



Freeway-Visible Warehouse Spaces Available | ±754 - 3,018 SF

FOR LEASE

# Lone Palm Industrial Park

Lone Palm Avenue + N Emerald Avenue | Modesto, CA 95351

**STEVE DUNN**  
Senior Director  
+1 209 992 0953  
steve.dunn@cushwake.com  
CA Lic #01410812

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## 1325 Lone Palm Avenue - Unit C

Availability: **Available Now**

Lease Price: **\$850/mo Modified Gross**

Available Units: **Unit C: ±754 SF Warehouse**

Clear Height: **±12' - 14'**

GL Doors: **One (1) GL Door (10' x 12')**

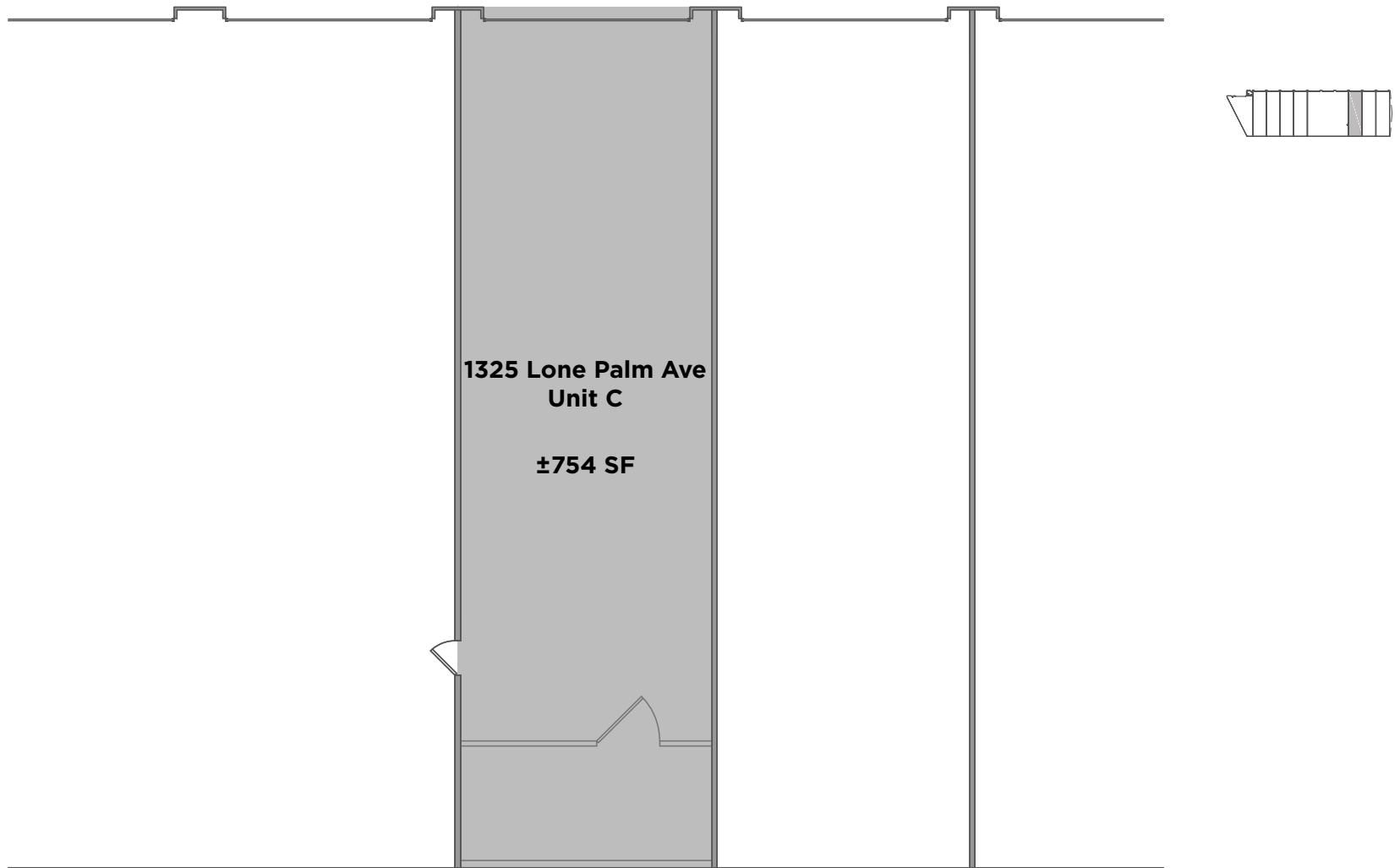
Power: **110 Volts (potential for 220v)**

