

FOR SALE OR LEASE

2068 Lapham Drive • Modesto • CA • 95354-3909

**PRICE
REDUCED**



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

Randy High Jr., CCIM
DRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
DRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
des@pmz.com

Property Overview

Address:	2068 Lapham Drive • Modesto • CA • 95354	Lot Size:	± 132,422 SF / ± 3.04 AC
Sales Price:	\$5,950,000.00	County:	Stanislaus County
Lease Rate:	\$0.40 PSF NNN (Food Processing/Dry Storage) \$1.00 PSF NNN (Freezer Space)	Property Type:	Industrial/Food Processing
Building Size:	± 45,614 SF Total ± 30,304 SF (Food Processing/Dry Storage) ± 15,310 SF (Freezer Space)	Parcel Numbers:	036-018-026
		Procuring Broker Fee:	2%

Highlights:

- Abundant waste water capacity to support intensive food processing and production operations.
- Purpose-built facility for industrial food production and cold storage, featuring a temperature-controlled freezer area.
- Strategically positioned within Modesto's Beard Industrial District, surrounded by prominent national food and storage companies.
- Offers a unique 38.5-foot clear height in the freezer section—an uncommon feature in the region.
- Outfitted with robust 4,000 Amp power capacity, ideal for supporting heavy-duty equipment and energy-intensive operations.
- Situated on a 3.04-acre parcel, allowing ample room for vehicle parking, outdoor storage, and streamlined logistics.
- Suitable for food manufacturing, processing, cold storage, and freezer operations.
- Includes a 15,000 sq. ft. high-cube flash freezer with full racking in place.
- Energy supplied by MID, known for offering cost-effective rates around ± \$0.11 per kilowatt-hour.
- Flexible sale and lease terms available for qualified buyers or tenants.

Space Components:

- ±15,310 SF Freezer
- ±26,019 SF Dry Warehouse
- ±4,818 SF Office

Dock Door(s):

- Four (4) Dock High Doors

Ramp(s):

- One (1) High Ramp for Equipment and Loading

Ceiling Height:

- ±38.5 FT Freezer Ceiling Height

Additional Features:

- Fully Sprinklered
- Grease Trap
- Two (2) Boilers
- Vault

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

Randy High Jr., CCIM
DRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
DRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
des@pmz.com

Property Summary

Previously occupied by La Michoacana, this industrial property presents an excellent opportunity for investors or users in search of a well-equipped facility near the Modesto City Airport.

Set on approximately 3.04 acres, the building offers $\pm 45,880$ square feet of total space, including $\pm 15,320$ square feet of temperature-controlled freezer area. With zoning designated M-3 for heavy industrial use, the property is well-suited for a variety of operational needs—from food production and cold storage to high-power manufacturing.

The facility includes:

- Four dock-high loading doors and a ramp for streamlined shipping and receiving
- A freezer with soaring ± 38.5 -foot clear heights, optimizing vertical storage capacity
- Robust power infrastructure with 4,000 amps of electrical service
- Versatile layout to accommodate both high-volume and specialized users

La Michoacana previously manufactured its popular Mexican-style frozen treats on-site, showcasing the property's ability to support food-grade production. Its location, utility capacity, and specialized features make it a rare find in the Modesto industrial market.

Located in the heart of Modesto's industrial hub, 2068 Lapham Drive offers a rare opportunity to acquire or lease a fully equipped industrial food processing and cold storage facility. Surrounded by national food production and storage businesses, this $\pm 45,614$ square foot building sits on a 3.04-acre parcel, providing ample space for parking, outdoor storage, and efficient truck access. The facility features approximately $\pm 15,320$ square feet of temperature-controlled freezer space, including a high-cube, fully racked flash freezer with an impressive 38.5-foot clear height—ideal for maximizing vertical storage capacity.

Designed for demanding operations, the property is equipped with a robust 4,000 Amp electrical service, supporting power-intensive equipment and high-capacity production lines. Zoned M-3 for heavy industrial use, the site is well-suited for food processing, manufacturing, cold storage, or freezer-specific operations. Utility services are provided by Modesto Irrigation District (MID), offering competitively low electricity rates at approximately \$0.11/kWh, contributing to long-term operational efficiency.

This is a standout industrial asset offering a flexible layout, high-end infrastructure, and favorable lease or sale terms for qualified parties—ideal for businesses seeking a turnkey solution in a strategic Central Valley location.

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

Randy High Jr., CCIM
DRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
DRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
des@pmz.com

Beard Industrial District

The Beard Industrial District spans $\pm 2,000$ acres and features over Nine (9) million square feet of industrial space, including warehouse, food processing facilities, and logistics operations.

