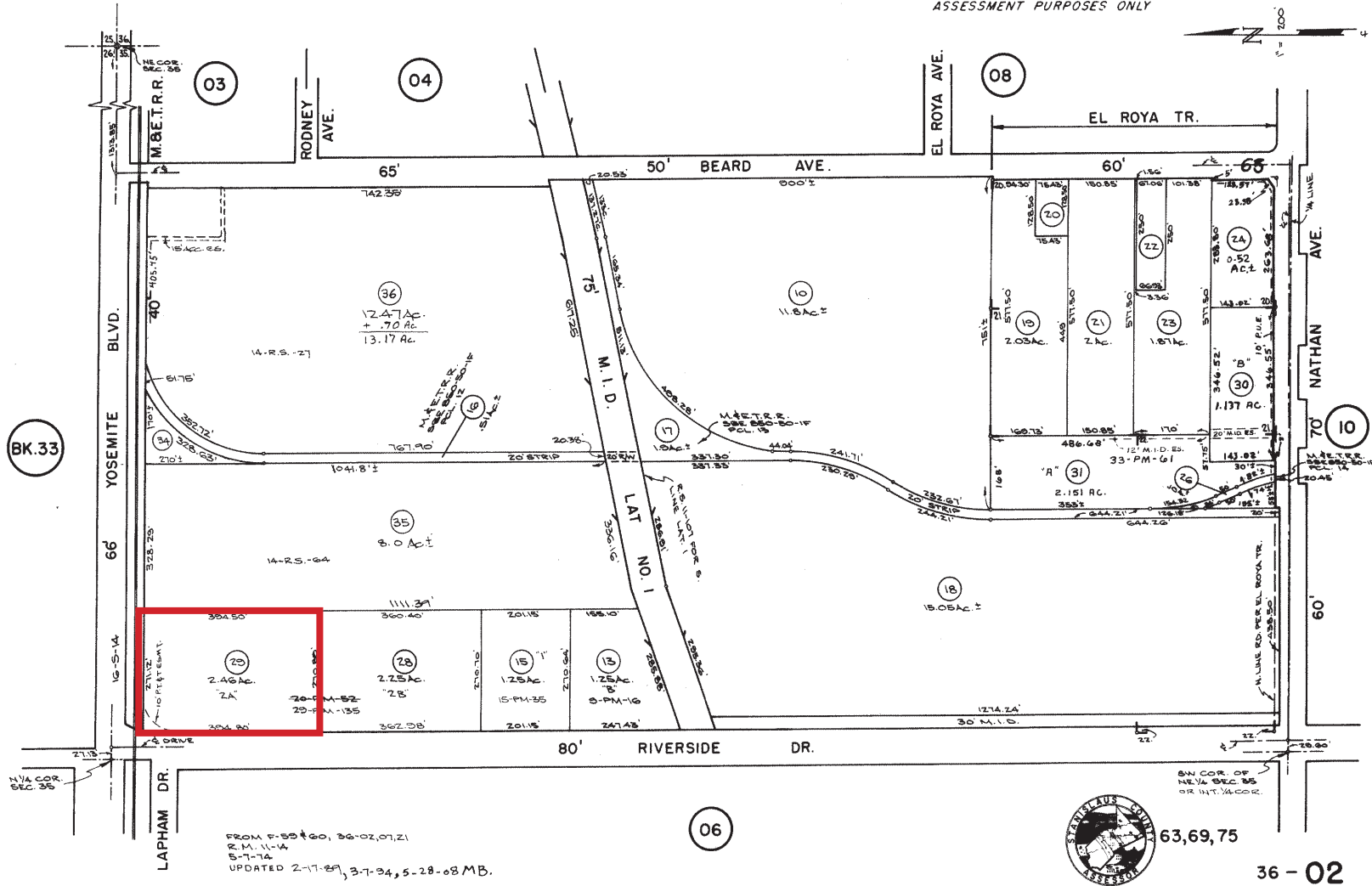
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PARCEL MAP

PORTION NE 1/4 SECTION 35 T.3S. R.9E. M. D. B. & M.
 POR. EL ROYA TR.-LOTS 20,21,22

59 08 36 - 02

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



EXTERIOR PHOTOS



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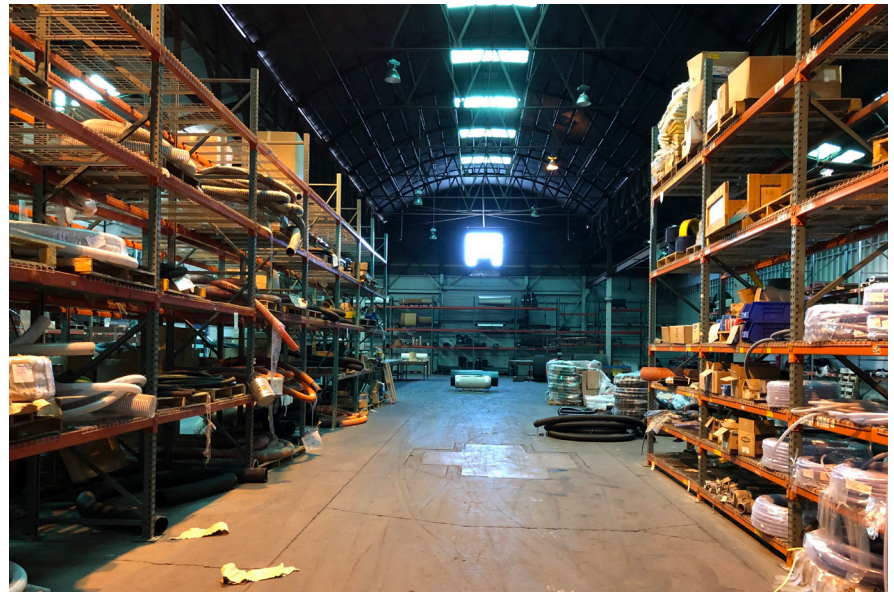
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INTERIOR PHOTOS



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INTERIOR PHOTOS - OFFICE



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