

3109 Del Este Pky  
Modesto, CA 95354  
Bldg 3



## Your Next Investment

THIS SPACIOUS PROPERTY ENCOMPASSES 10,235 SF AND IS LOCATED ON PRIME COMMERCIAL LAND IN BEARD INDUSTRIAL DISTRICT.



## Property Features

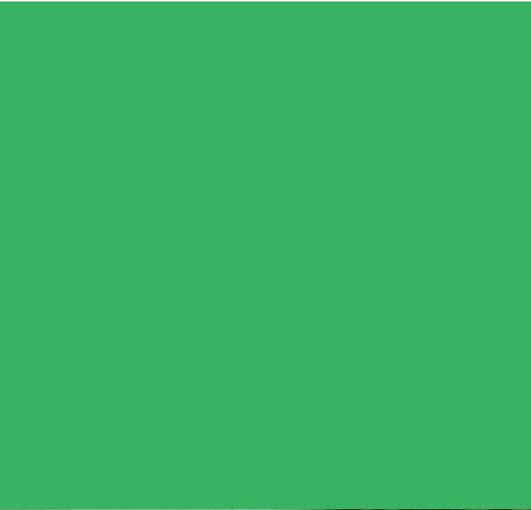
- Available Space: 10,235 SF
- Dock Doors: 4
- Grade Level Doors: 1
- Clear Height: 27 FT
- Fenced Parking Lot
- LED Lighting: Yes
- Office: Yes

Contact us today for more information on our properties and services at **209.481.9111!**

# BEARD

Chris Conklin  
cconklin@beardland.com

530 11<sup>th</sup> Street Modesto, CA 95354  
209.481.9111



## Area Highlights

- 2,000+ acre business park
- Central & Northern CA strategic location
- 9+ million SF industrial, warehouse, manufacturing space
- Build-to-suit: 25,000 SF to 1+ million SF
- Home to major brands: Frito-Lay, Del Monte, Nestlé, Gallo, Plastipak, Graham Packaging

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