



**Warehouse with office
FOR LEASE**
Approx. 3,240 SF
\$2,750/month

**1316 7th Street
Modesto, CA. 95354**

The building is located along (North) 7th Street in Modesto CA. Close to highway 99 on/off ramps and downtown Modesto. This warehouse complex is surrounded by various automotive tenants. Co-Tenants include Four Star Body, AVR Auto Collision repair, Happy Car detailing and two auto body work shops. It is also within close distance to downtown restaurants, fast food and Grub Hubs (food trailer park).



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1316 7th Street Modesto, CA. 95354

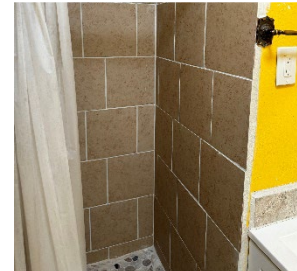
1316 7th St

- Approx. 3,240 SF , \$2,750 per month, gross
- Warehouse is approx. 1,800 SF
- Small parts room is approx. 390 SF
- Office is approx. 1,050 SF
- 16' clear height ceiling in warehouse
- 14' grade level roll up door

Perfect for car dealer, auto related, window tinting, upholstery, storage or distribution.

Shared areas:

- 1316 7th St roll up access is via rear of the building
- Each units has shared access to rear fenced yard.



