

84,975± SQUARE FEET BUILDING WITH AVAILABLE 10.8± PAVED YARD  
G3 DISTRIBUTION CENTER | WAREHOUSE #3  
510 E. WHITMORE AVENUE, MODESTO, CA



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\* Offering Base Rent and Operating Expenses significantly lower than those of options in neighboring San Joaquin County.

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## PROPERTY SPECIFICATIONS

TOTAL BUILDING SF:	684,000± SF
AVAILABLE SF:	84,975± SF
OFFICE SF:	Build to Suit (shared improvements exist)
DOCK HIGH DOORS:	Seven (7)
GRADE LEVEL DOORS:	One (1)
TRAILER PARKING:	Up to 10.8± acres on the adjacent paved and fenced yard
CLEAR HEIGHT:	30'± at first column
POWER:	800 Amps, 240/40 Volts, 3 Phase (more possible)
FIRE SUPPRESSION:	ESFR
COLUMN SPACING:	50' x 50'
LIGHTING:	20 foot candle LED with sensors
ZONING:	M2 - Heavy Industrial (City of Modesto)
HANDLING:	On campus 3PL handling services available by Landlord (inbound, outbound, transportation etc.)



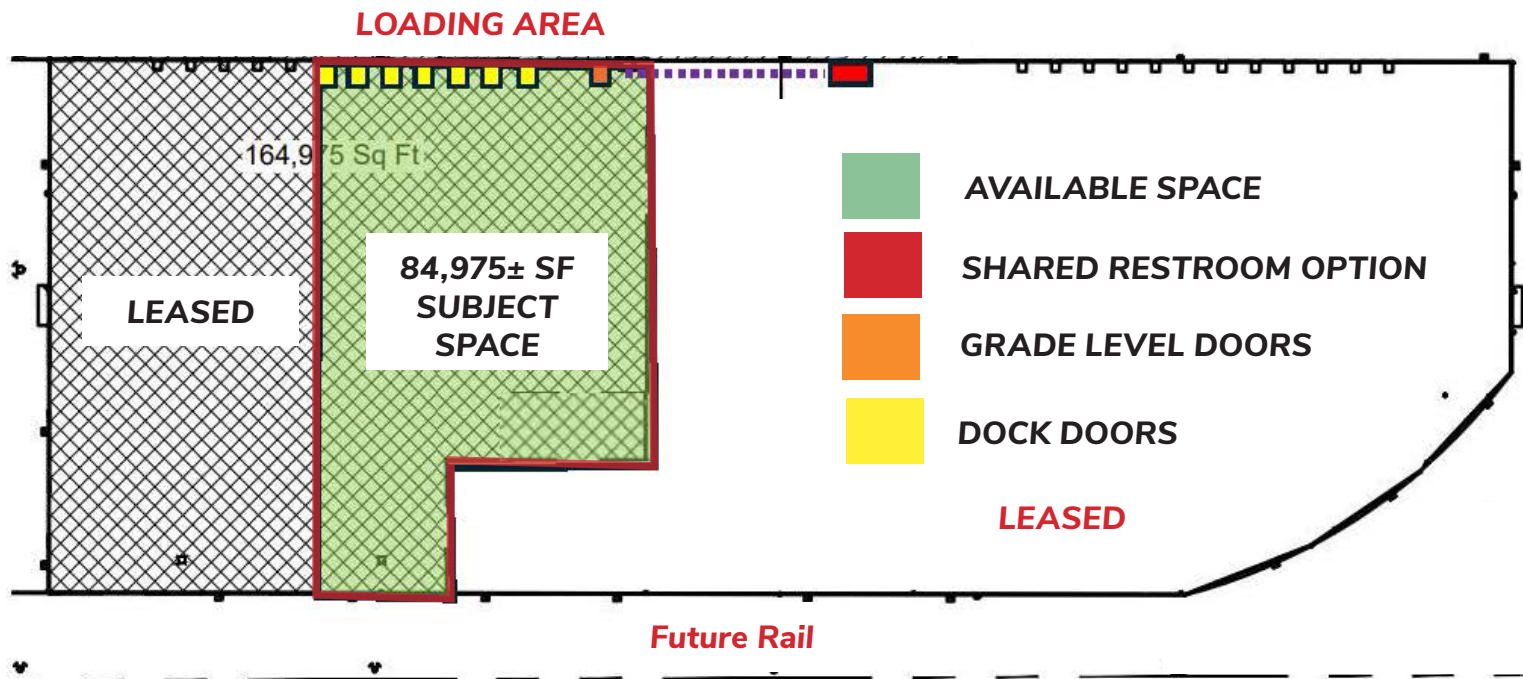
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**FEATURES:**

