

**GREAT
LOCATION**

FOR LEASE

1600 CARPENTER ROAD • BLDG D • MODESTO • CA • 95351



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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DESIREE HOLLAND
Administrative & Marketing Assistant
209.672.6792 | des@pmz.com

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PROPERTY SUMMERY

ADDRESS: 1600 Carpenter Road • Bldg D • Modesto

LEASE RATE: \$1.35 PSF Gross

BUILDING SIZE: ±6,600 SF

LOT SIZE SIZE: ±12,632 SF • ± 0.29 AC

COUNTY: Stanislaus

PROPERTY TYPE: Commercial

LAND USE: Commercial Office

PARCEL NUMBER: 029-008-036

PROCURING BROKER FEE: 2.5%

PROPERTY DESCRIPTION:

Clean, large office on Carpenter Road. Close proximity to shopping, restaurants and Highway 99

Highlights:

- Ten (10) Offices
- Large Open/Bullpen Area
- Two (2) Training Rooms
- Two (2) Copy Rooms
- Conference Room
- Large Kitchen/Break-room
- Large Storage Room
- Outdoor Patio off Kitchen



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PHOTO GALLERY



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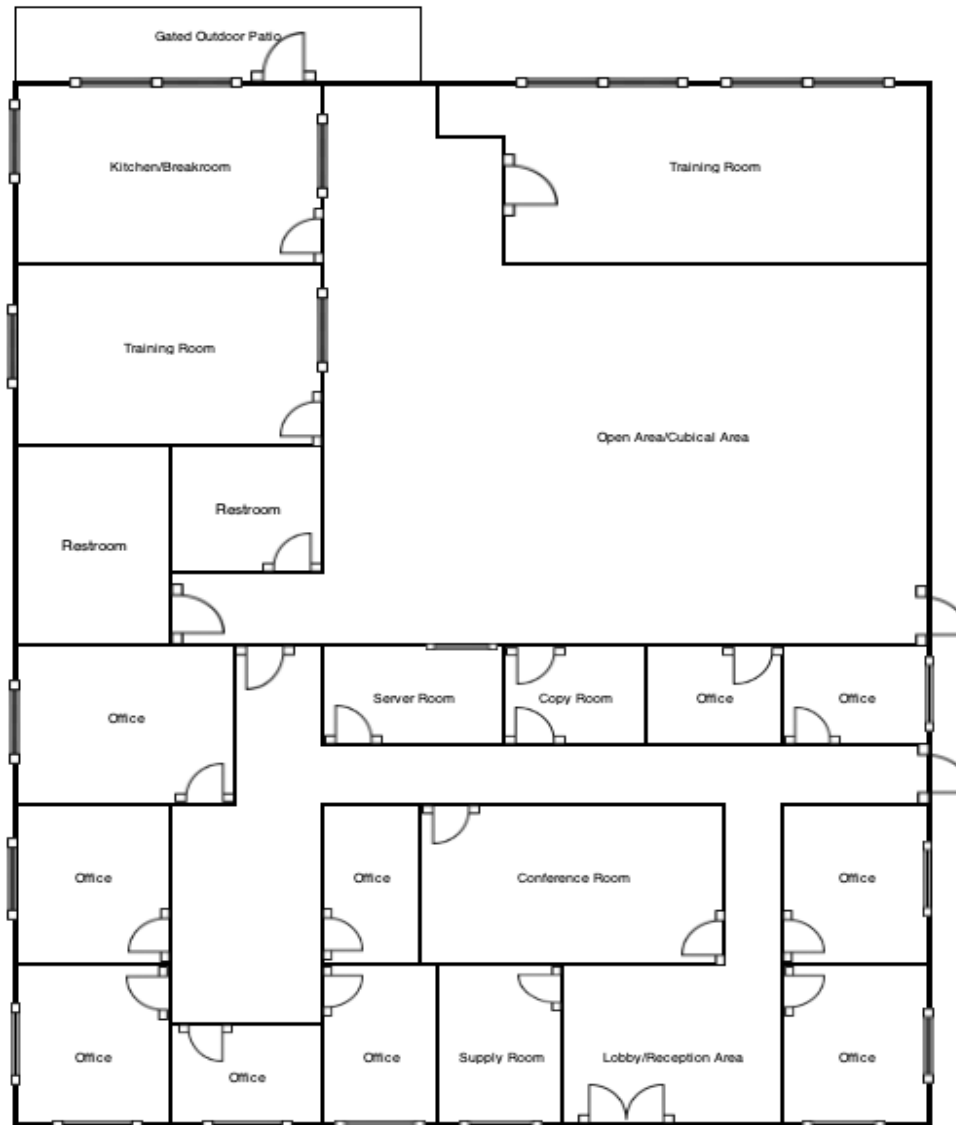
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FLOOR PLAN



