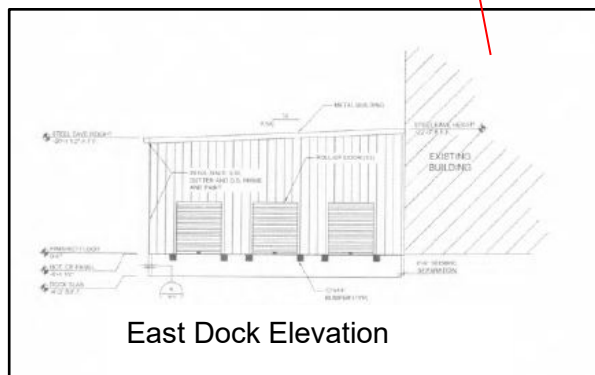
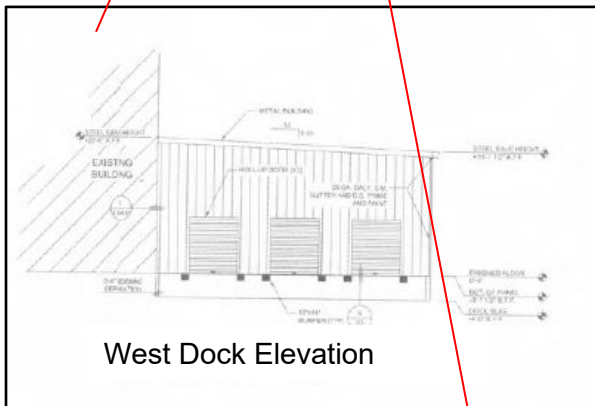
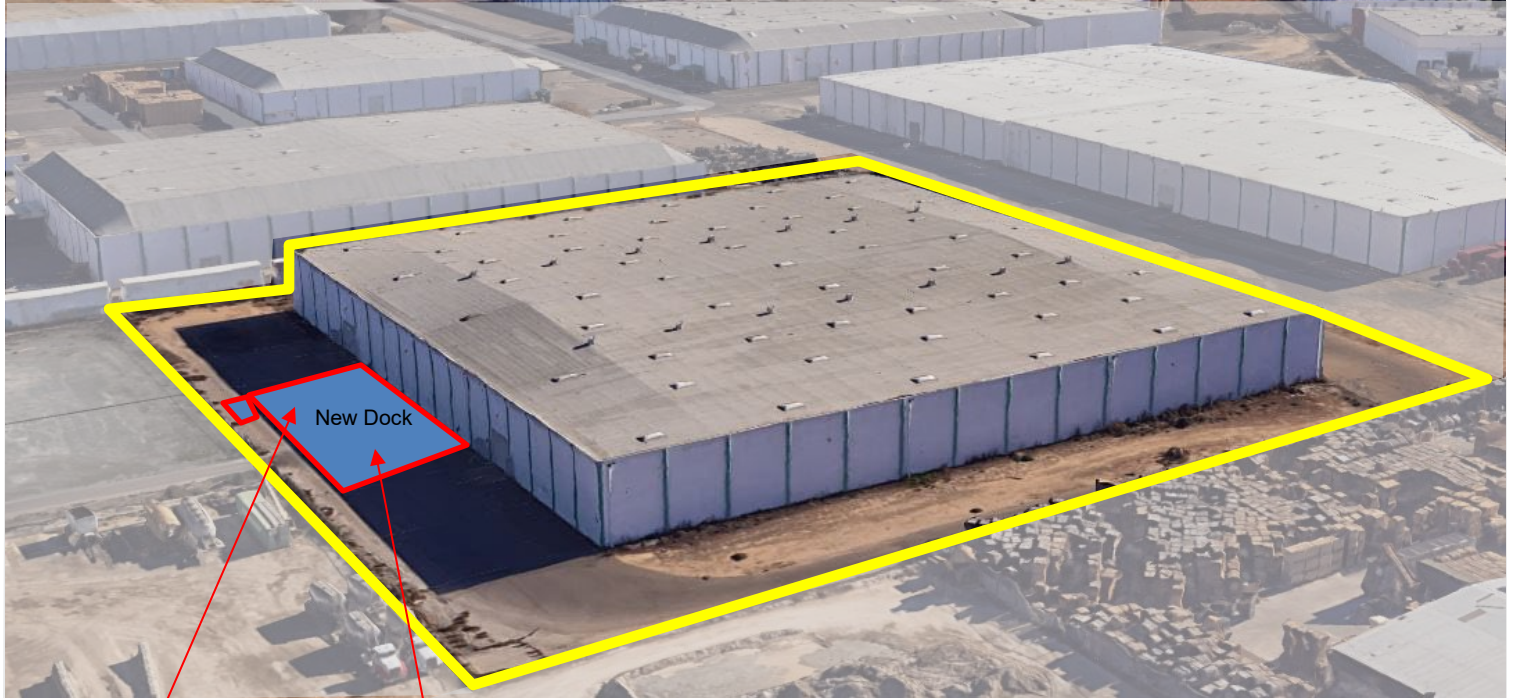


**FOR LEASE**  
**127,800± SF**  
**2105 NATHAN AVE, MODESTO, CA**



<b>BUILDING SIZE:</b>	127,800± square feet
<b>BUILDING DIMENSIONS:</b>	360'± x 350'±
<b>PARCEL AREA:</b>	5.43± acres
<b>DOCK HIGH DOORS:</b>	Six (6) (8' x 9') to be completed June 2025
<b>GRADE LEVEL DOORS:</b>	Four (4) electric 16' x 14'
<b>CEILING CLEARANCE:</b>	28'± Minimum
<b>ROOF:</b>	New roof to be installed in 2025
<b>WAREHOUSE LIGHTS:</b>	LED
<b>COLUMN SPACING:</b>	40'± x 50'±
<b>POWER:</b>	400 AMP, 240 VOLT, 3 PHASE
<b>FEATURES:</b>	

- Fenced yard
- Functional high cube warehouse
- Newer roof with skylights
- Located in the Beard Industrial District

For Further Information Contact:

**Mark J. Reckers BRE# 00938704**  
**LEE & ASSOCIATES-CENTRAL VALLEY INC.**  
**Cell: 209.471.4884 /Office: 209.983.1111**



*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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