

AVAILABLE!  
2401 NICKERSON DRIVE | MODESTO, CA  
WAREHOUSE # 11 | FOR LEASE | 248,317± SF  
(DIVISIBLE)



“Another Quality G3 Enterprises project”

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

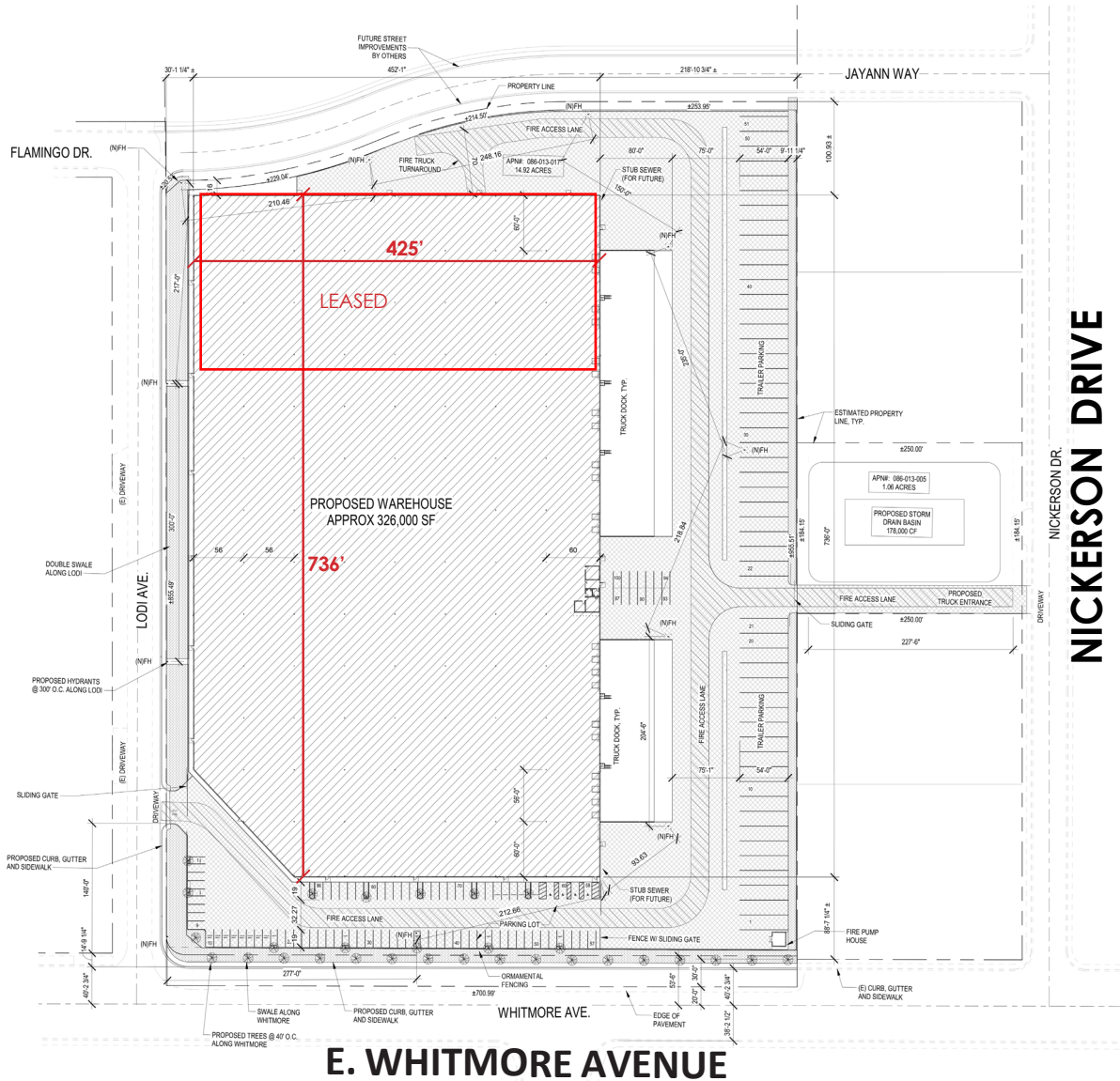


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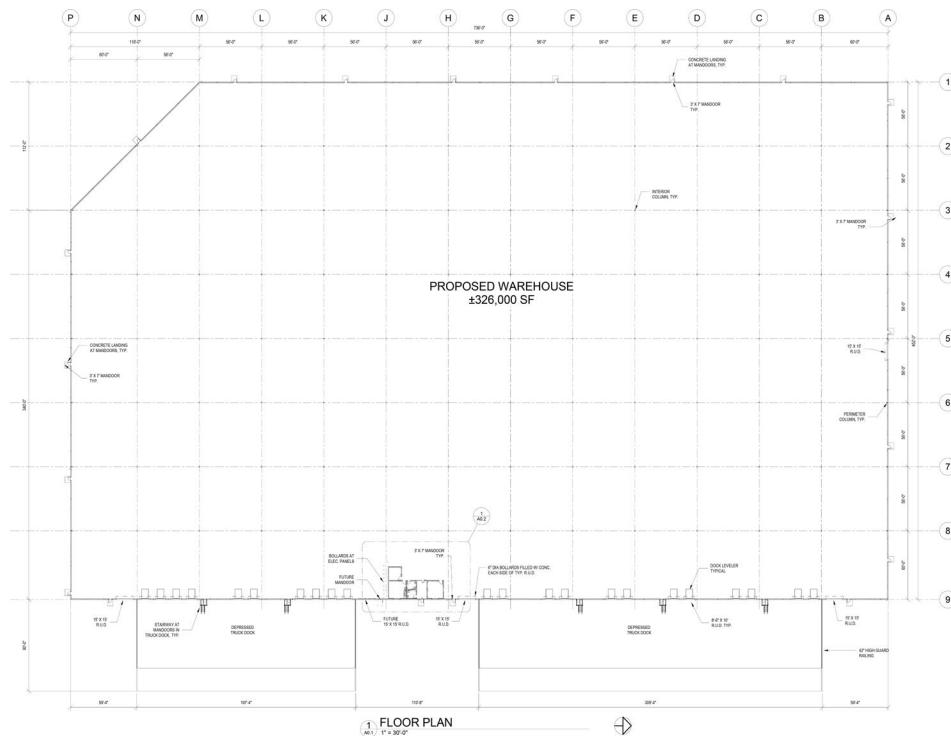
## FEATURES:

- SIZE - 248,317± SF Building (Divisible)
- LAND - 16± Acres
- POWER - 2000 Amps, 277/480 V, 3ph
- CEILING - 36±' Minimum clearance first column
