

INDUSTRIAL UNIT FOR LEASE WOODLAND BUSINESS PARK

1064 Woodland Avenue, Suite U, Modesto, CA

LISTING DATA:

AVAILABLE SF: 9,925± SF (2,155± office, 5,100± warehouse, 2,670± SF flex/production)

OFFICE: Approximately 2,155± sf comprised of four (4) private offices, two (2) restrooms, reception area and kitchen/break room

ZONING: M (Industrial-Stanislaus County)

CONSTRUCTION: Concrete Tilt-Up

GL DOORS: Two (2)

CLEAR HEIGHT: 16'±

POWER: 225 Amp, 277/480 volt, 3 phase distributed throughout

FEATURES:

- Attractive glass store front and ample parking within complex
- Insulated shop/warehouse including flex/production area with HVAC
- Equipped with airlines throughout
- Includes reception area, four (4) private offices and two (2) restrooms
- Ideal business park setting, allowing a variety of industrial and office users
- Easy access to HWY 99

ECONOMIC DATA: \$0.85 PSF/GROSS

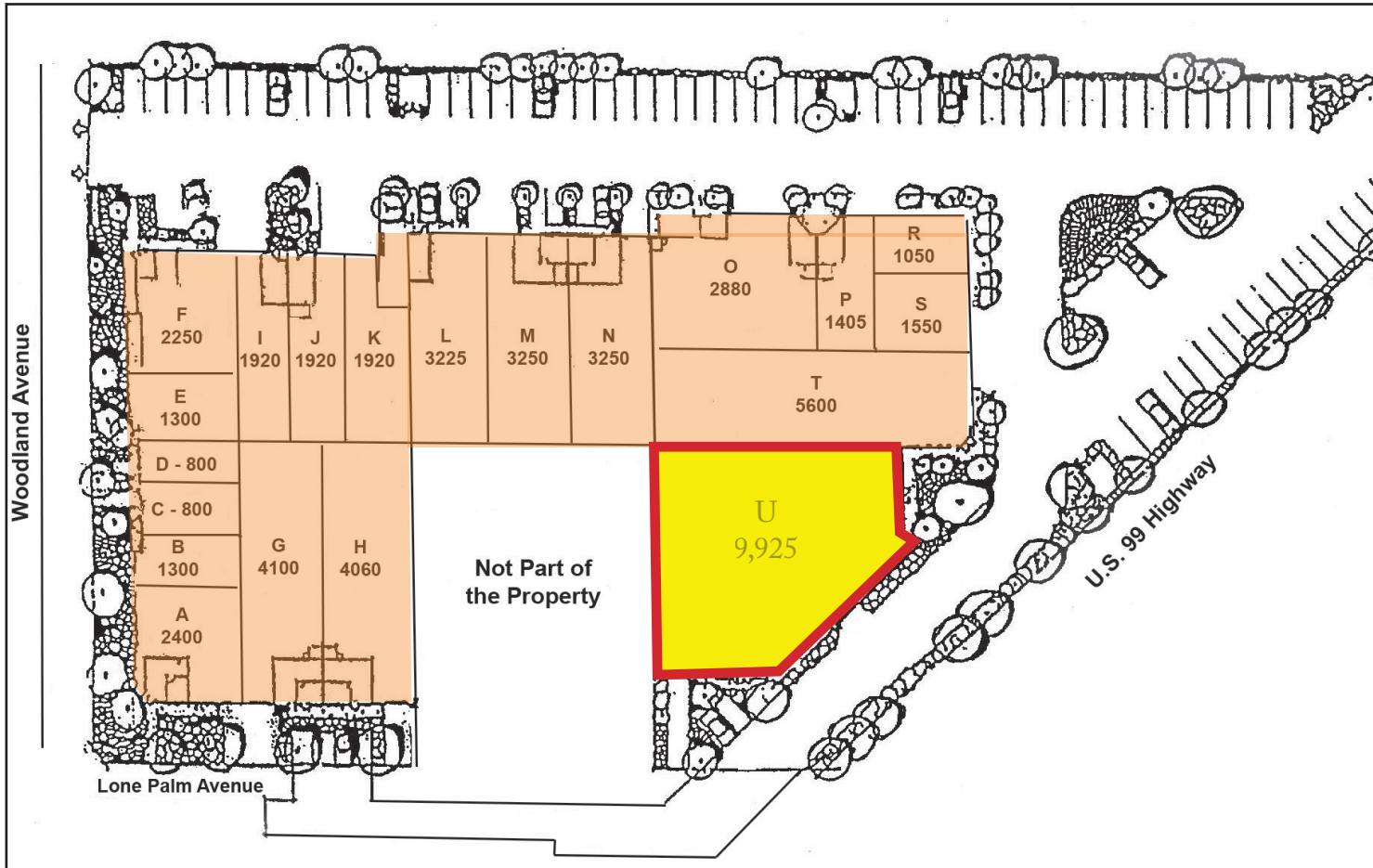
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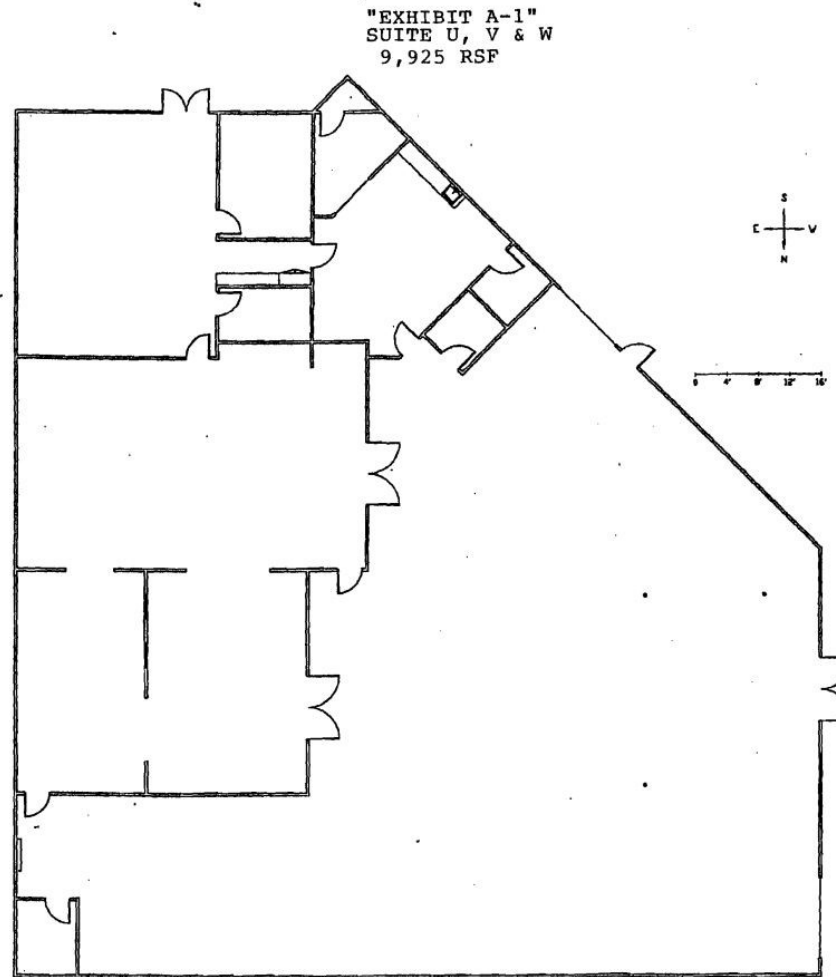
Leased Available

