

**SALE PRICE: \$2,600,000.00**  
**100% LEASED**  
**Est. \$164,482.00 Gross Annual Income**



# FOR SALE

## 401 GLASS LANE

MODESTO, CALIFORNIA

±11,919 SF INDUSTRIAL WAREHOUSE | ZONED: PI -Planned Industrial (County Of Stanislaus)

**FOR MORE INFORMATION  
CONTACT:**

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**CRE**

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## THE OFFERING:

Located in the heart of California's Central Valley, 401 Glass Lane in Modesto, California presents a compelling industrial investment within one of the state's most efficient logistics and distribution corridors. Modesto continues to attract regional and national operators seeking long-term operational efficiency without the cost burdens of bay area markets.

The ±11,919 SF industrial facility is thoughtfully configured to support modern industrial operations, offering a balanced mix of ±1,314 SF of professional office space and ±10,605 SF of clear-span warehouse. The property features low-maintenance landscaping, onsite parking, and dual ingress/egress points, allowing for efficient circulation and functionality. Warehouse highlights include five oversized grade-level roll-up doors (±16' x ±16'), skylights throughout, insulation, 20'-22' minimum clear height, mezzanine storage, sprinkler system (rating TBD), and assumed 225 AMP, 208Y/120V, 3-phase power. Additional features such as security cameras, alarm system, ADA-accessible restrooms, and a portable loading dock/yard ramp further enhance the property's operational appeal for a wide range of industrial users.

The property is occupied by Alpine Motor Collection and Alpine Truck Sales, an established commercial vehicle operator with over 22 years of industry experience and four operating locations nationwide. Spun off from the highly successful parent company Diamond Truck Sales, Alpine is recognized as an industry leader in the semi-truck resale segment and has recently expanded into the specialty vehicle market, adding meaningful diversification to its platform. Alpine's recent tenancy at 401 Glass Lane reinforces the quality and functionality of the asset while providing investors with a seasoned, growth-oriented tenant aligned with the property's industrial capabilities and strategic location.



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## 401 GLASS LANE PROPERTY DETAILS

### PROPERTY DETAILS:

- Zoned: PI (Stanislaus County)
  - Allowable uses can be found at <https://ecode360.com/43733075>
- Low Maintenance Landscaping
- Onsite Parking
- Two ingress/egress points
- ±11,919 SF
  - ±1,314 SF of Office
  - ±10,605 SF Warehouse

### OFFICE:

- ±1,314 SF
- Reception Area
- Open workspace (±8 + cubicle fit)
- Dedicated Office Restroom

### WAREHOUSE:

- ±10,605 SF Clear-Span Metal Warehouse
- Small office/storage room
- Five Grade Level Roll-Up Doors (±16x±16)
- Insulated Throughout
- CH ±20' -±22' Min.
- Skylights throughout
- Sprinklers throughout (rating TBD)
- Assumed Power Rating
  - 225 AMP
  - 208Y/120 Volts
  - 3-Phase
- ADA Accessible Restroom in Warehouse
- Mezzanine Storage
- Security Cameras & Alarm System
- Portable Loading Dock/Yard Ramp Available



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# LOCATION & DEMOGRAPHIC PROFILE

## MODESTO, CALIFORNIA

Situated in the heart of the Central Valley, Modesto offers a strategic advantage for industrial and logistics users with direct access to Highway 99 and efficient connectivity to interstate 5, Sacramento, the Bay Area, and statewide distribution networks. As the county seat of Stanislaus County, Modesto supports a diverse and resilient economic base anchored by logistics and distribution, manufacturing, agribusiness and food processing, healthcare and education. This combination of transportation infrastructure, workforce availability, and lower operating costs relative to bay area markets has positioned Modesto as a preferred destination for regional and national industrial users seeking long-term operational efficiency and stability.

**Population:** ±218,000

**Median Age:** 35-36 Years

**Household Income:** Median \$78,000.00

**Per Capita Income:** \$35,000.00

(above provided by US 2020 Census)



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## TENANT PROFILE



The owners of Alpine Motor Collection and Alpine Truck Sales have been in the industry for over 22 years, and they currently operate in four locations around the US. Having been spun off from the very successful parent company, Diamond Truck Sales, Alpine is an industry leader in the Semi Truck resale segment. Their current expansion into the specialty vehicle segment has added important breadth to their offering. They have recently become of a Tenant of the 401 Glass Lane premises. Tenant is on a modified gross lease.



