

**OFFICE
WAREHOUSE**

FOR LEASE

526 CHARITY WAY • MODESTO • CA • 95356-9251



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
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DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

ADDRESS: 526 Charity Way • Modesto**LEASE RATE:** \$1.25 PSF**AVAILABLE SF:** ±5,000 SF**YEAR BUILT:** 2004**PARKING:** 30 Spaces**COUNTY:** Stanislaus County**PROPERTY TYPE:** Industrial Condo**PARCEL NUMBER:** 004-095-010**PROCURING BROKER FEE:** 2.5%**PROPERTY DESCRIPTION:**

526 Charity Way in Modesto, CA, presents an outstanding opportunity for businesses to establish a presence in one of the city's prime industrial zones. This well-maintained and professionally managed property is located in a strategic location with excellent visibility and convenient access to major thoroughfares. Ideal for a range of uses, including commercial offices and light industrial operations, the space is particularly suited for corporate businesses seeking administrative offices combined with a small warehouse.

FEATURES:

- ± 5,000 SF
 - ± 3,100 SF of improved office space
 - ± 1,900 SF of warehouse space
- Four (4) Restrooms
 - Two (2) in Office
 - Two (2) in Warehouse
- Break-room
- Separate meters for office and warehouse
- Ample parking
- CC&R's restrict certain heavy industrial uses



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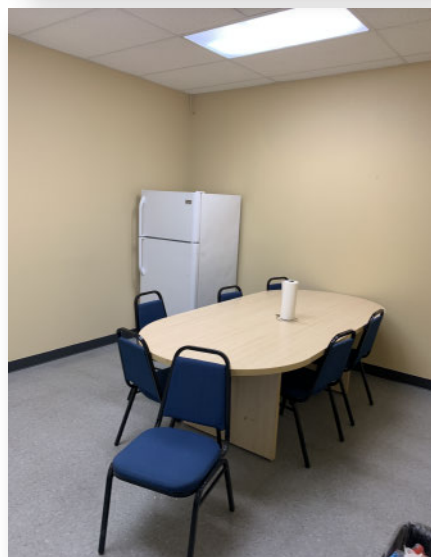
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OFFICE WAREHOUSE

