



WAREHOUSE #8  
246,485± SF AVAILABLE

# Union Pacific Rail Capable **FOR LEASE** **MORGAN ROAD DISTRIBUTION CENTER**

1215 E. WHITMORE AVENUE, MODESTO, CA



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**CONTACT:**  
Mark J. Reckers, SIOR  
BRE # 00938704  
D 209.983.6838 / C 209.471.4884  
mreckers@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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## PROPERTY SPECIFICATIONS

BUILDING SF:	348,500± SF
AVAILABLE SF:	246,485± SF
OFFICE SF:	784± SF
LOADING :	20 (8.5'w x 10'h) dock high doors with levelers and seals (8 more possible) 2 (15' x 15') GL rapid roll-up doors
TRAILER PARKING:	50 stalls (more possible)
CLEAR HEIGHT:	32' minimum after first column
POWER:	800 Amps, 277/480 Volts, 3 Ph
FIRE SUPPRESSION:	ESFR
DIMENSIONS:	410' D x 850' W
COLUMN SPACING:	50' x 50' (with 60' speedbay)
TRUCK COURT:	195' (with 75' concrete apron)
SKYLIGHTS:	2.9% coverage
RAIL SERVICE:	Union Pacific (PLANNED)
RAIL DOORS:	7 existing
ZONING:	M2 - Heavy Industrial (City of Modesto)
CONSTRUCTION:	Concrete tilt-up
SLAB:	6" reinforced
SEWER/WATER:	City of Modesto
ELECTRIC:	TID (Turlock Irrigation District)



## CONTACT AGENT FOR PRICING

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BRE # 00938704

Cell: 209.471.4881

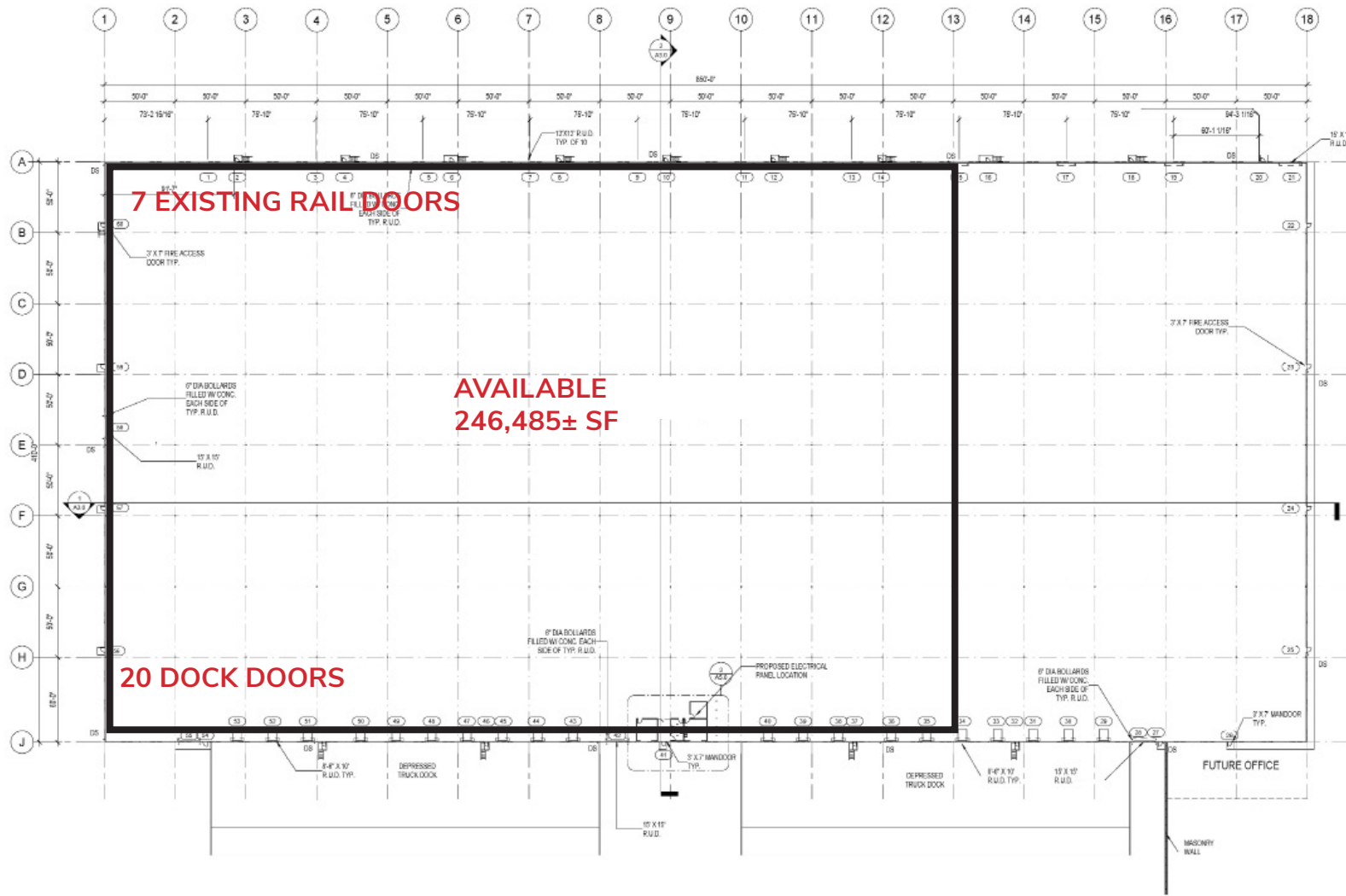
[mreckers@lee-associates.com](mailto:mreckers@lee-associates.com)

