

# AVAILABLE FOR SUBLEASE

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

**RAIL SERVED**



<b>BUILDING SIZE:</b>	<b>50,625± square feet</b>
<b>BUILDING DIMENSIONS:</b>	225'± x 225'±
<b>GRADE LEVEL DOORS:</b>	Three (3) 12' x 14'
<b>DOCK HIGH DOORS:</b>	Six (6) Type: Exterior covered dock, shared with 533 Doherty Avenue
<b>RAIL DOORS:</b>	Three (3), served by M&ET Shortline Railroad
<b>CEILING CLEARANCE:</b>	Minimum - 26'±
<b>WAREHOUSE LIGHTS:</b>	LED
<b>COLUMN SPACING:</b>	38' x 122'±
<b>FIRE SPRINKLER:</b>	Ordinary Hazard
<b>POWER:</b>	200 amps, Single Phase
<b>LOADING:</b>	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
<b>FEATURES:</b>	Large secure yard M&ET (Modesto and Empire Traction Co.) providing short line rail access to both UP and BNSF railroads

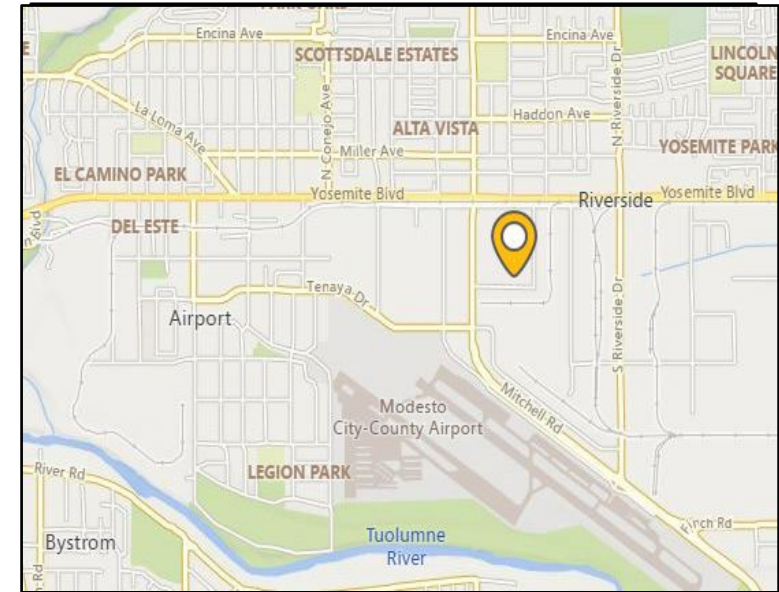
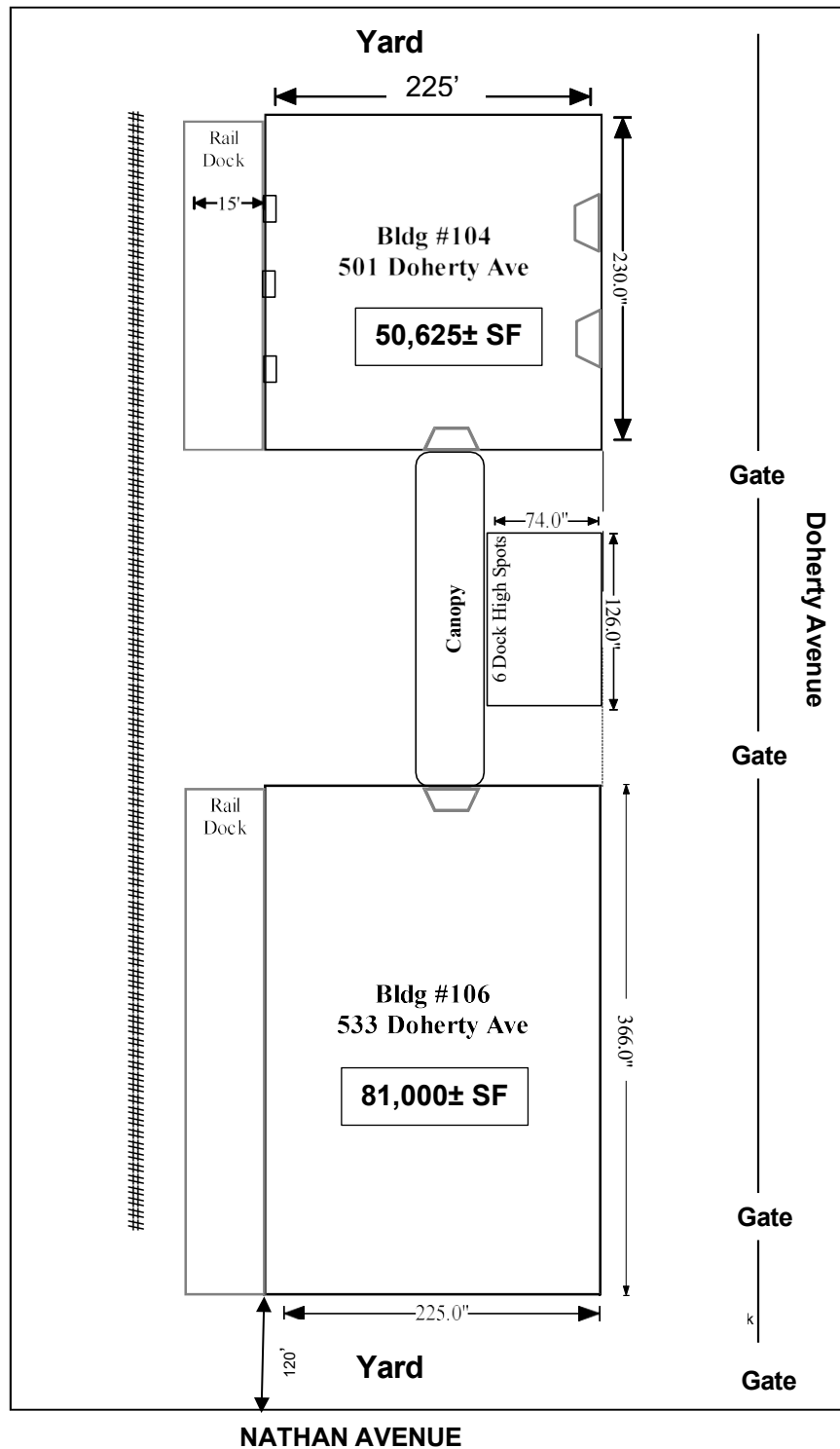
**For Further Information Contact:**

