

5226 Pirrone Road
Salida, CA 95368
FOR SALE: \$3,500,000 | \$175 Per Sq Ft
FOR LEASE: \$1.00 Per Sq Ft NNN



To discuss your property or any commercial real estate needs please contact:

JORDAN AMARANT
DRE# 01911219
209.345.8209 | jamarant@pmz.com

PMZCommercial.com

ROB SAUSER
DRE# 01911219
209.484.6713 | robs@pmz.com

Excellent Class A office and flex space. Was previously home to a global call center and precision manufacturing company.

Features include professional welcoming reception, large open cubicle work areas, large training room, large break room, multiple private offices, food lab, call center, data center, corp. office, roll up door and storage areas in rear of building. Well Located in North Modesto just off of HWY 99.

Space is in Excellent condition and will make an ideal

LOCATION: 5226 Pirrone Road, Salida

BUILDING AREA: 19,965 Sq Ft.

High Quality Pretension Concrete Panel Building

Excellent HWY 99 Location

Can fit a variety of different uses from light industrial

HIGHLIGHTS:

- **Excellent Class A office and flex space. Was previously home to a global call center and precision manufacturing company.**
- **Features include professional welcoming reception, large open cubicle work areas, large training room, large break room, multiple private offices, food lab, call center, data center, corp. office, roll up door and storage areas in rear of building.**
- **Well Located in North Modesto just off of HWY 99.**
- **Space is in Excellent condition and will make an ideal headquarters and investment for your**

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COUNTRY STONE PARK

SITE

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