LOCATION MAP



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AERIAL VIEW



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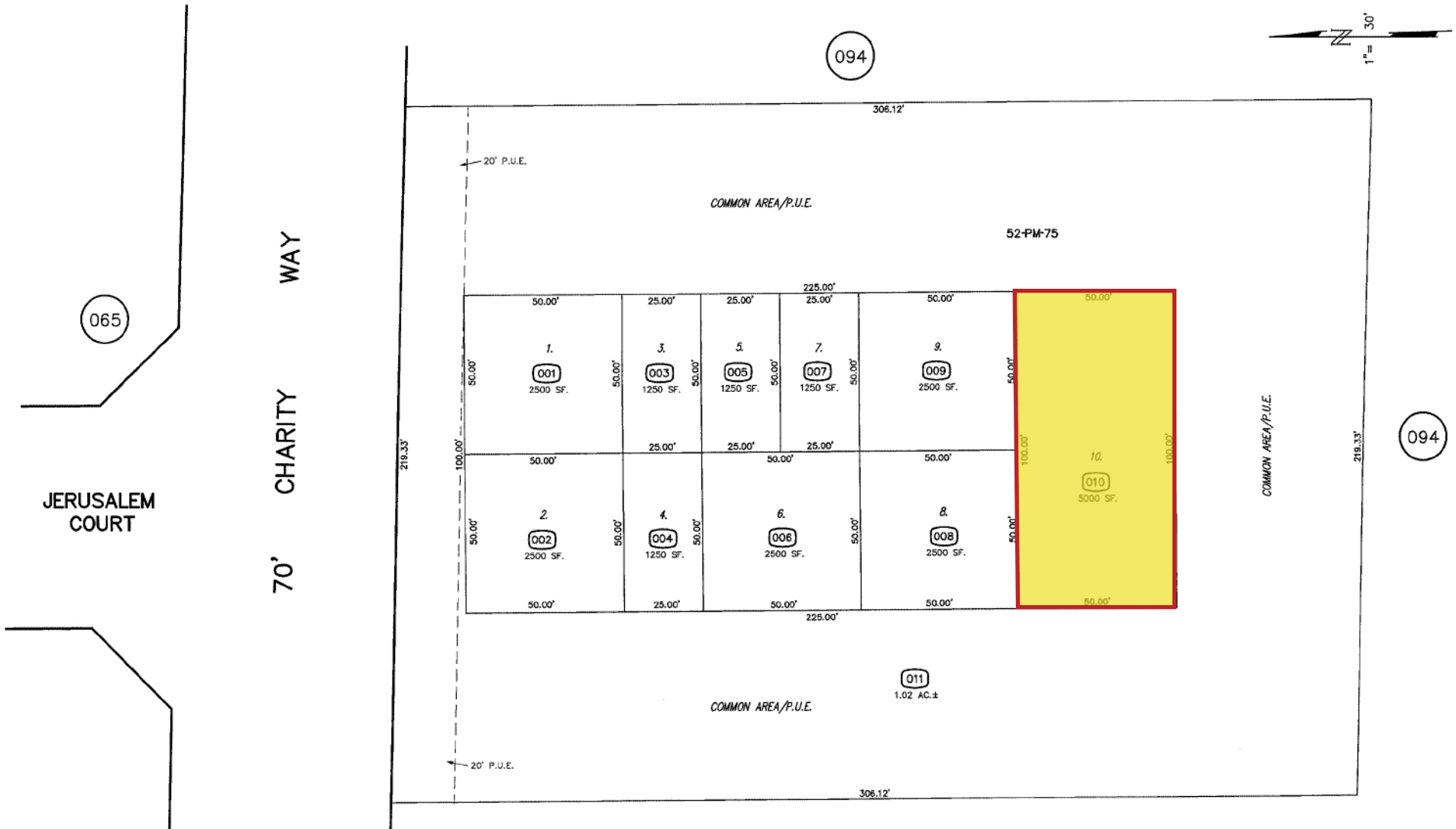
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POR. SE 1/4 SECTION 32 T.2S. R.9E. M.D.B.& M.

004 - 095



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ARTICLE 4

USE RESTRICTIONS

4.2 Restriction on Business. The following types of business are prohibited within the Development; Business which cater to adult-only activities, including, but not limited to strip-clubs, pornography, methadone clinic, medical marijuana dispensary, businesses that store hazardous materials or waste, provided that medical offices which temporarily store hazardous materials or waste as an incidental aspect of providing medical or clinical services are permitted pursuant to this section. Additional businesses and uses not permitted within the Development are set forth in attached Exhibit "B". All business/occupants must submit a "type of business form" along with all applicable licenses and permits.

EXHIBIT "B"

NON-PERMITTED USES

- A. Ambulance and Armored Car Service
- B. Animal Hospitals
- C. Auto Parts Establishment
- D. Cabinet Shops
- E. Cleaning Establishments
- F. Compounding and Packaging of Cosmetics; Pharmaceutical and Toiletries
- G. Cultured Marble Manufacture
- H. Farm and Garden Supply
- I. Farm Equipment Service
- J. Farm Implement Manufacture
- K. Marijuana Dispensary
- L. Marijuana Growing
- M. Marijuana/Hydroponics Supply or Retail
- N. Any Business Emitting Noxious and/or Hazardous Fumes
- O. Any Business or Occupant that Generates Excessive Traffic or Parking Issues
- P. Any Business that Generates Excessive Noise that Impacts Adjoining Units
- Q. Any Business that Generates Excessive Sewage, Water Use and Garbage