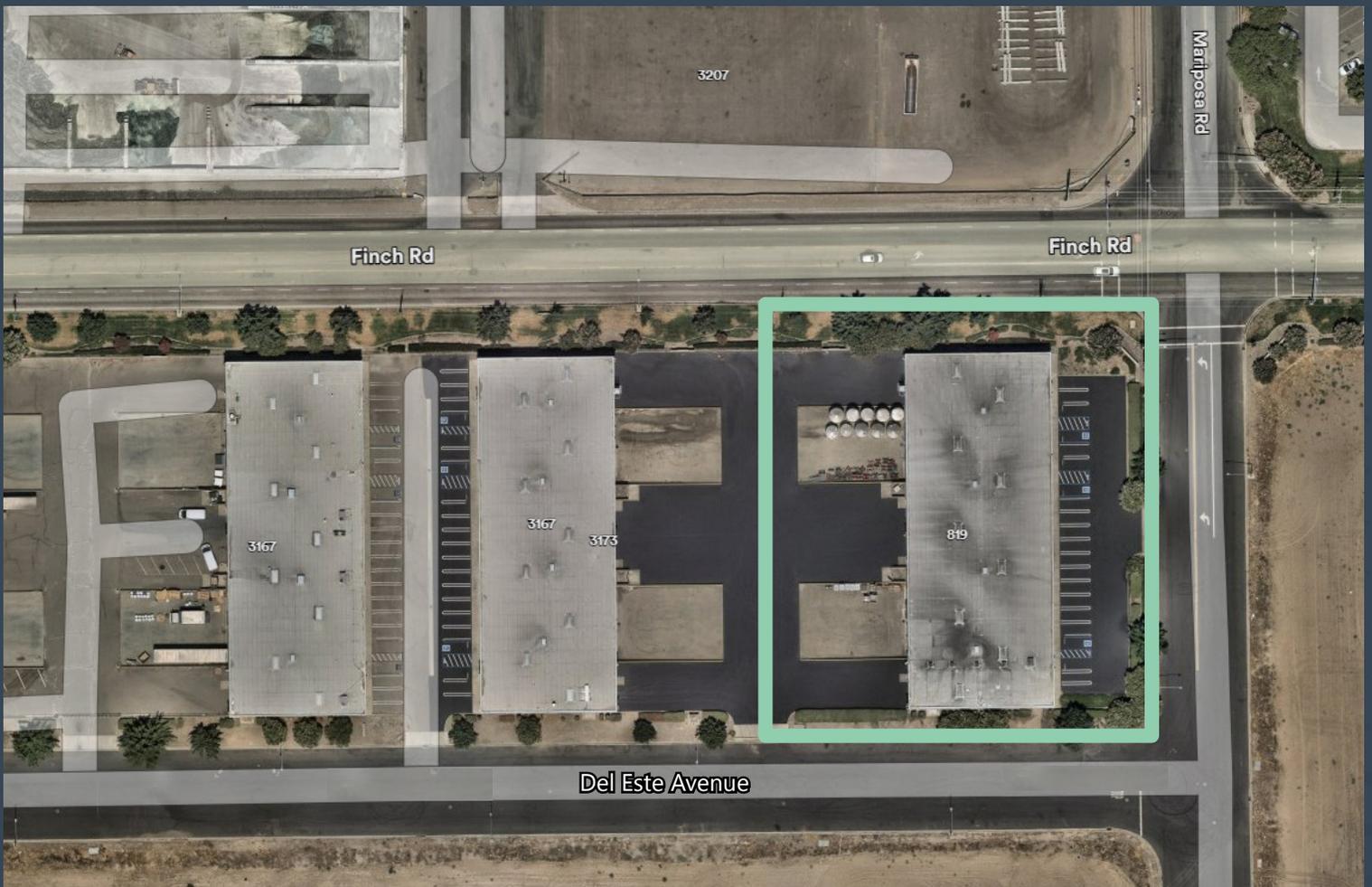


±22,306 SF
AVAILABLE



819 S. MARIPOSA ROAD
MODESTO, CA 95354



PROPERTY OVERVIEW

Building Size:	±22,306 SF
Clear Height:	24'
Dock Doors:	4
Drive Ins:	4
Levelers:	4 Exterior
Sprinklers:	ESFR
Zoning:	M1 Industrial

The ±22,306 SF building sits on ±1.45 acres of industrial zoned land in Modesto, California, a key market on the Highway 99 corridor.

The building shares a gated entrance and truck court with ample employee parking on the Eastern side of the building.

PROPERTY PHOTOS



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AVAILABLE**

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BUZZ OATES



PAC WEST

EQUITIES

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