

FOR LEASE - FORMER BOTTLING FACILITY / 100% CLIMATE CONTROLLED W/ FLOOR DRAINS

UNIT #21 IN WAREHOUSE #1 - 63,259± SF

2612 CROWS LANDING ROAD, MODESTO, CA



## WAREHOUSE #1 FEATURES:

- Square Feet: 63,259± (200' X 300')
- Entire unit is drop ceiling to 16' with HVAC to 75± degrees
- Floor drains in approximately 1/4 of unit
- 800 amp, 480 volt distributed power, more possible
- 6,840± SF office, breakroom, conference room, laboratory and restrooms
- One (1) dock door (more possible)
- Four (4) oversized grade level doors
- ESFR Fire Sprinklers
- Adjacent expansion space available
- 10,000± SF adjacent freestanding metal building also available in large yard area



## G3 DISTRIBUTION CENTER

- Serviced by Union Pacific Rail Service (2 parallel spurs) providing Indoor service with capacity for approximately eight (8) cars per side (16 total)
- Low electrical rates provided by Turlock Irrigation District (TID)
- Secure campus with 24/7 guard house
- Parking/yard space available
- Part of five buildings, 2,800,000± square foot G3 Distribution Center Main Campus.

IMMEDIATELY AVAILABLE!



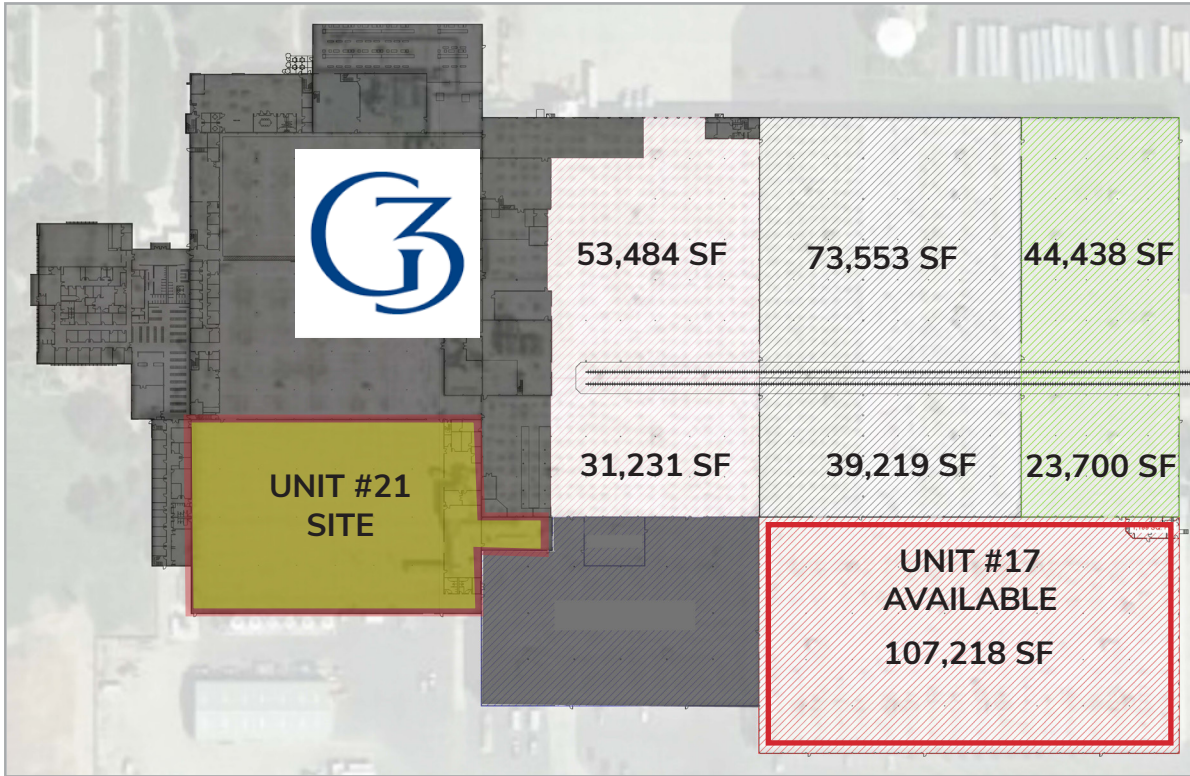
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Unit	Available SF	Office SF	Column Spacing	Dock Doors	Grade Doors
21	63,259	6,840	40' x 50'	1	4
17	107,218	1,200	42'X36'	17	possible



