

AVAILABLE FOR SUBLEASE

**BEARD INDUSTRIAL DISTRICT
501 DOHERTY AVE, MODESTO, CA**

RAIL SERVED



BUILDING SIZE:	50,625± square feet
BUILDING DIMENSIONS:	225'± x 225±
GRADE LEVEL DOORS:	Three (3) 12' x 14'
DOCK HIGH DOORS:	Six (6) Type: Exterior covered dock, shared with 533 Doherty Avenue
RAIL DOORS:	Three (3), served by M&ET Shortline Railroad
CEILING CLEARANCE:	Minimum - 26±'
WAREHOUSE LIGHTS:	LED
COLUMN SPACING:	38' x 122'±
FIRE SPRINKLER:	Ordinary Hazard
POWER:	200 amps, Single Phase
LOADING:	Building shares the same parcel with 533 Doherty Avenue (81,000± SF) which is also available. Total available building area is 131,625. Neighboring bldg. is 81,000± SF
FEATURES:	Large secure yard M&ET (Modesto and Empire Traction Co.) providing short line rail access to both UP and BNSF railroads

For Further Information Contact:

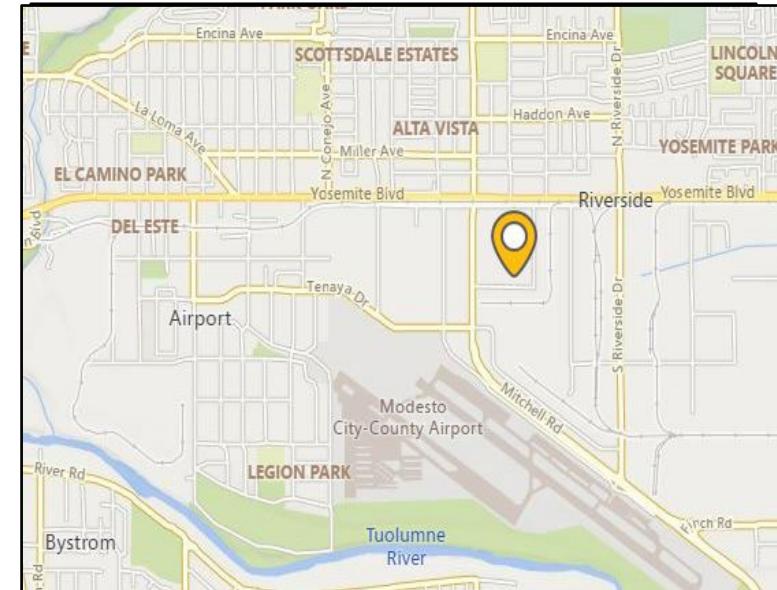
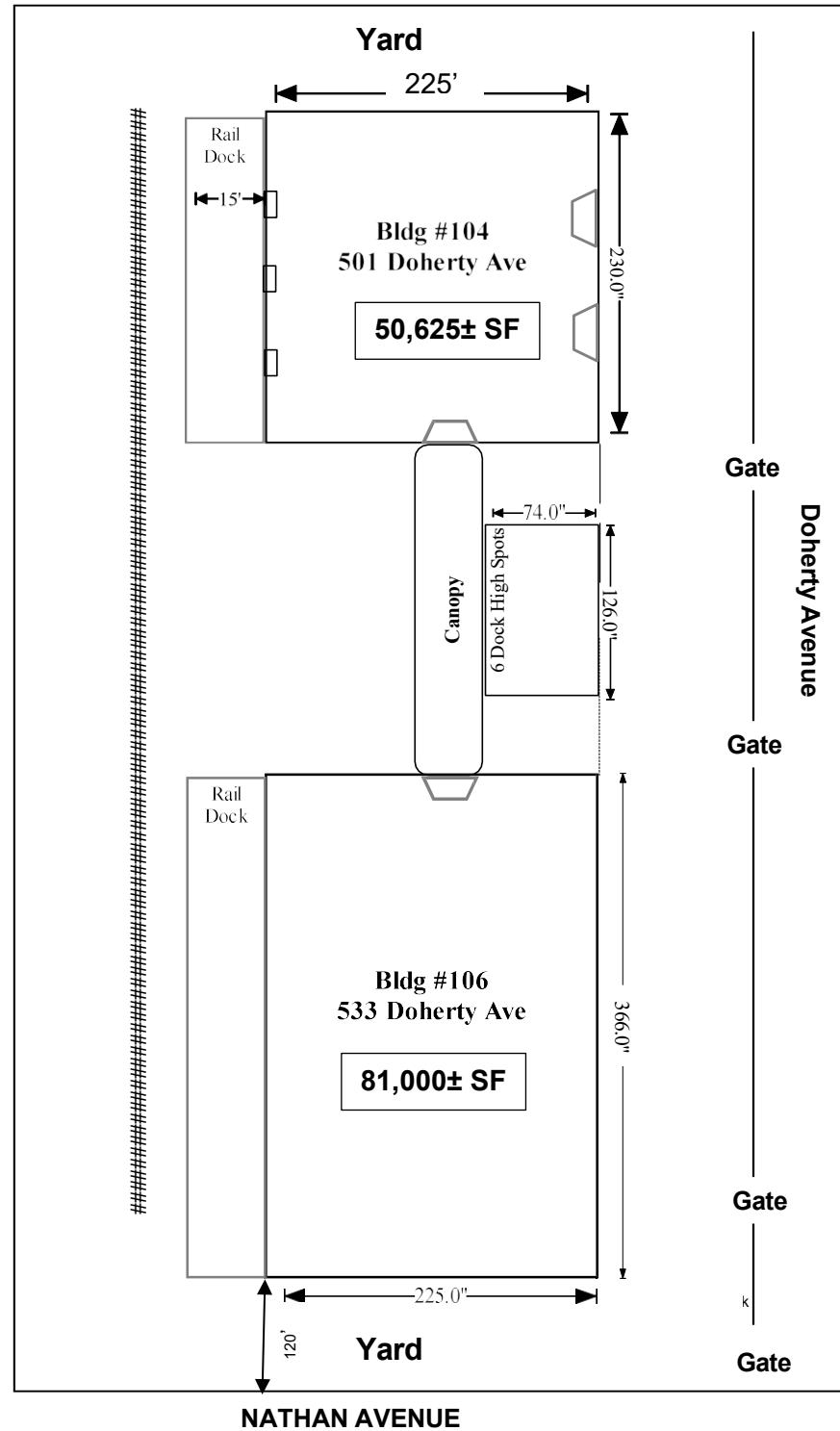
Mark J. Reckers