Property Features:

- Common area restroom
- Chain link entry gate
- Electricity, water, sewer included
- No garbage service provided
- No outdoor storage without written approval by Landlord



1325 Lone Palm Avenue - Unit C Floor Plan



## 1325 Lone Palm Avenue - Unit D-F

Availability: **Available Now**

Lease Price: **\$2,400/mo Modified Gross**

Available Units: **Unit D-F: ±2,264 SF; Open Space w/no walls**

Clear Height: **±12' - 14'**

GL Doors: **Three (3) GL Doors (10' x 12')**

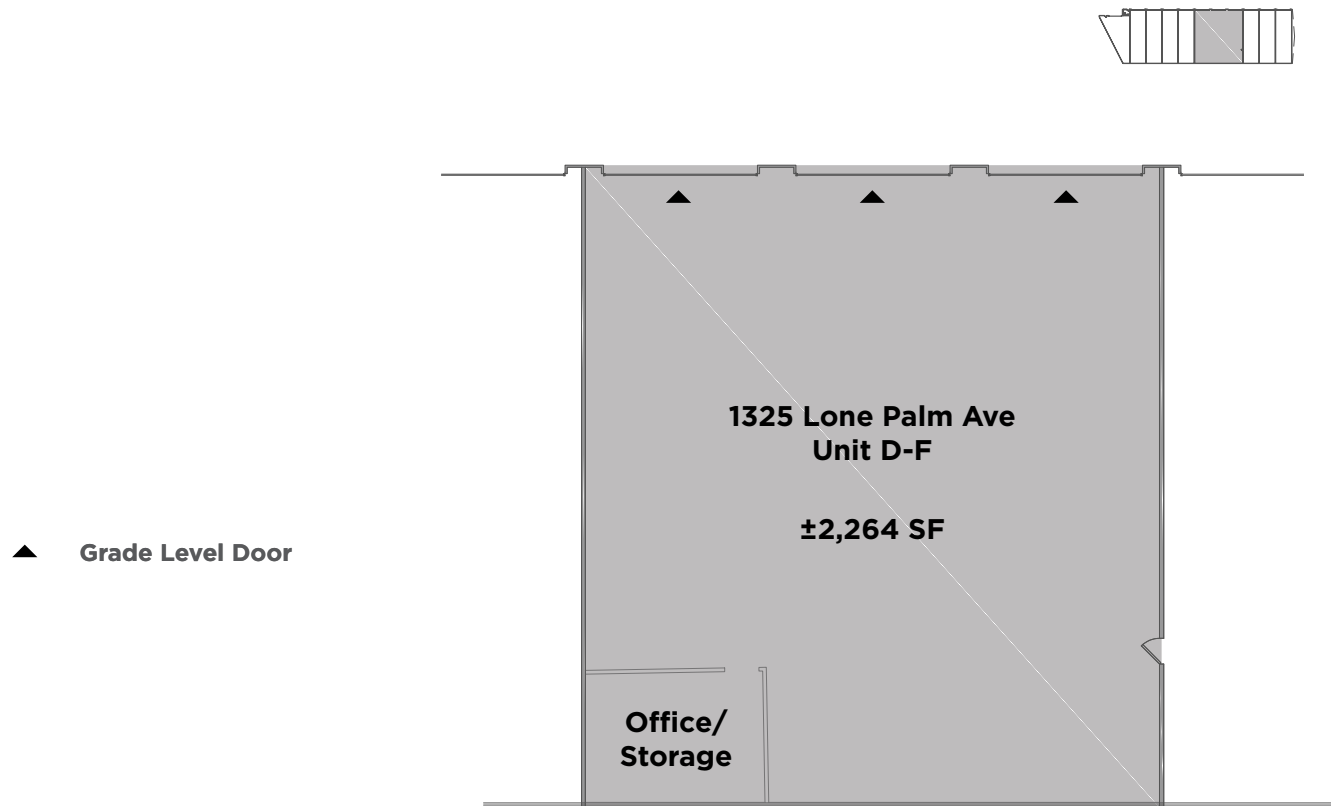
Power: **110 Volts (potential for 220v)**

Property Features:

- Common area restroom
- Chain link entry gate
- Electricity, water, sewer included
- No garbage service provided
- No outdoor storage without written approval by Landlord