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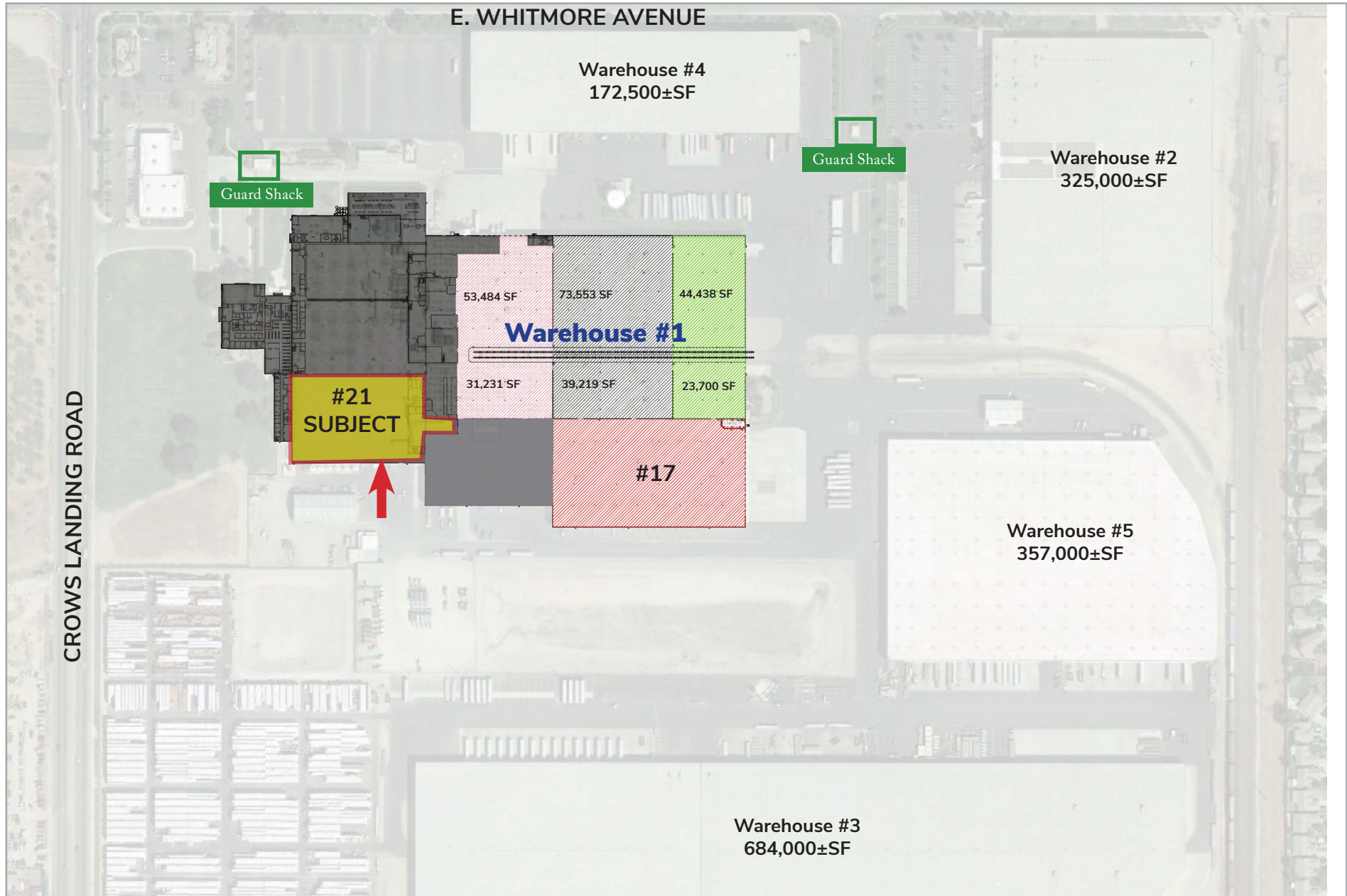
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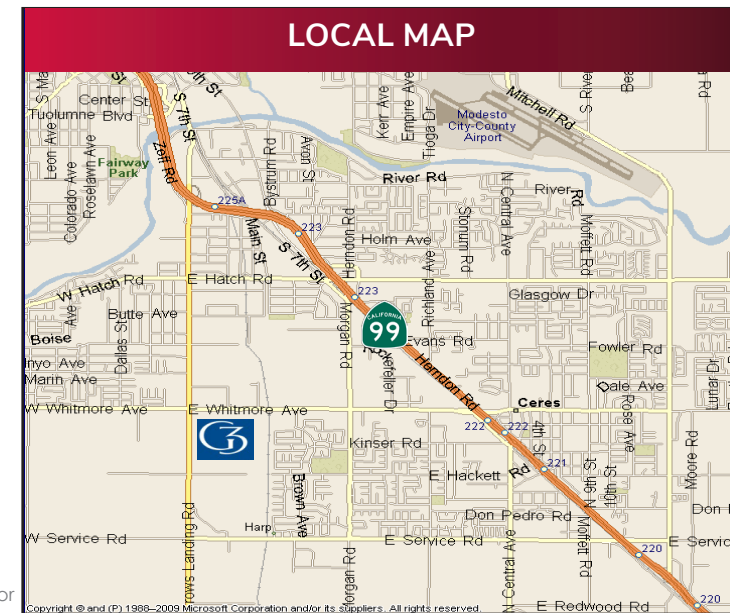