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AERIAL MAP



CARPENTER ROAD

BLUE GUM AVENUE

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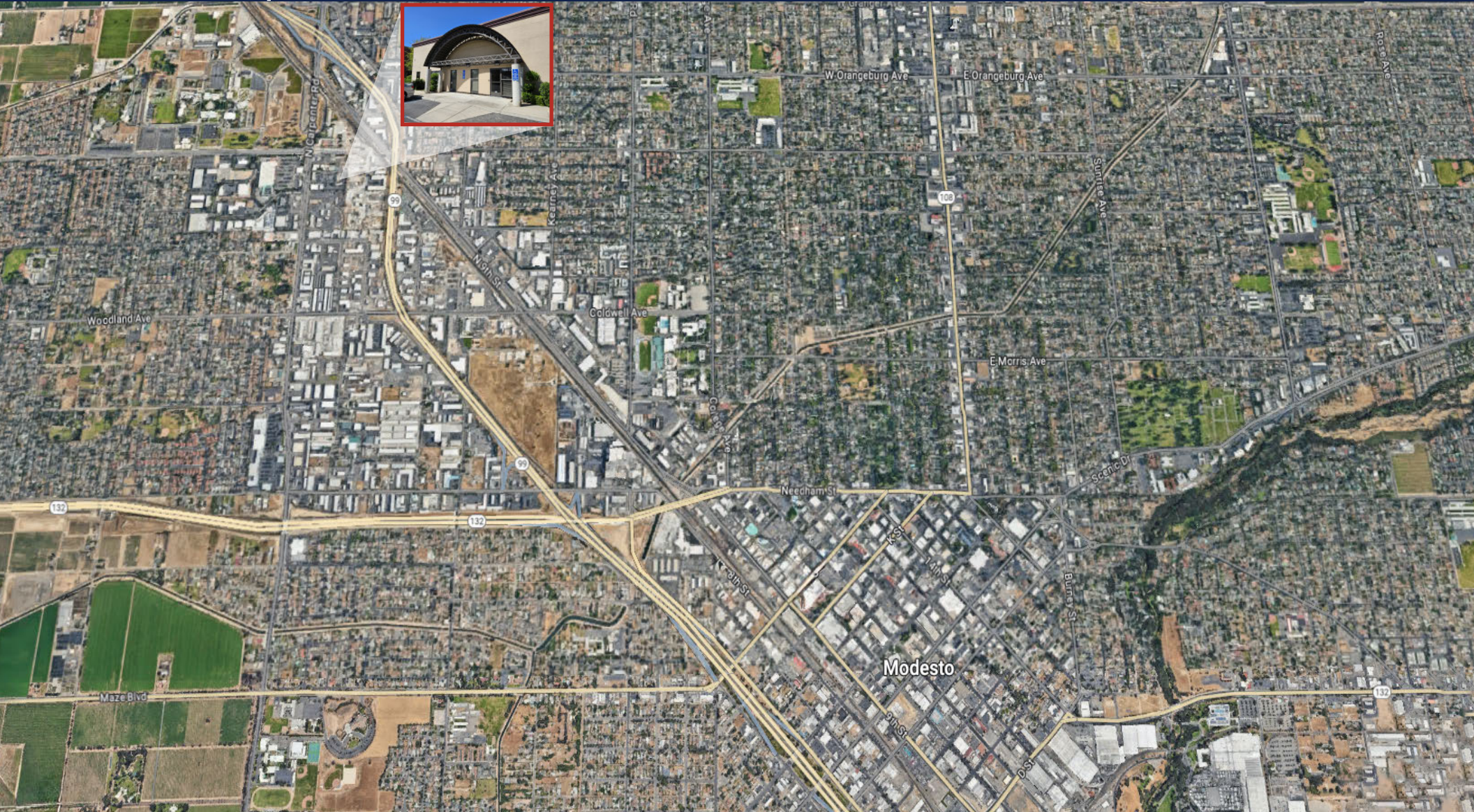
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LOCATION MAP