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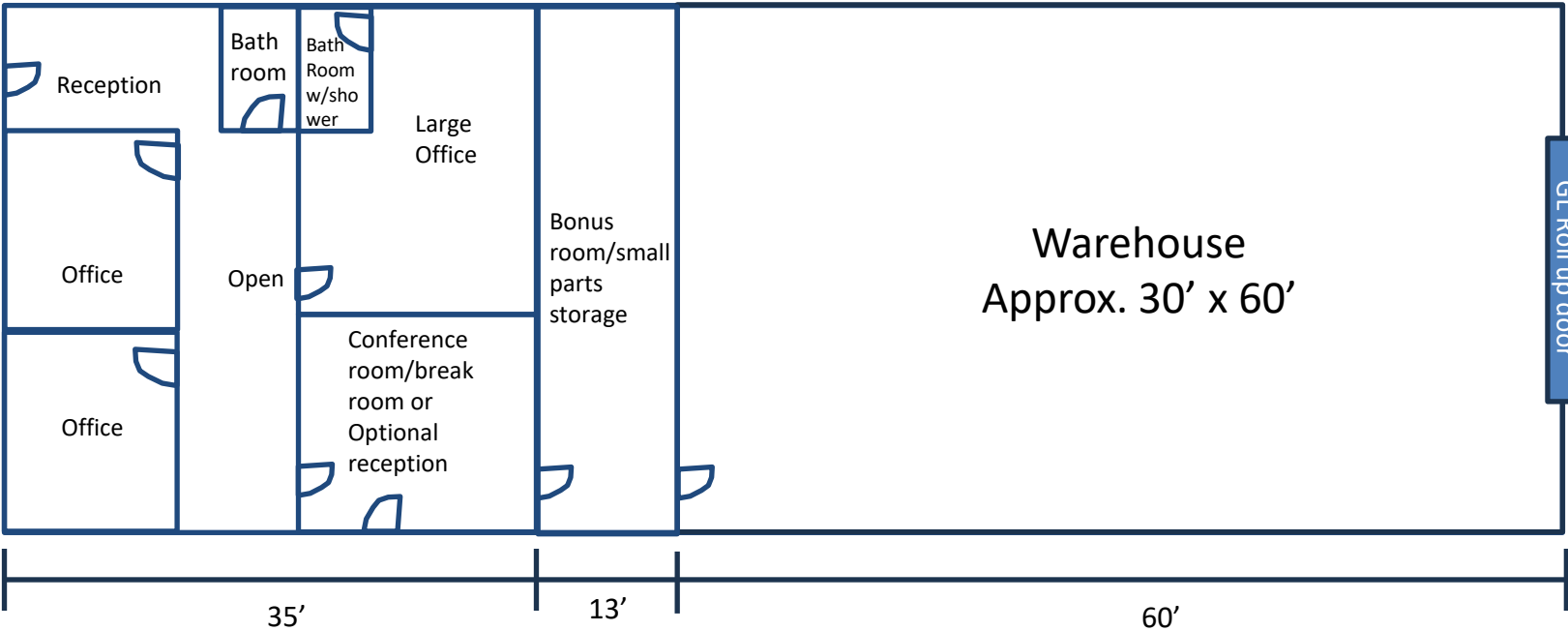
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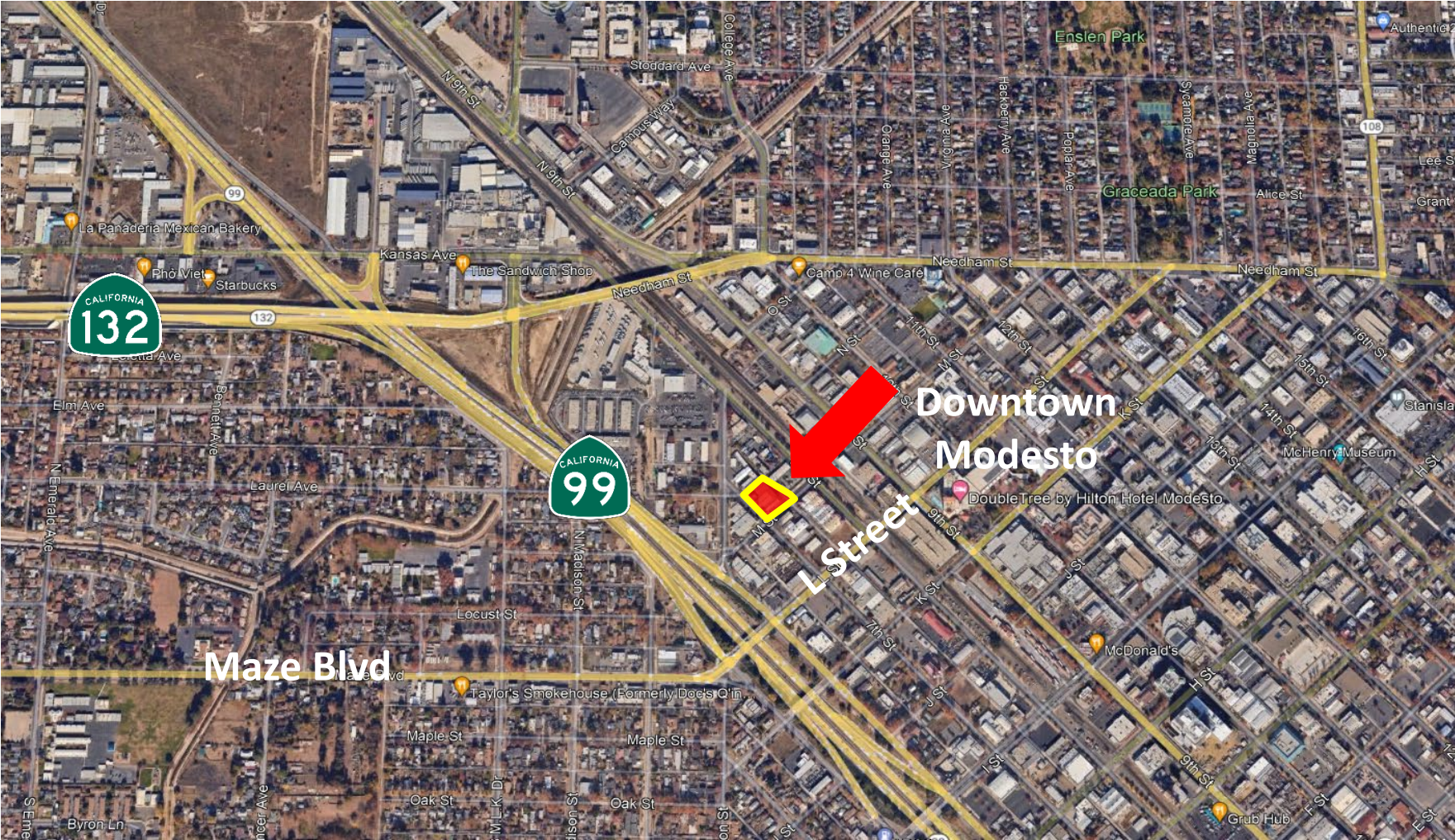
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