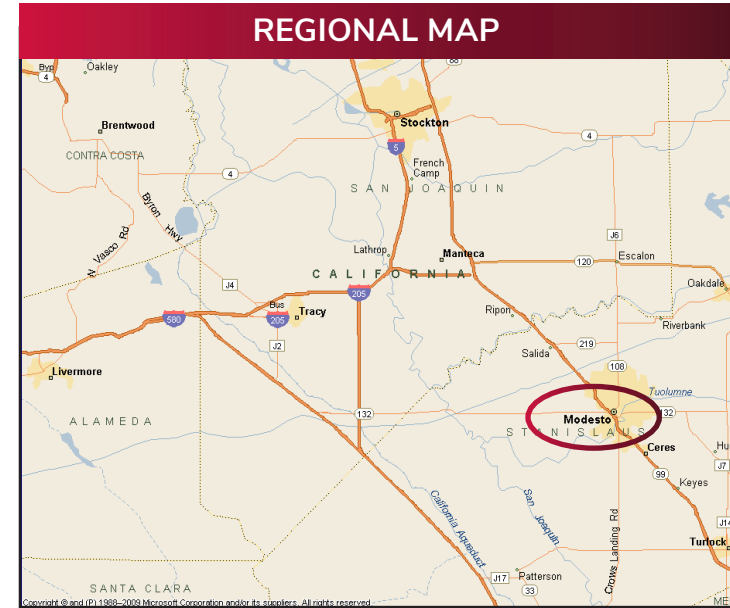
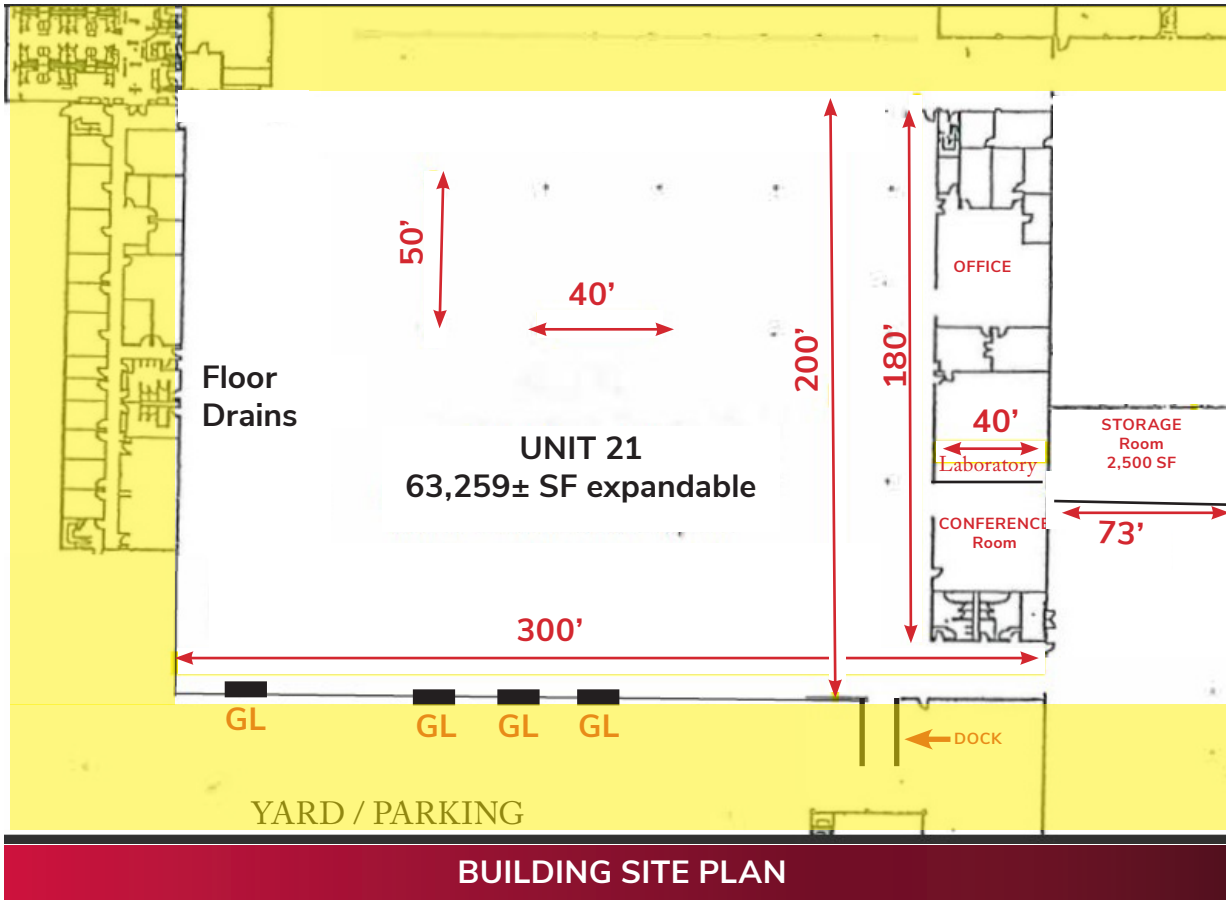
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COMMERCIAL REAL ESTATE SERVICES