1325 Lone Palm Avenue - Unit D-F Floor Plan



## 1413 Lone Palm Avenue - Unit F

Availability: **Available Now**

Lease Price: **\$1,595/mo Modified Gross**

Available Units: **±1,517 SF Warehouse**

Space Dimension: **±41' Wide x ±37' Deep**

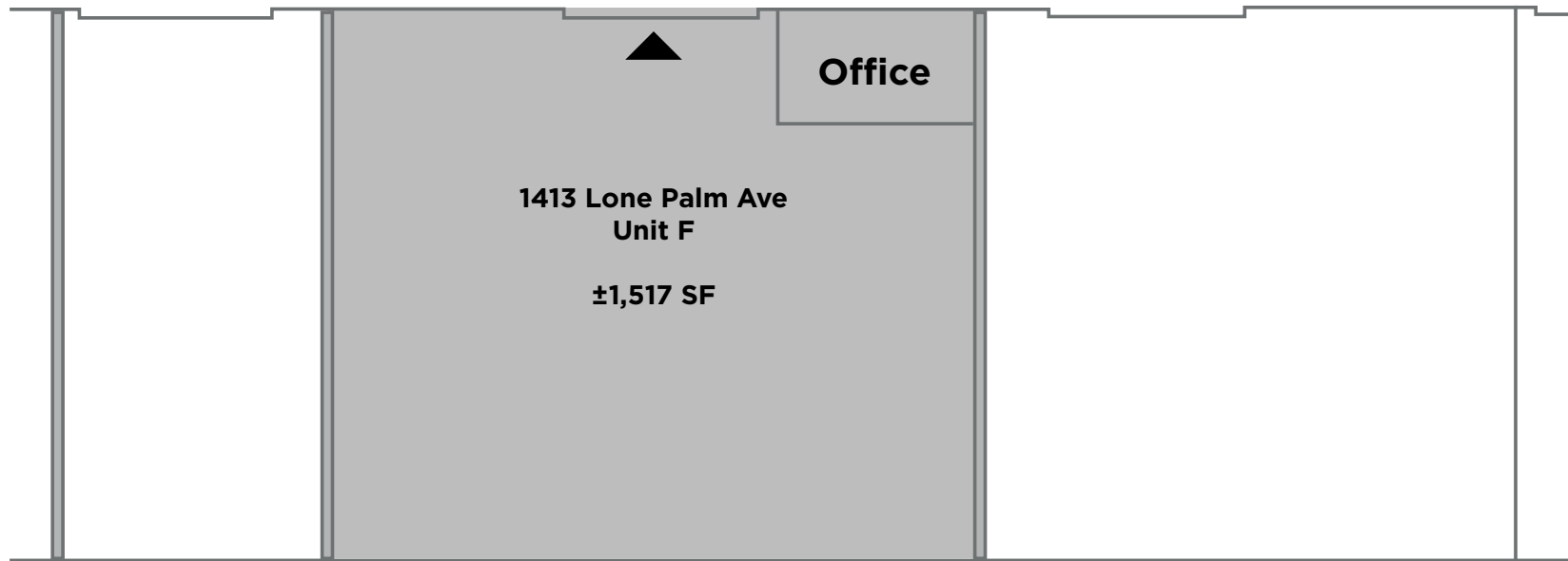
GL Doors: **(1) GL Roll Up Door**

Property Features:

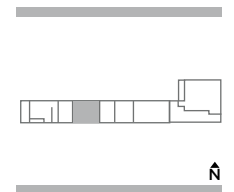
- With small office
- Common Restroom
- Fenced and Gated Entry
- Electricity, water, sewer included
- No garbage service provided
- No outdoor storage without written approval by Landlord



1413 Lone Palm Avenue - Unit F Floor Plan



▲ Grade Level Roll Up Door



## 1511 Lone Palm Avenue - Unit C

Availability: **Available Now**

Lease Price: **\$1,695/mo Modified Gross**

Available SF: **±1,485 SF**

Space Dimension: **29' W x 50' L**

Clear Height: **±15' (Minimum)**

GL Doors: **One (1) GL Door Per Unit; 10' x 12'**

Power: **110 Volts**

Property Features:

- Common Restroom
- Insulated Ceilings, Skylights, Warehouse Lighting
- Secured Gate
- Includes electricity, water, sewer
- No outdoor storage without approval by Landlord





1511 Lone Palm Avenue - Unit C Floor Plan