- **SECURED CAMPUS:** Part of 2.3± M square feet fully secure campus with 24/7 guard service
- **AVAILABLE YARD:** Also available is adjacent 10.8± acre fully paved yard
- **COMPETITIVE POWER:** Service by low cost T.I.D. (Turlock Irrigation District) electricity
- **COLD STORAGE:** Expansion space available on campus including 28,467± of cooler space (34± degrees)
- **FUTURE RAIL:** Building is designed for future UP rail service
- **HANDLING SERVICES:** On campus 3PL handling services available by Landlord (inbound, outbound, transportation etc.)

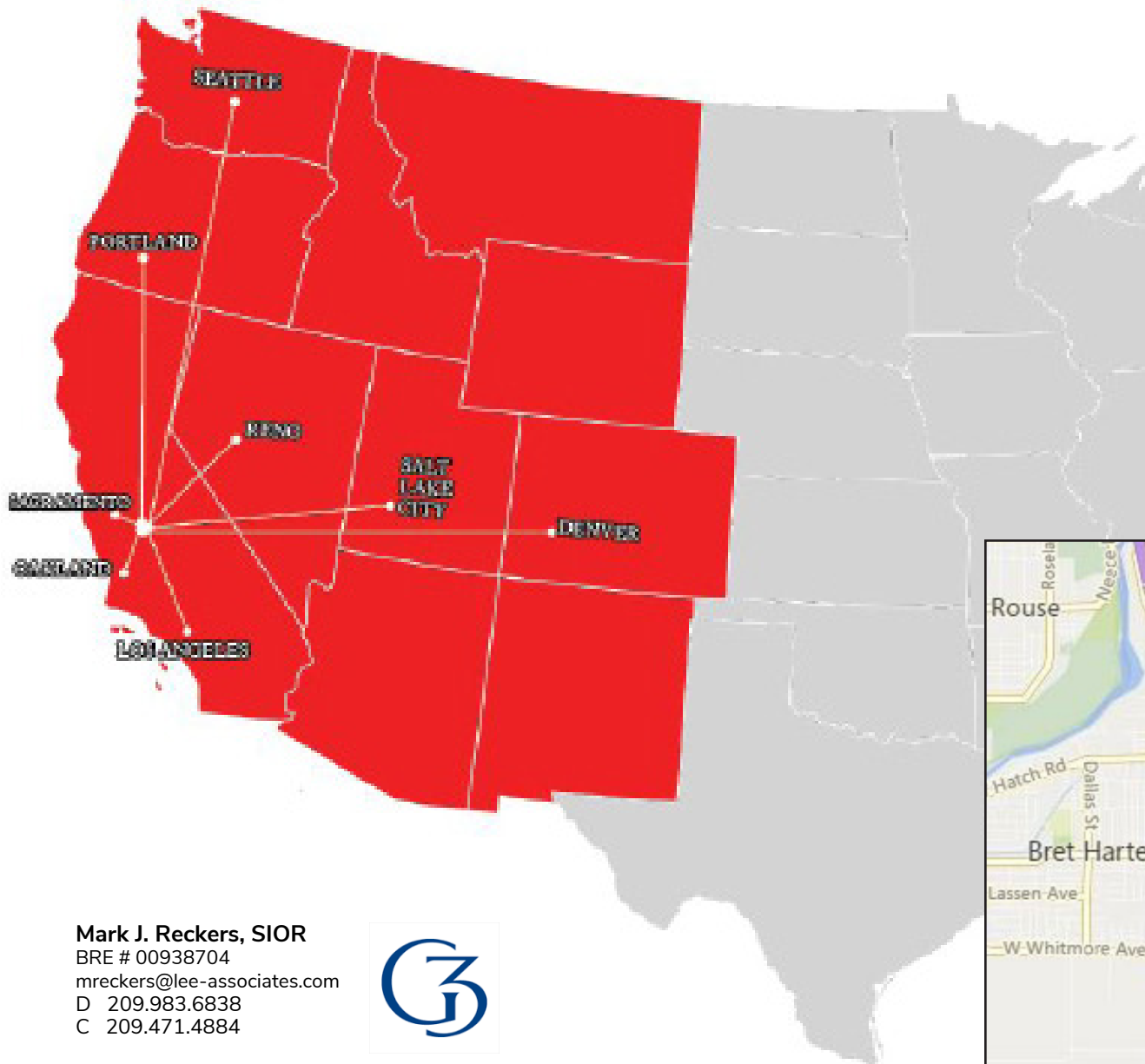


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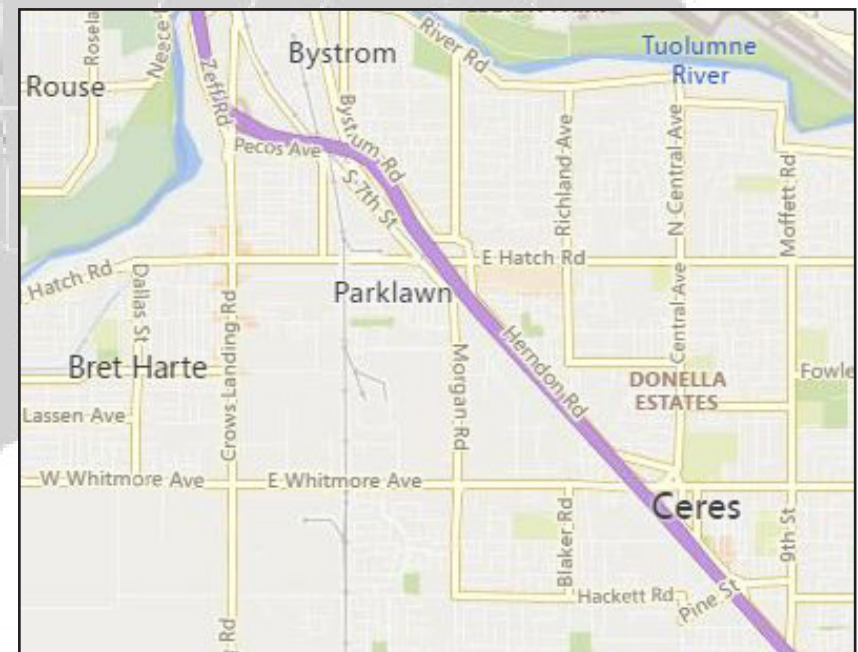


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**WEST COAST MARKET**

CITIES		PORTS	
Sacramento	78 Miles	Stockton	41 Miles
Oakland	87 Miles	Sacramento	87 Miles
San Jose	86 Miles	Oakland	87 Miles
San Francisco	94 Miles	San Francisco	97 Miles
Fresno	93 Miles	LA/Long Beach	335 Miles
Reno	210 Miles	Seattle	832 Miles
Los Angeles	310 Miles	AIRPORTS	
Las Vegas	486 Miles	Stockton	31 Miles
Portland	659 Miles	Oakland	81 Miles
Salt Lake City	727 Miles	Sacramento	92 Miles
Seattle	833 Miles	San Jose	88 Miles
Denver	1,159 Miles	San Francisco	99 Miles



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