



Available For Lease

02/01/2025

3643 Finch Road

Modesto, CA

**Chris Conklin**

VP of Real Estate

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www.beardland.com

### BUILDING FEATURES

- ♦ Building Size:  $\pm 202,060$  SF
- ♦ Available Space:  $\pm 98,560$  SF
- ♦ Dock Doors: 11
- ♦ Grade Level Doors: 1
- ♦ Fenced Parking Lot
- ♦ Office: Build to Suit
- ♦ Electricity/Power: 800 AMP  
480/2277 Volt, 3-Phase 4-Wire
- ♦ Temperature Conditioned  
Down to 65 Degrees if Needed
- ♦ Rail Served W/ Rail Dock
- ♦ Connection to UP and BNSF
- ♦ Adjacent Lay Down Yard/  
Additional Parking



# 3643 Finch Road

## Site Plan

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*Not to scale.*





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### PROPERTY HIGHLIGHTS

- ♦  $\pm 2,000$  Acre Business Park
- ♦ Strategic location serving Central and Northern California
- ♦ Industrial Warehouse Distribution, Manufacturing, and related space totaling over  $\pm 9$  Million SF
- ♦ Build to Suit Opportunities ( $\pm 25,000$  SF to over  $\pm 1$  Million SF)
- ♦ Beard Industrial District is home to globally recognized companies including Frito Lay, Del Monte, Nestle, Gallo, Plastipak, and Graham Packaging.
- ♦  $\pm 80$  Miles to the Port of Oakland
- ♦ Modesto Irrigation District Electrical Service
- ♦ Abundant Sewer and Water Capacity
- ♦ Zoned Industrial Manufacturing, Stanislaus County
- ♦ Transload and Rail Logistics Solutions provided by M&ET Railroad
- ♦ M&ET connects with both BNSF and UP Railroads





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## Distance Maps

### VICINITY MAP



### MILEAGE TO MARKET

Sacramento:  $\pm 75.31$  mi  
 San Francisco:  $\pm 91.56$  mi  
 Reno:  $\pm 203.99$  mi  
 Los Angeles:  $\pm 313.55$  mi  
 Las Vegas:  $\pm 488.05$  mi  
 Portland:  $\pm 655.62$  mi  
 Phoenix:  $\pm 683.60$  mi

### PORTS & INTERMODALS



Port of Oakland:  $\pm 71.2$  mi  
 Port of Stockton:  $\pm 27.3$  mi  
 Port of Sacramento:  $\pm 70.3$  mi  
 BNSF Intermodal (Oakland):  $\pm 72.8$  mi  
 BNSF Intermodal (Stockton):  $\pm 20.9$  mi  
 UP Intermodal (Oakland):  $\pm 72.0$  mi  
 UP Intermodal (Lathrop):  $\pm 21.3$  mi

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