It includes around thirty (30) warehouses, with more than 300 AC still available for future development, and about ± 260 AC currently entitled for build-to-suit projects ranging from $\pm 25,000$ to over 1 Million SF.

The district is served by the Modesto & Empire Traction Company (MET), a Class III short-line railroad owned by the Beard family. MET operates:

- A five (5) mainline connecting to Union Pacific and BNSF
- ± 48.7 miles of industry track and yards within the district
- Two yards - Riverside yard (West side) and McClure yard (East side) - facilitating efficient rail switching.

With daily interchange to both major railroads, competitive rates, and support for intermodal traffic, Beard offers strong logistics capabilities to its Tenants.

Key Tenants:

- E & J Gallo Winery
- Del Monte Foods
- Nestle
- Plastipak
- Graham Packaging
- Stanislaus Foods

These businesses underscore the area's focus on food and beverage manufacturing and packaging, and they provide significant employment opportunities for Modesto and Stanislaus County residents.



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

Randy High Jr., CCIM
DRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
DRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
des@pmz.com

Location Map



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

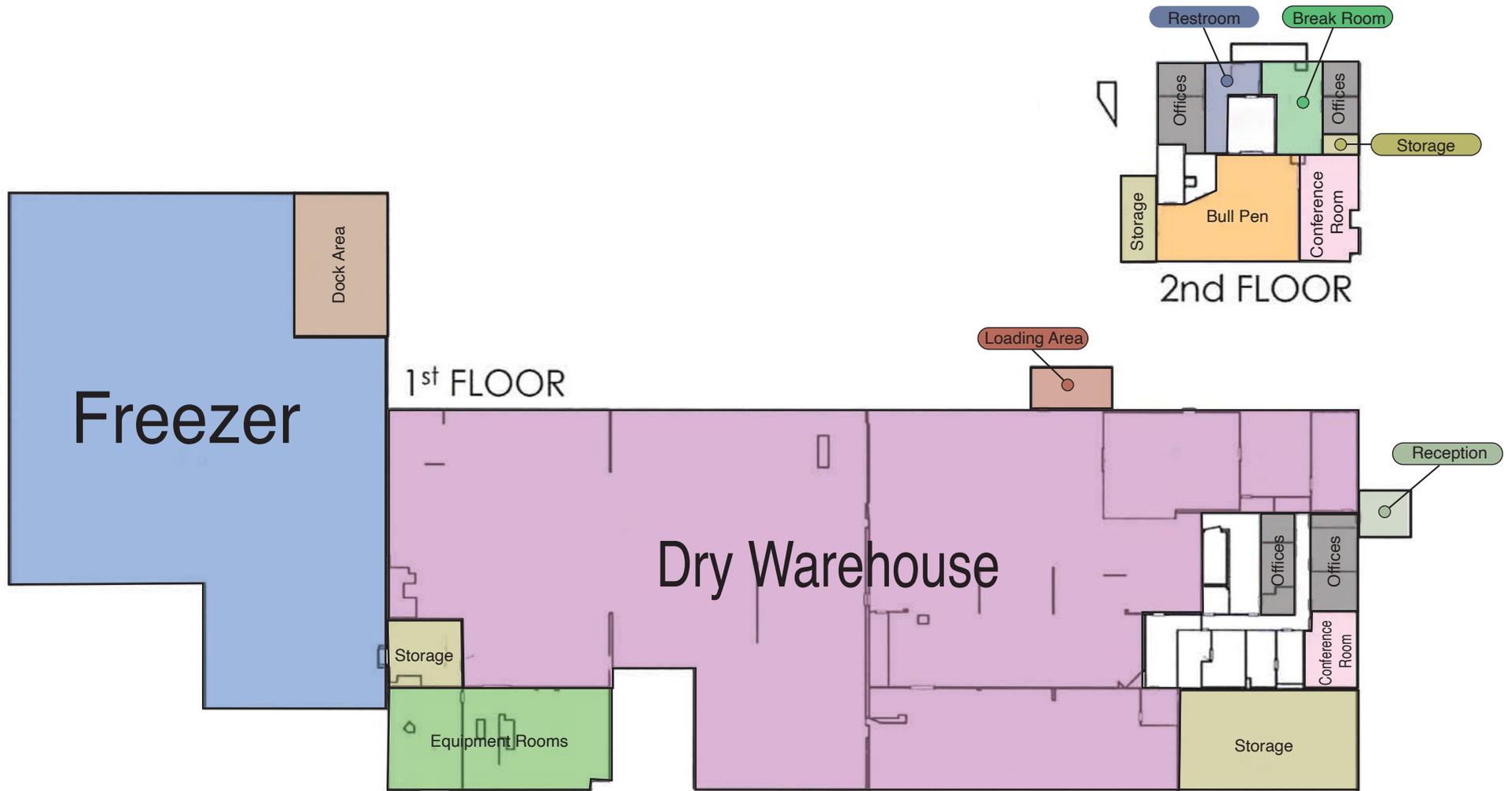
PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Randy High Jr., CCIM
DRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
DRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
des@pmz.com

