

**PRIME  
LOCATION**

# 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

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**DESIREE HOLLAND**  
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(209) 672-6792  
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# PROPERTY SUMMARY

**ADDRESS:** 526 Charity Way • Modesto  
**LEASE RATE:** \$1.25 PSF  
**AVAILABLE SF:** ±5,000 SF  
**LOT SIZE:** ± 15,093 SF • ± 0.35 AC  
**PARKING:** 30 Spaces

**YEAR BUILT:** 2004  
**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
- Restrooms
- Break-room
- Separate meters for office and warehouse
- Ample parking
- CC&R's restrict certain heavy industrial uses



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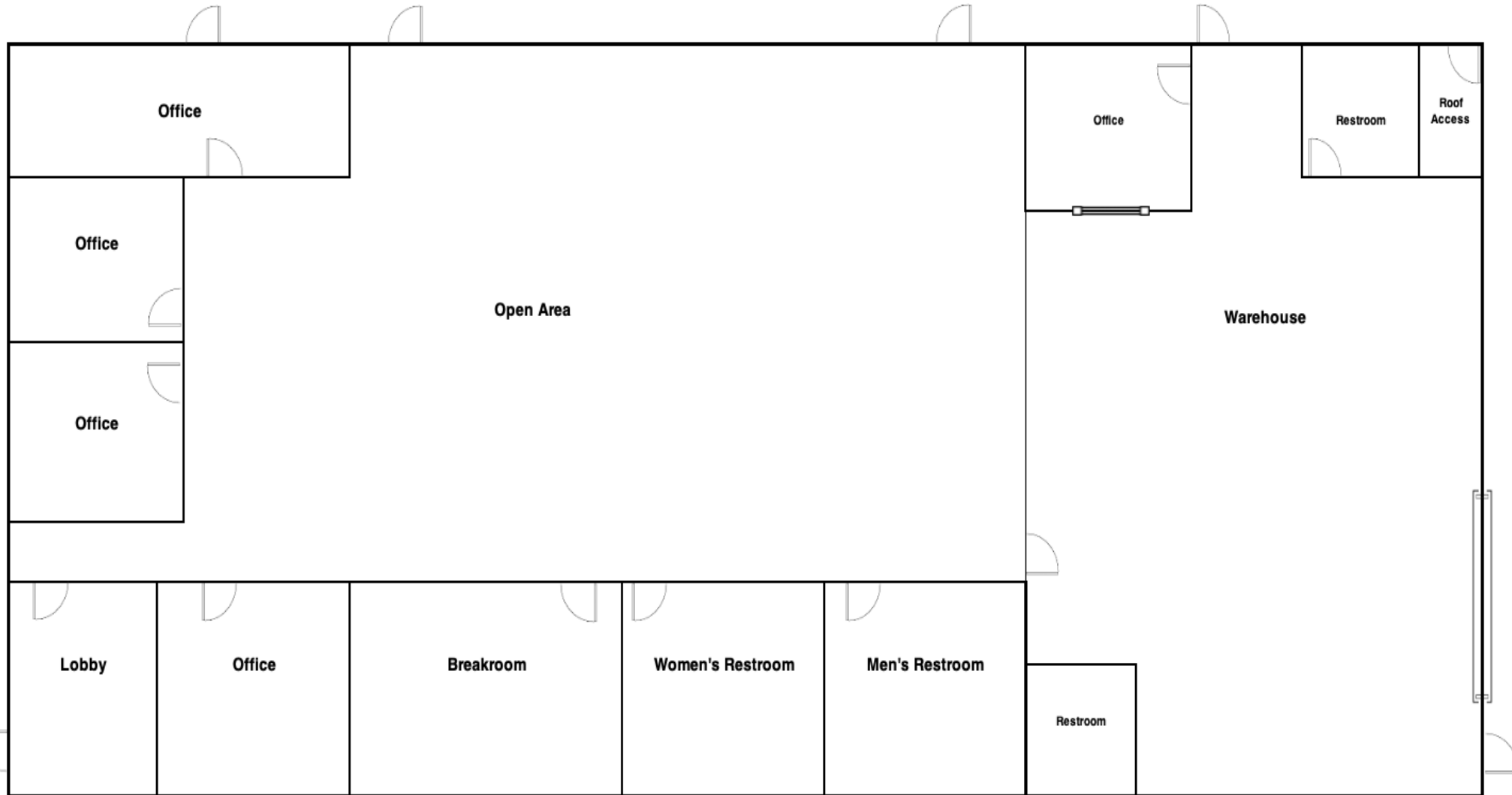
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# FLOOR PLAN