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## WAREHOUSE #8 - FLOOR PLAN

**UP Rail Service:** New private spur has been installed approximately 500' from the building. Rail would need to be extended to service the existing seven rail doors spaced approximately 75' apart.



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## PROJECT FEATURES

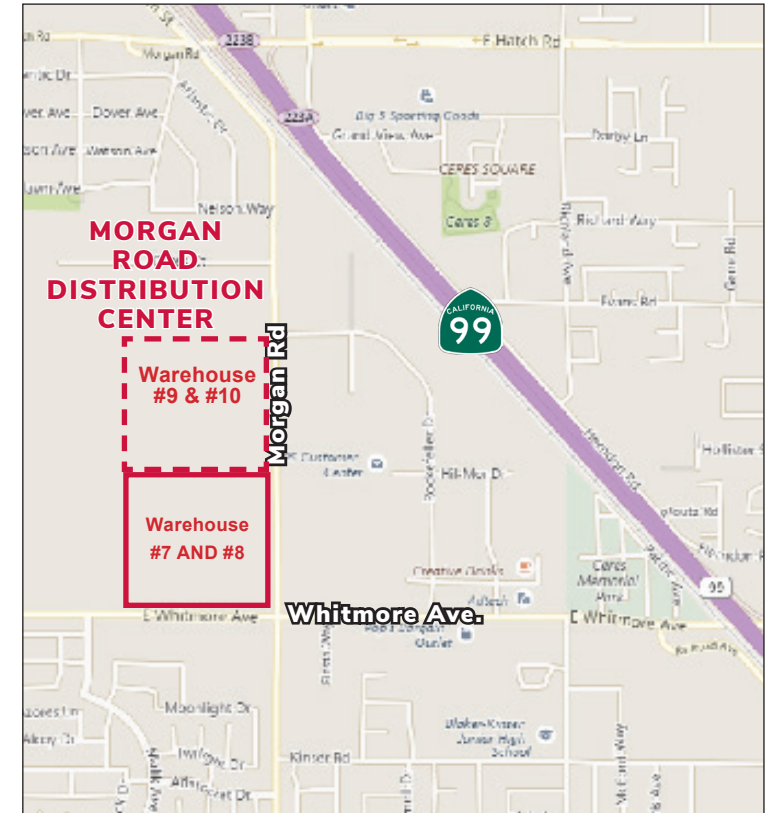
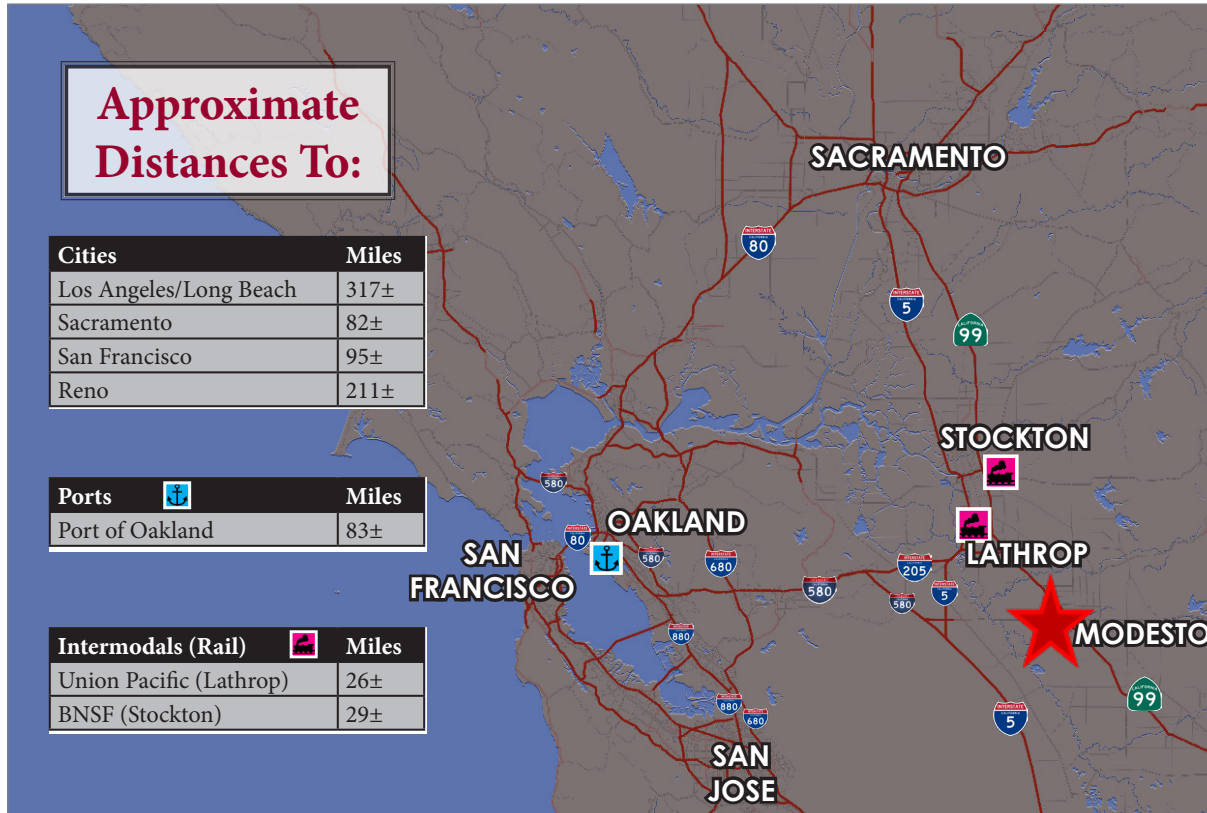
- Business friendly community
- Located in the heart of Northern California's Central Valley
- Ideally located only ¾± miles west of Highway 99
- Zoning: M-2 (Heavy Industrial) w/flexible uses
- Low cost electricity provided by: TID (Turlock Irrigation District)
- Fully secure campus with onsite guard service and generous auto and trailer parking throughout campus



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