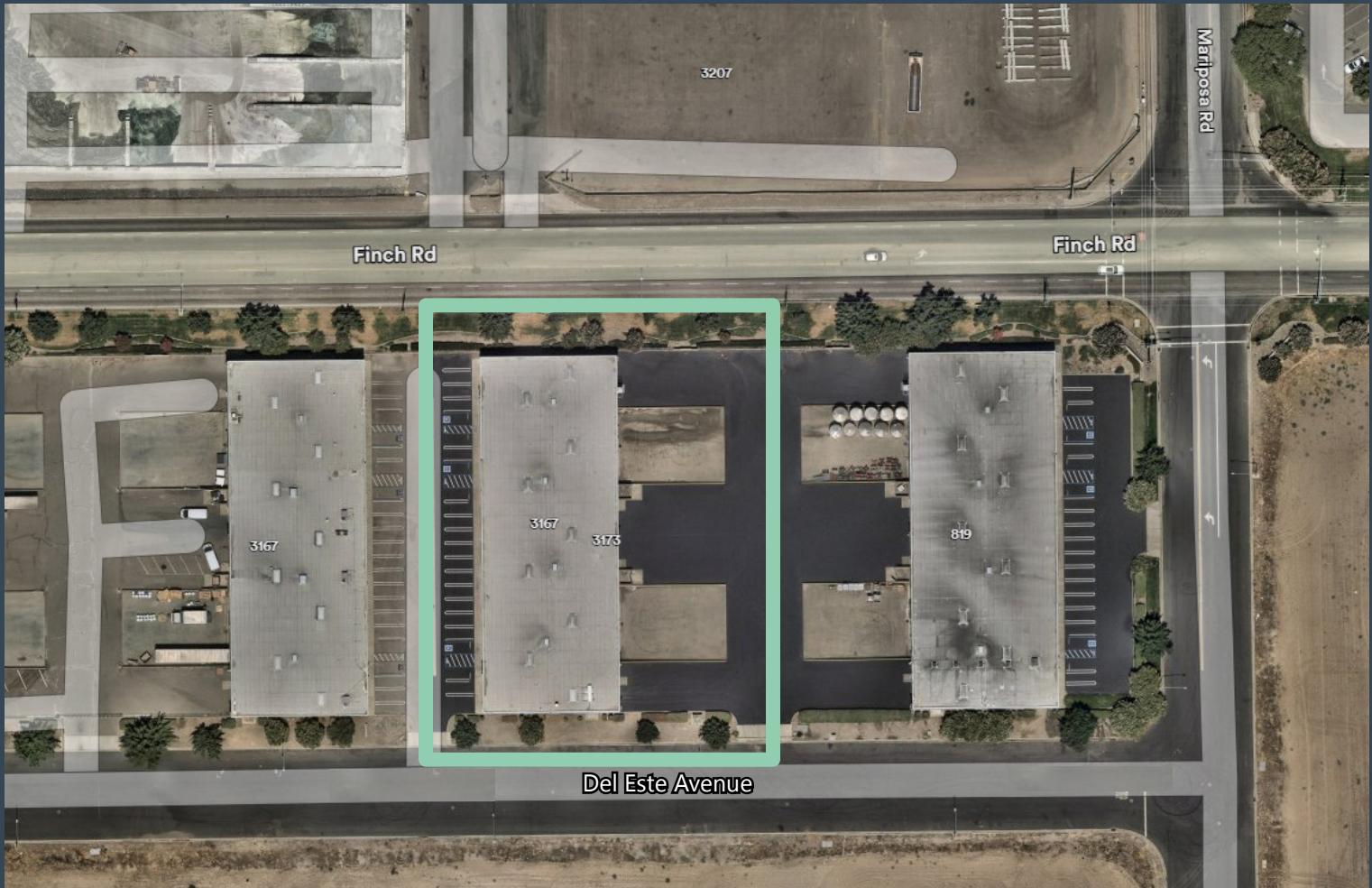


**±20,740 SF
AVAILABLE**



CBRE

**3173 DEL ESTE AVENUE
MODESTO, CA 95354**



PROPERTY OVERVIEW

Building Size: $\pm 20,740$ SF

Office Size: $\pm 1,500$ SF

Clear Height: 24'