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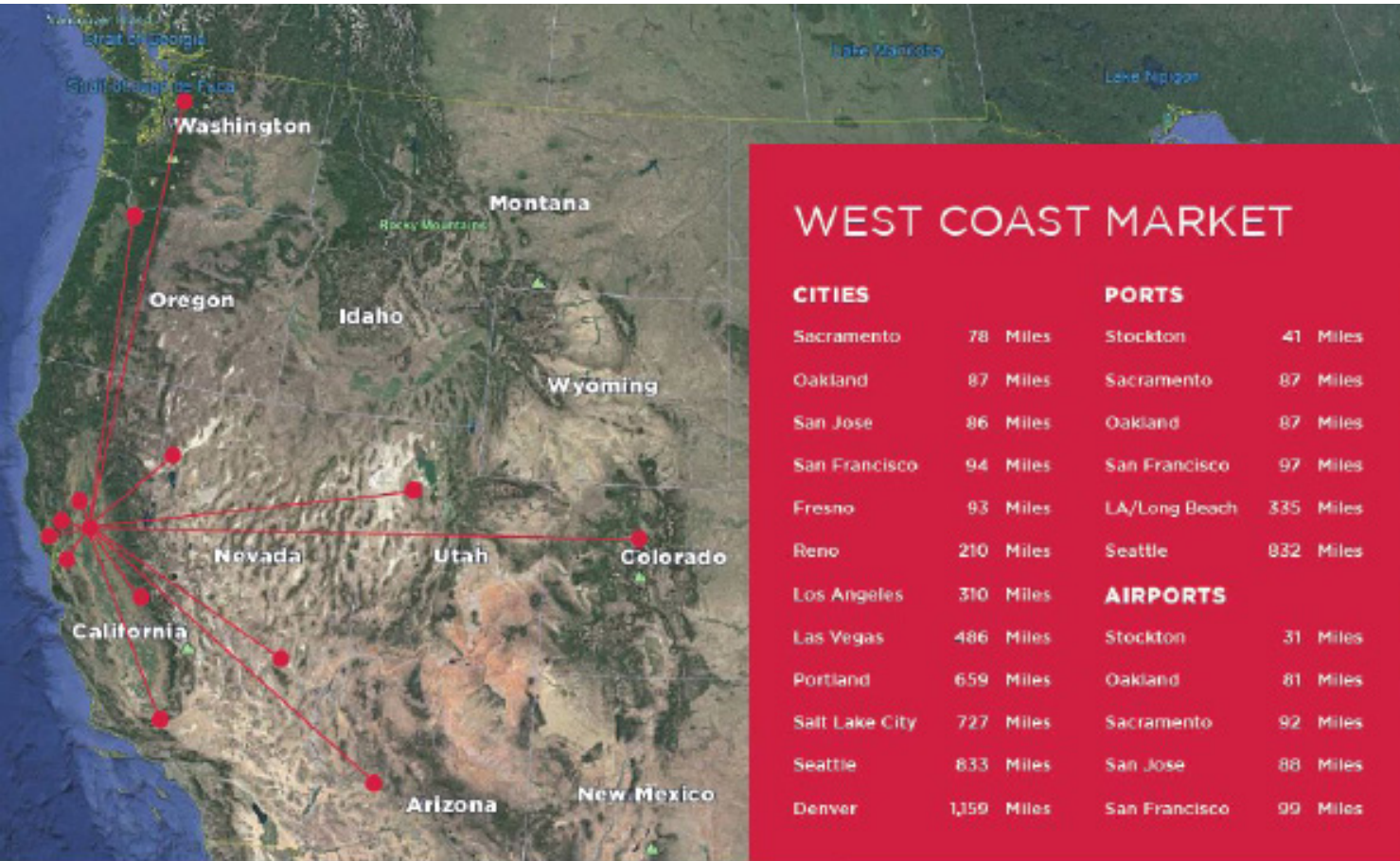
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