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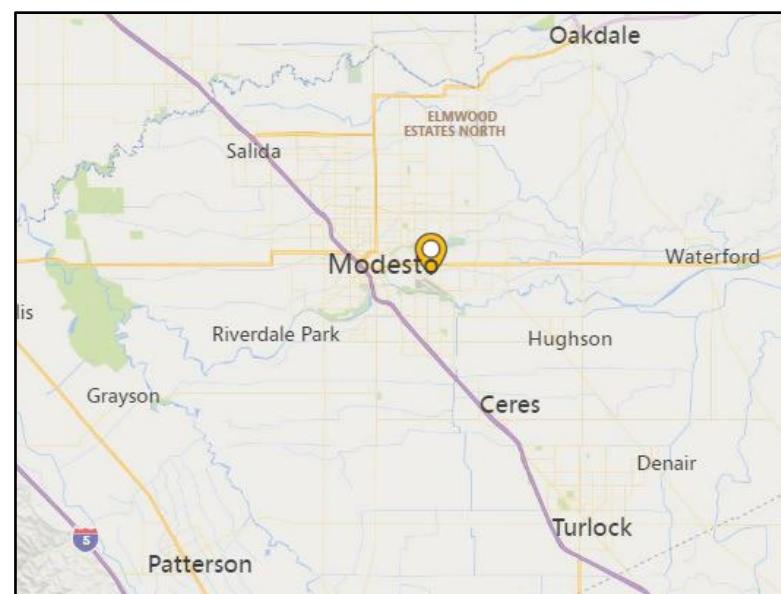
LEE & ASSOCIATES-CENTRAL VALLEY INC.

Office 209-983-1111 / Fax 209-982-0167

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



Location Map



Regional Map



This property is located in the Beard Industrial District. It is ideally located for distribution to the West Coast and beyond being situated just 35 miles south of Stockton and 85 miles east of the San Francisco Bay area, out of the high-cost, congested metropolitan areas. The Beard Industrial District has major modes of transportation including rail, truck and air. State Highways 99, 108 and 132 run through Modesto with reasonable access to Interstate 5.



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

For Further Information Contact:

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