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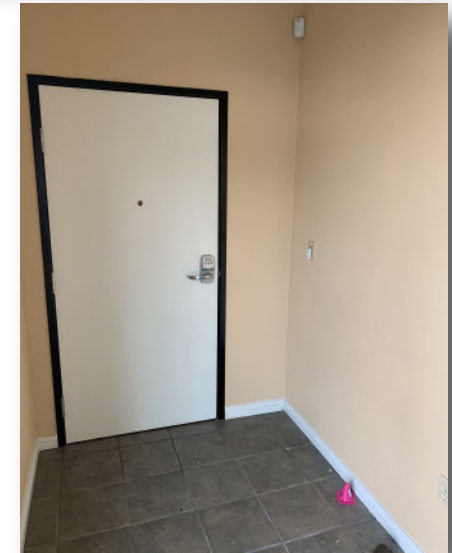
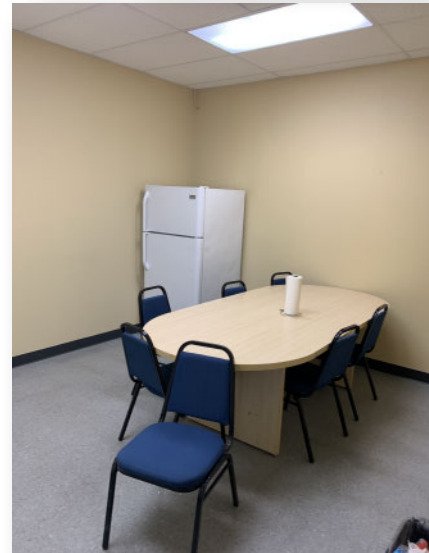
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# PHOTO GALLERY



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# LOCATION MAP



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# AERIAL VIEW



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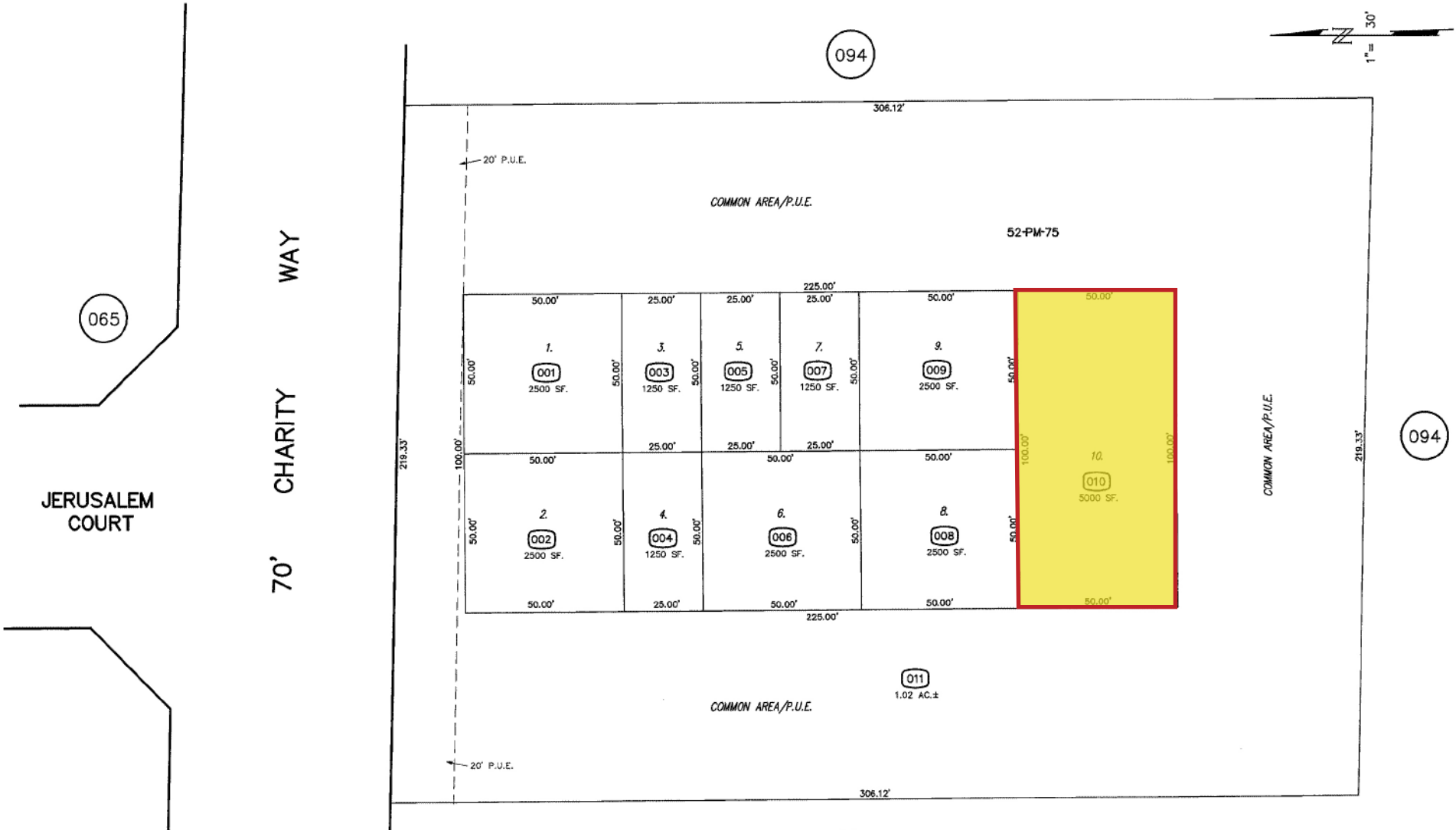
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# PARCEL MAP

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

004 - 095



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