Mark J. Reckers

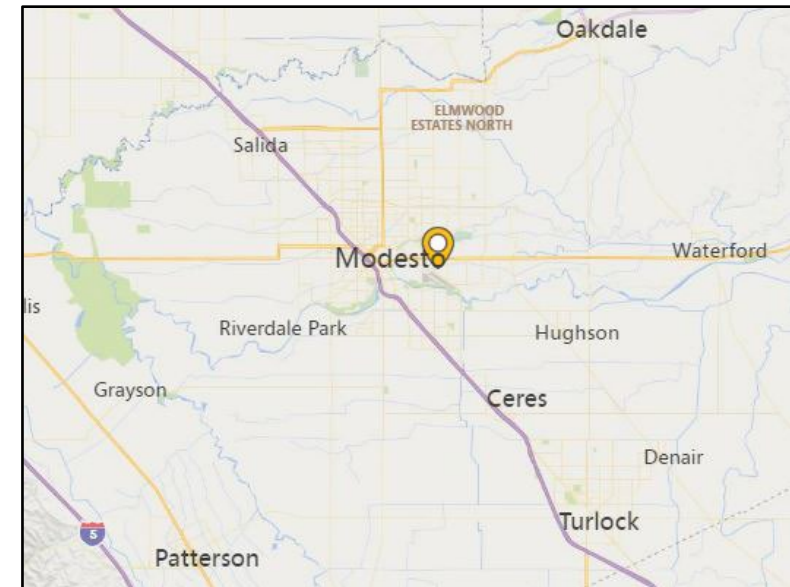
BRE# 00938704

**LEE & ASSOCIATES-CENTRAL VALLEY INC.**  
Office 209-983-1111 / Fax 209-982-0167





**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.*



**For Further Information Contact:**

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