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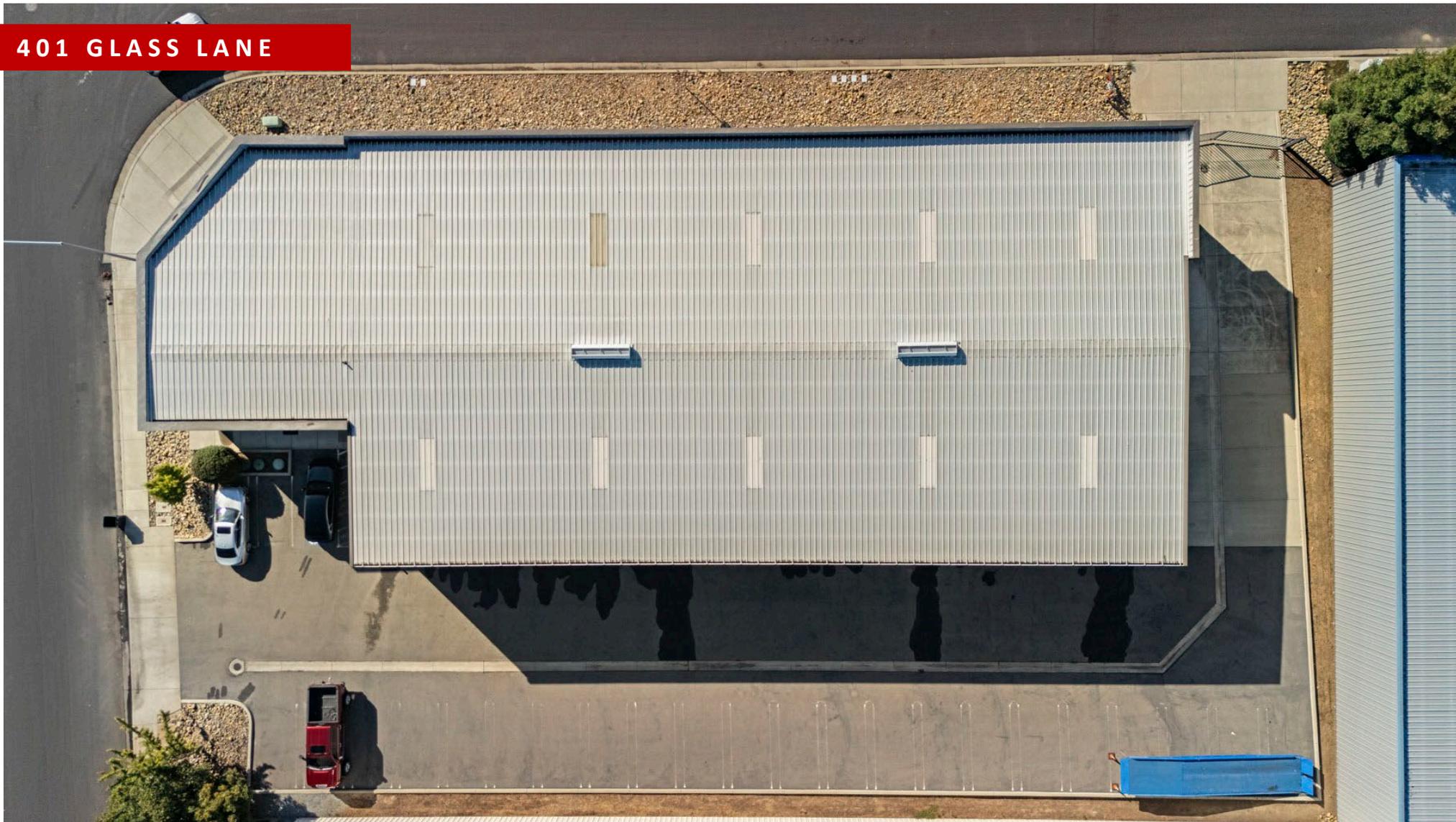
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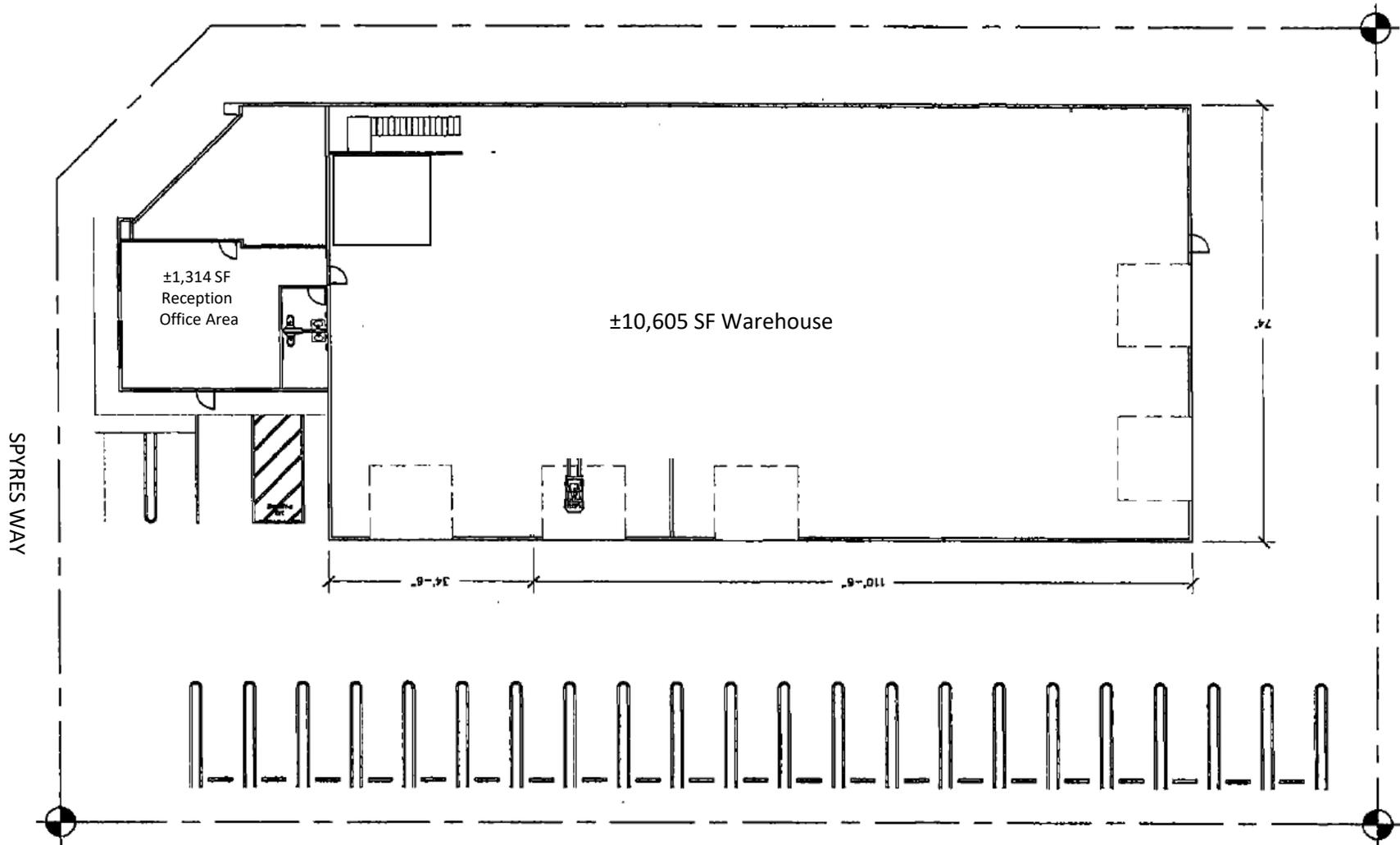
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# 401 GLASS LANE- WAREHOUSE



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# 401 GLASS LANE- RECEPTION



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# 401 GLASS LANE- OFFICE



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# AERIAL MAP, ACCESS ROUTES & NEIGHBORING TENANTS



NEARBY NEIGHBORING TENANTS INCLUDE:



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