- SPRINKLER - ESFR System
- ROOF - Insulated with skylights
- SPACING - 56' X 56' Columns with 60' speed bays
- OFFICE - 825±' Office (two restrooms and breakroom)
- DOCK DOORS - 18 Dock high doors, a total of 26 possible
- GRADE DOORS - 2 Grade level doors (15' X 15')
- TRUCK COURT - 80±' Concrete
- TRAILER PARKING - 71± Spots
- AUTO PARKING - 100± Spots

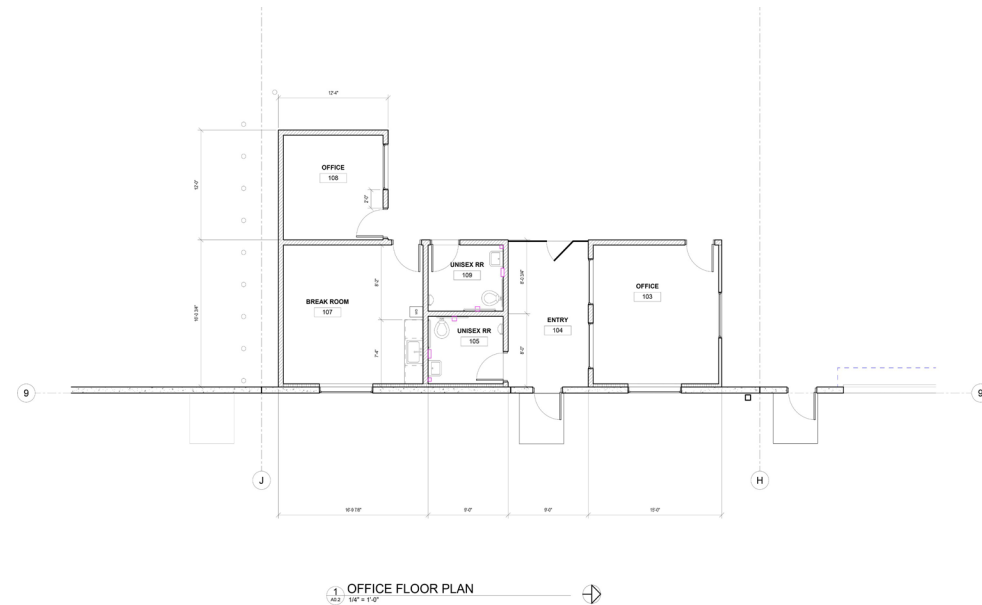
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## FLOOR PLAN