Dock Doors: 4

Grade Level Doors: 4 (12' x 16')

Pit Levelers: 4

Employee Parking: 20 vehicle stalls

Power: 400 amps, 480/277v

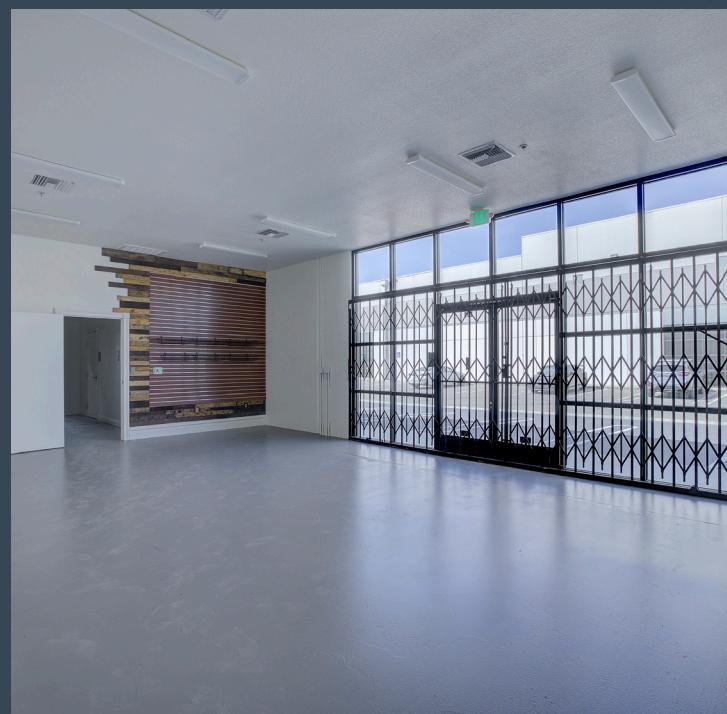
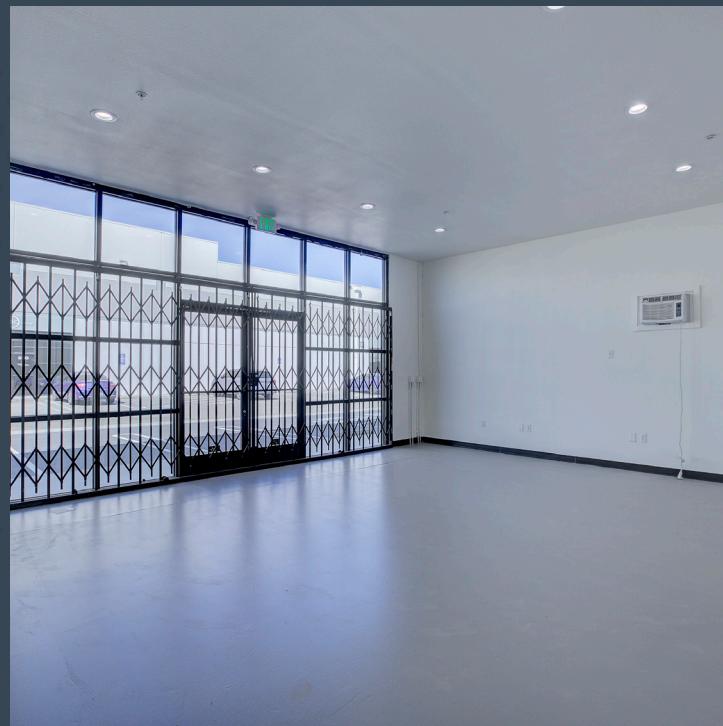
Sprinklers: ESFR

Zoning: M1 Industrial

The $\pm 20,740$ SF building sits on ± 1.30 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 Western sides of the building.

PROPERTY PHOTOS



±20,740 SF
AVAILABLE

3173 DEL ESTE AVENUE MODESTO, CA 95354

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BUZZ OATES


PAC WEST EQUITIES

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