

±20,740 SF
AVAILABLE



CBRE

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



PROPERTY OVERVIEW

Building Size:	±20,740 SF
Office Size:	±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 ±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



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