## OFFICE FLOOR PLAN

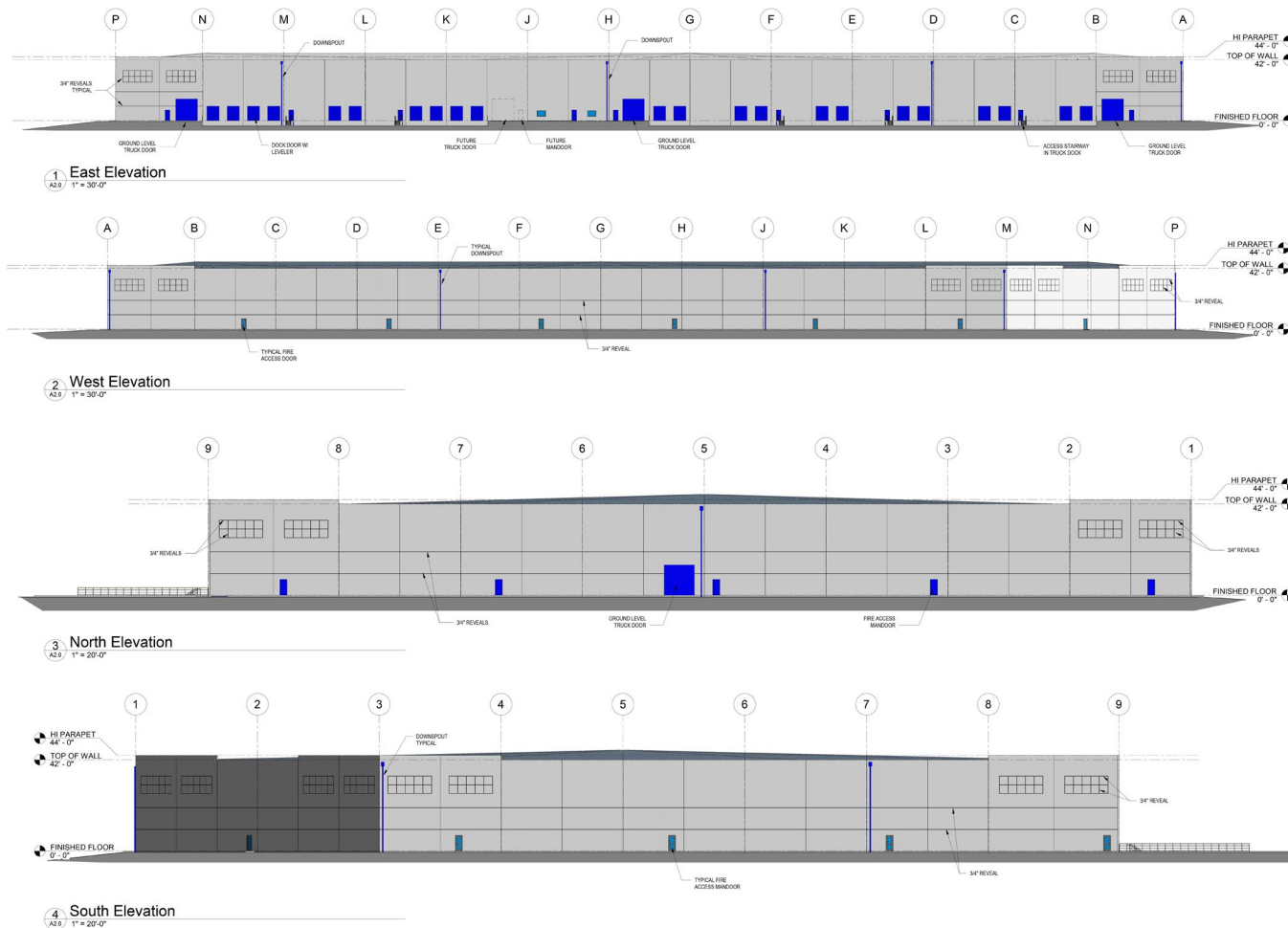


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## ELEVATION

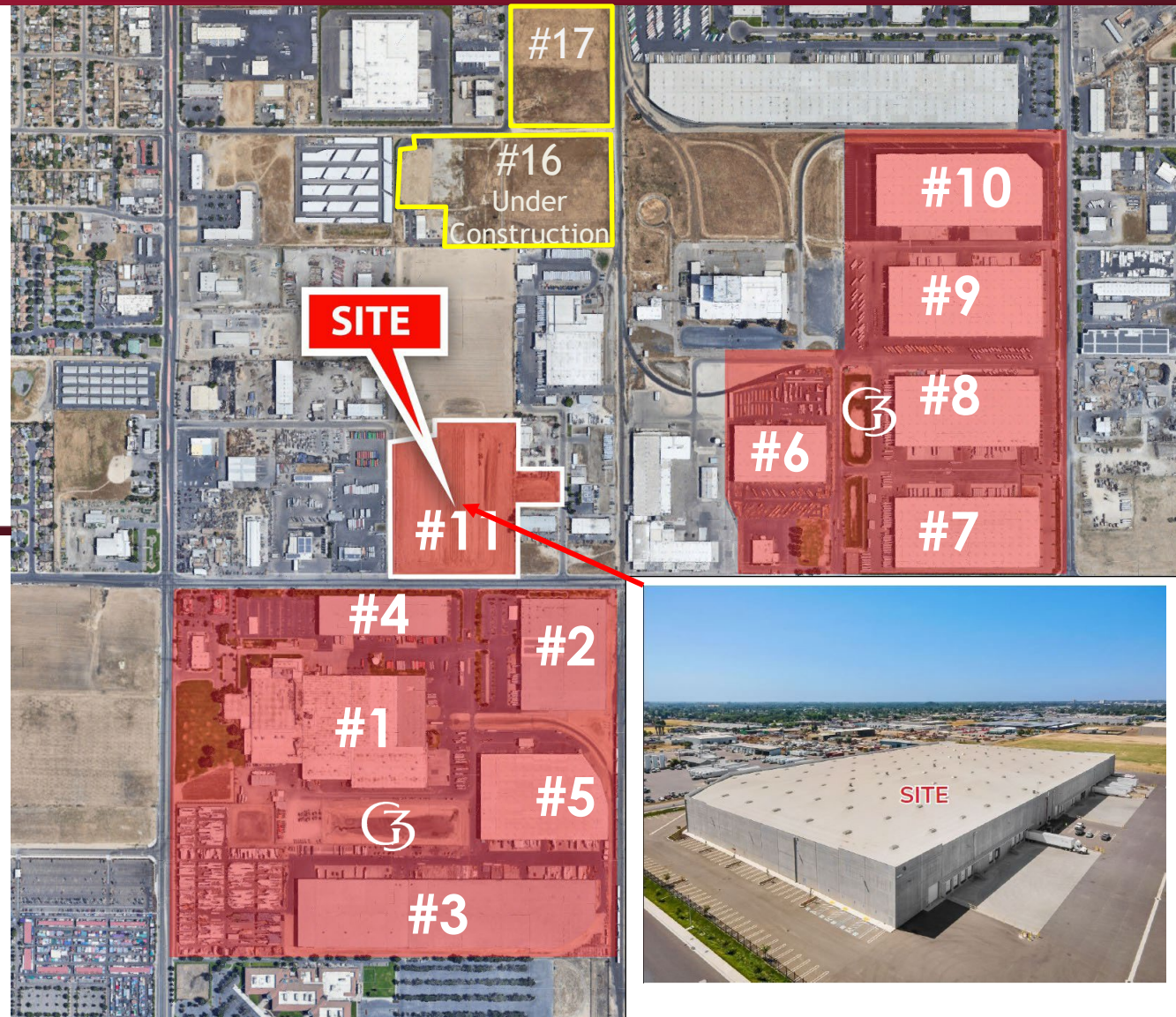


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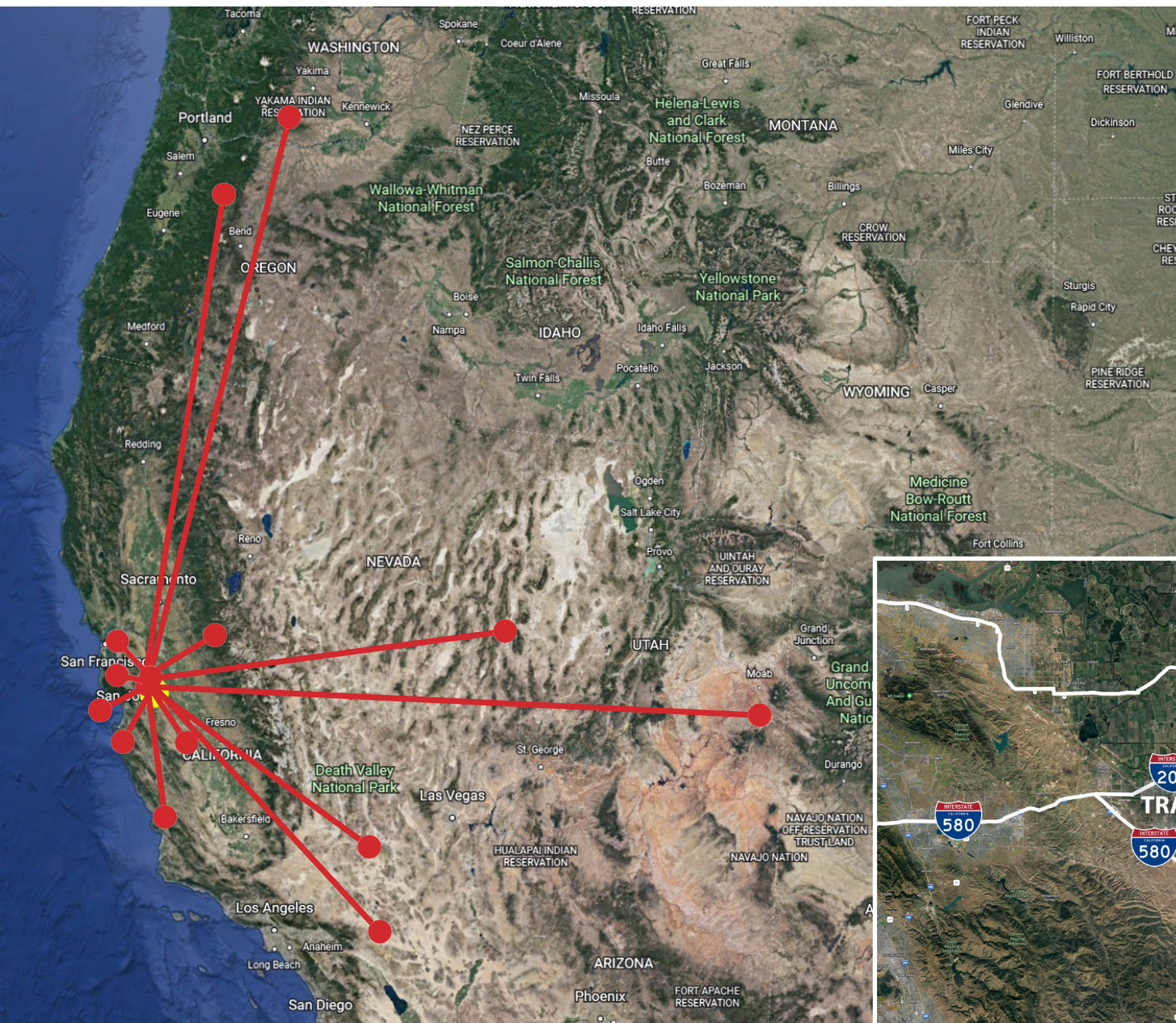
The Park's master developer and owner G3 Enterprises owns and manages over 6 million square feet in the Modesto area. This inventory creates additional opportunities for G3 Enterprises to meet a wide variety of current and future tenant's space requirements.

- Business friendly community
- Located in the heart of Northern California's Central Valley
- Ideally located west of Highway 99
- Zoning: M-2 (Heavy Industrial) w/ flexible uses
- Low-cost electricity provided by: TID (Turlock Irrigation District)
- Entire project fenced and secure





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## WEST COAST MARKET

### CITIES

Sacramento	78 Miles
Oakland	87 Miles
San Jose	86 Miles
San Francisco	94 Miles
Fresno	93 Miles
Reno	210 Miles
Los Angeles	310 Miles
Las Vegas	486 Miles
Portland	659 Miles
Salt Lake City	727 Miles
Seattle	833 Miles
Denver	1,159 Miles

### PORTS

Stockton	41 Miles
Sacramento	87 Miles
Oakland	87 Miles
San Francisco	97 Miles
LA/Long Beach	335 Miles
Seattle	832 Miles
<b>AIRPORTS</b>	
Stockton	31 Miles
Oakland	81 Miles
Sacramento	92 Miles
San Jose	88 Miles
San Francisco	99 Miles