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FLOOR PLAN



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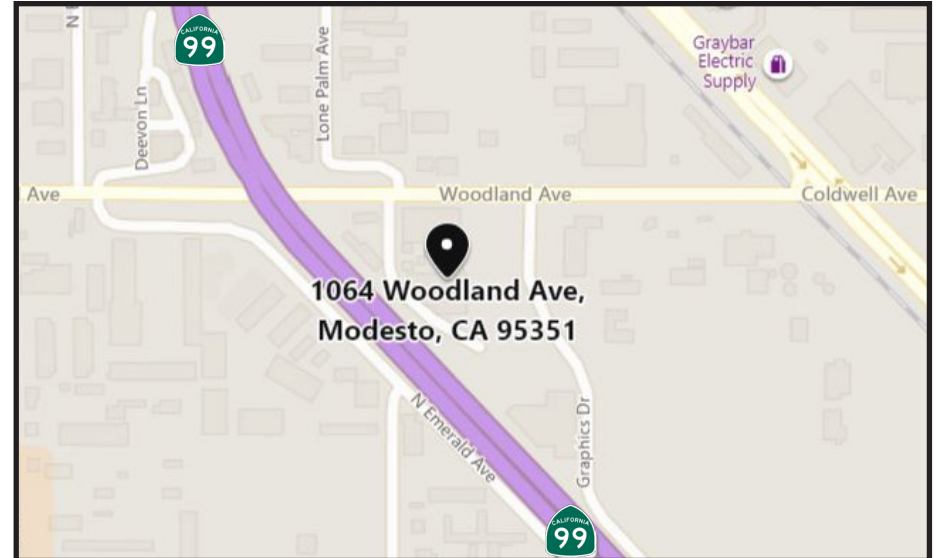
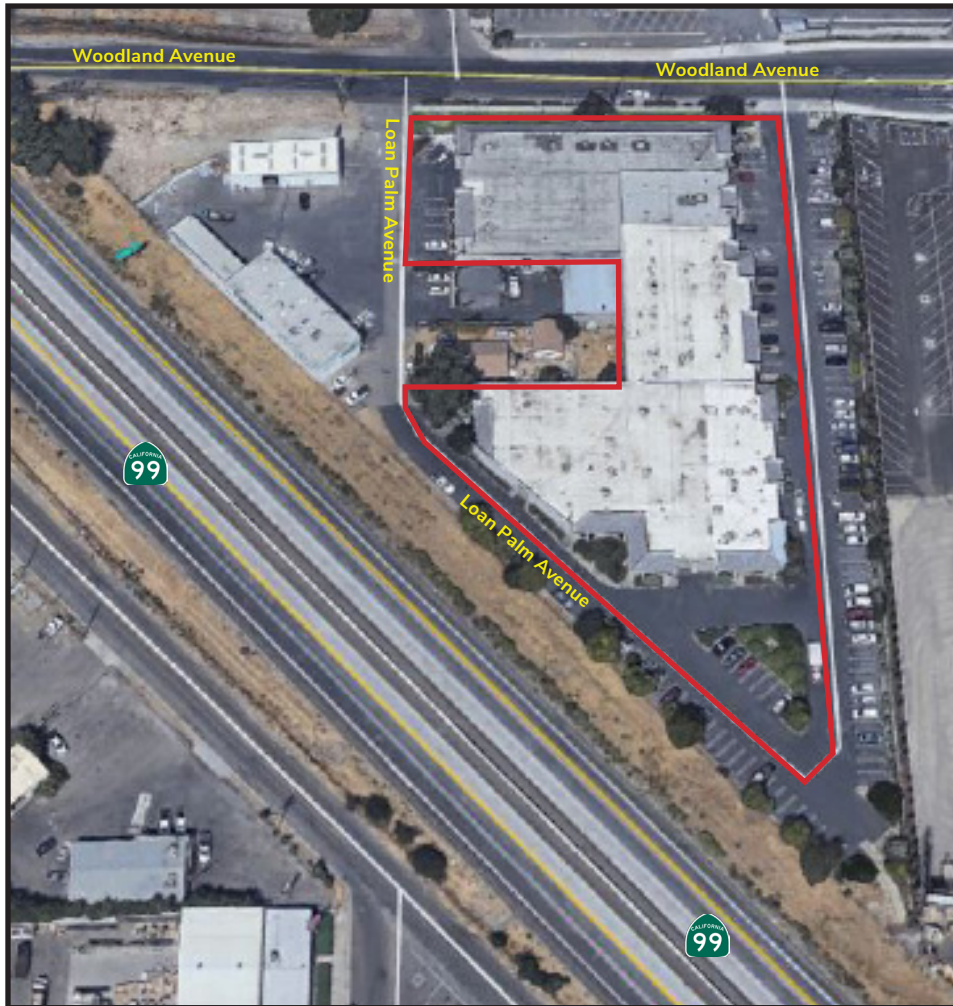
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