Site Plan



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

Randy High Jr., CCIM
DRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
DRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
des@pmz.com

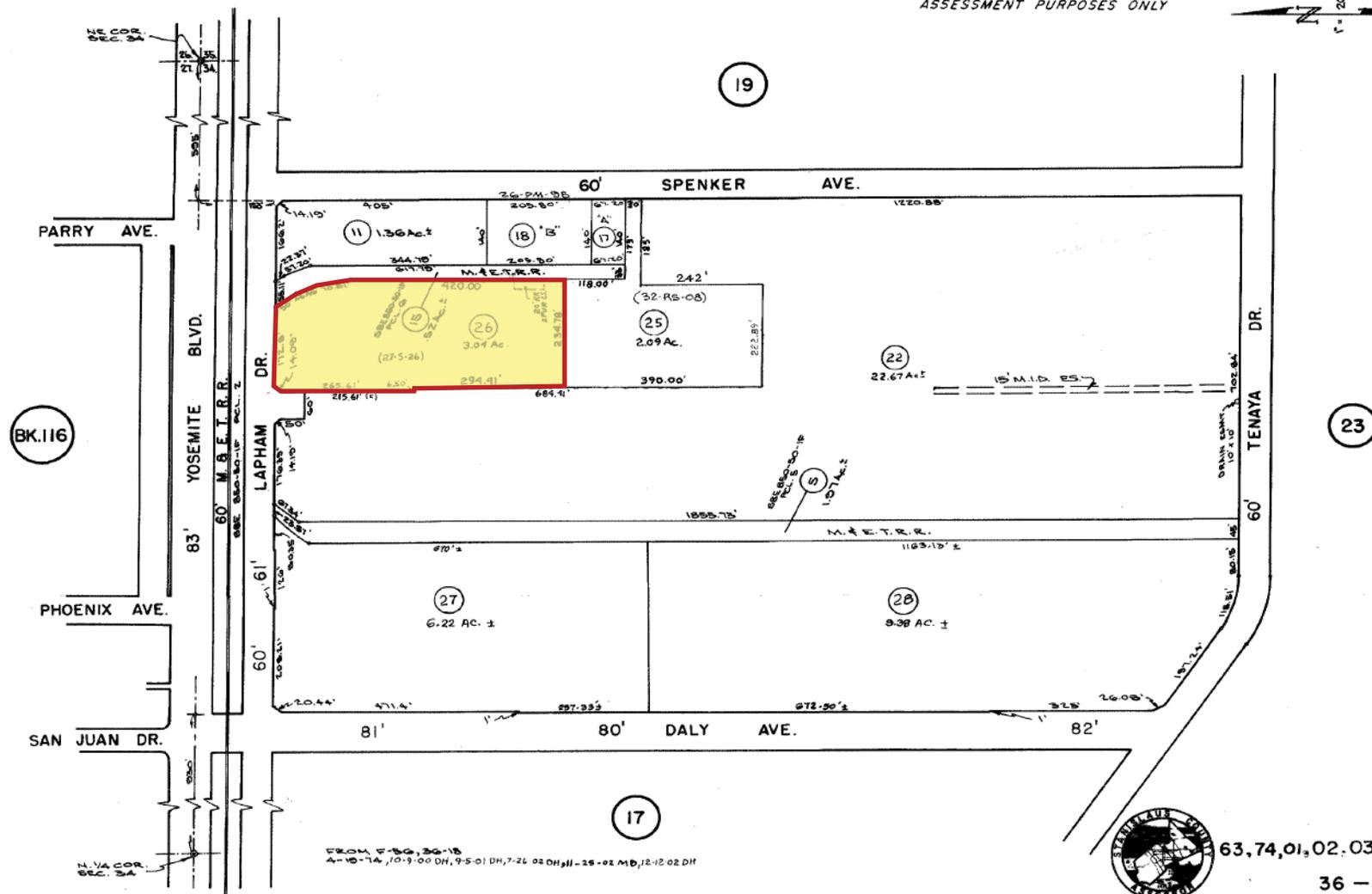
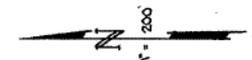
Parcel Map

PORTION NE 1/4 SECTION 34 T.3S. R.9E. M. D. B. & M.

80 22

36 - 18

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



63,74,01,02.03

36 - 18

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

Randy High Jr., CCIM
DRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
DRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
des@pmz.com

Photo Gallery



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

Randy High Jr., CCIM
DRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
DRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
des@pmz.com