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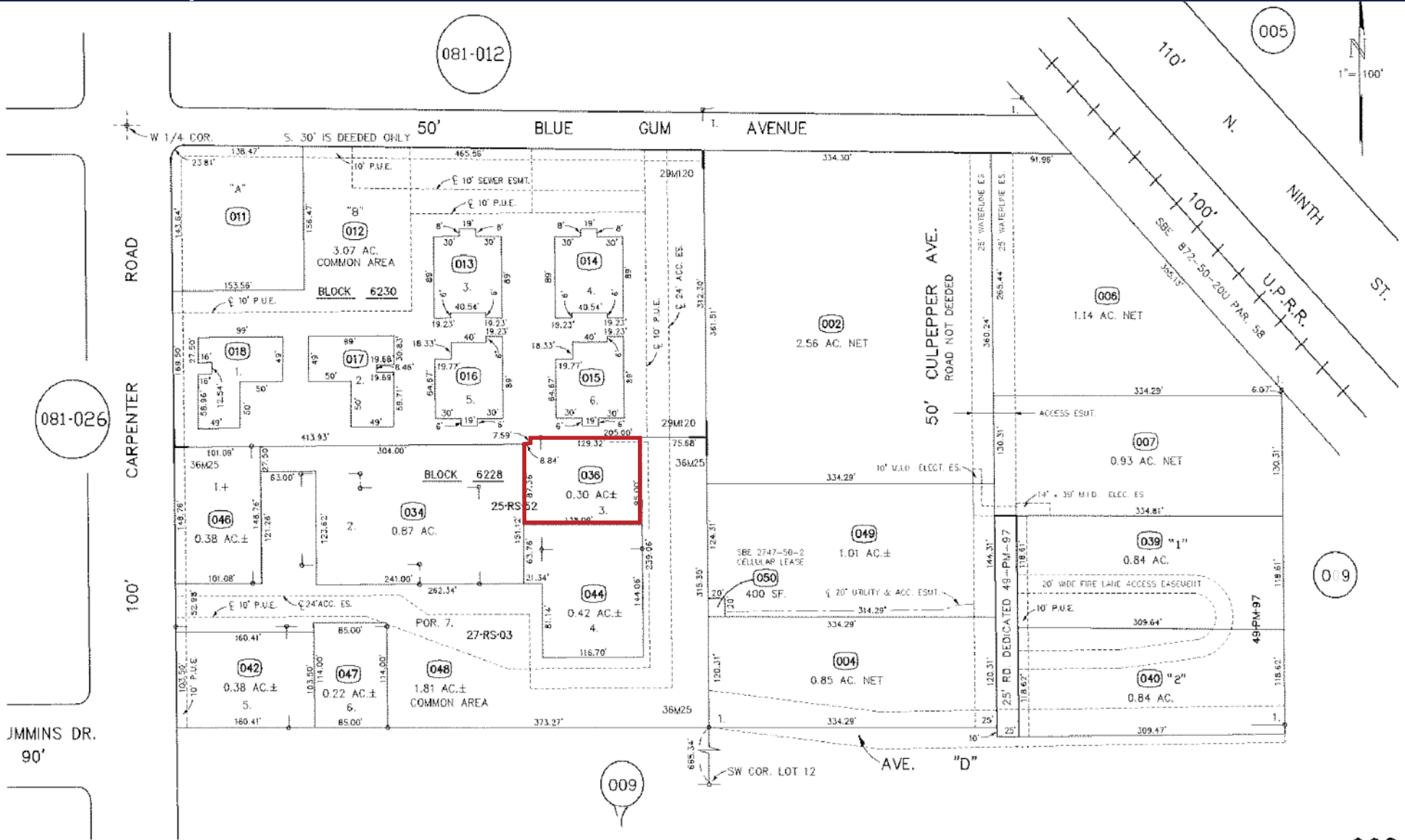
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PARCEL MAP



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