

5226 Pirrone Road Salida, CA 95368 FOR SALE: \$3,500,000 I \$175 Per Sq Ft FOR LEASE: \$1.00 Per Sq Ft NNN



To discuss your property or any commercial real estate needs please contact:

JORDAN AMARANT DRE# 01911219 209.345.8209 | jamarant@pmz.com PMZCommercial.com

ROB SAUSER DRE# 01911219 209.484.6713 | robs@pmz.com



PROPERTY DETAILS

Excellent Class A office and flex space. Was previously home to a global call center and precision manufacturing company.

Features include professional welcoming reception, large open cubicle work areas, large training room, large break room, multiple private offices, food lab, call ccenter, data center, corp. office, roll up door and storage areas in rear of building. Well Located in North Modesto just off of HWY 99.

Space is in Excellent condition and will make an ideal

LOCATION: 5226 Pirrone Road, Salida BUILDING AREA: 19,965 Sq Ft. High Quality Pretension Concrete Panel Building Excellent HWY 99 Location Can fit a variety of different uses from light industrial

HIGHLIGHTS:

- Excellent Class A office and flex space. Was previously home to a global call center and precision manufacturing company.
- Features include professional welcoming reception, large open cubicle work areas, large training room, large break room, multiple private offices, food lab, call ccenter, data center, corp. office, roll up door and storage areas in rear of building.
- Well Located in North Modesto just off of HWY 99.
- Space is in Excellent condition and will make an ideal headquarters and investment for your

PMZCommercial.com





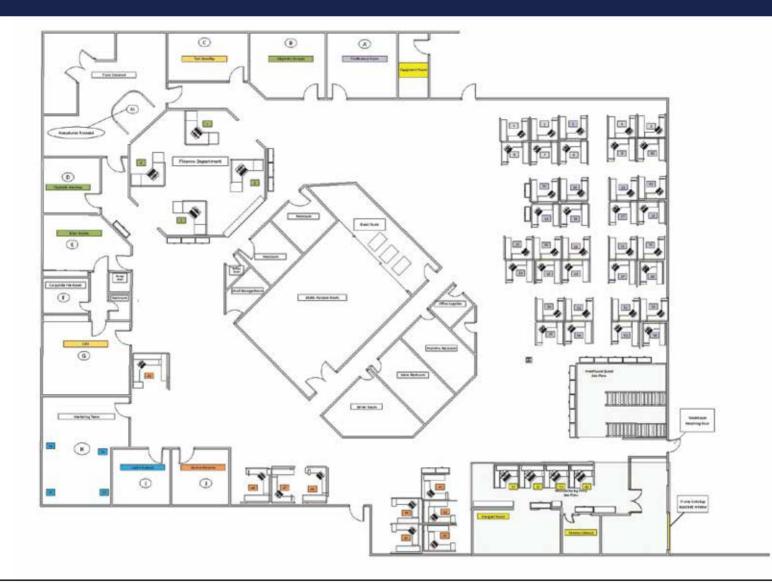
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MAP



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AERIAL



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