

INDUSTRIAL WAREHOUSE - FOR LEASE

2216 Cedarvale Dr | Ceres, CA 95307

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE



THE MAUGERI GROUP
COMMERCIAL REAL ESTATE

WILLIAM AVALOS
AGENT, DRE 02239168
650.281.6832
wavalos@pmz.com

NICK MAUGERI
AGENT, DRE 02109522
209.409.4225
nmaugeri@pmz.com

PMZ COMMERCIAL
BROKER, DRE 00405158
209.527.5640

**CLICK HERE TO
WATCH THE
DRONE VIDEO**

INDUSTRIAL WAREHOUSE - FOR LEASE

2216 Cedarvale Dr | Ceres, CA 95307

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

INFORMATION

- Available: $\pm$ 3,500 - 6,000 SF
- APN: 040-007-015
- Lease Rate: \$.90 PSF MG
- Project Total: $\pm$ 22,455 SF
- Lot Size: 59,677/1.37 Acres
- Type: Tilt-Up Warehouse

DESCRIPTION

Professional office/industrial building available in a highly accessible Ceres location with strong regional connectivity. Ideal for owner-users or service-oriented businesses seeking functional space with efficient layout and on-site parking. The property offers a practical blend of office and warehouse/yard utility, with convenient access to Highway 99 and nearby commercial amenities, supporting both daily operations and client-facing use.

HIGHLIGHTS

- Highway 99 regional access
- Flexible office/industrial layout
- On-site parking available
- Owner-user or service uses
- Off-street Parking



INDUSTRIAL WAREHOUSE - FOR LEASE

2216 Cedarvale Dr | Ceres, CA 95307



INDUSTRIAL WAREHOUSE - FOR LEASE

2216 Cedarvale Dr | Ceres, CA 95307

PMZ
SINCE 1957

COMMERCIAL
REAL ESTATE



M | THE
MAUGERI GROUP
COMMERCIAL REAL ESTATE

WILLIAM AVALOS
AGENT, DRE 02239168
650.281.6832
wavalos@pmz.com

NICK MAUGERI
AGENT, DRE 02109522
209.409.4225
nmaugeri@pmz.com

PMZ COMMERCIAL
BROKER, DRE 00405158
209.527.5640

**CLICK HERE TO
WATCH THE
DRONE VIDEO**

INDUSTRIAL WAREHOUSE - FOR LEASE

2216 Cedarvale Dr | Ceres, CA 95307



The property is well-lit, fully sprinklered, with large bay warehouses and updated office spaces with private restrooms.



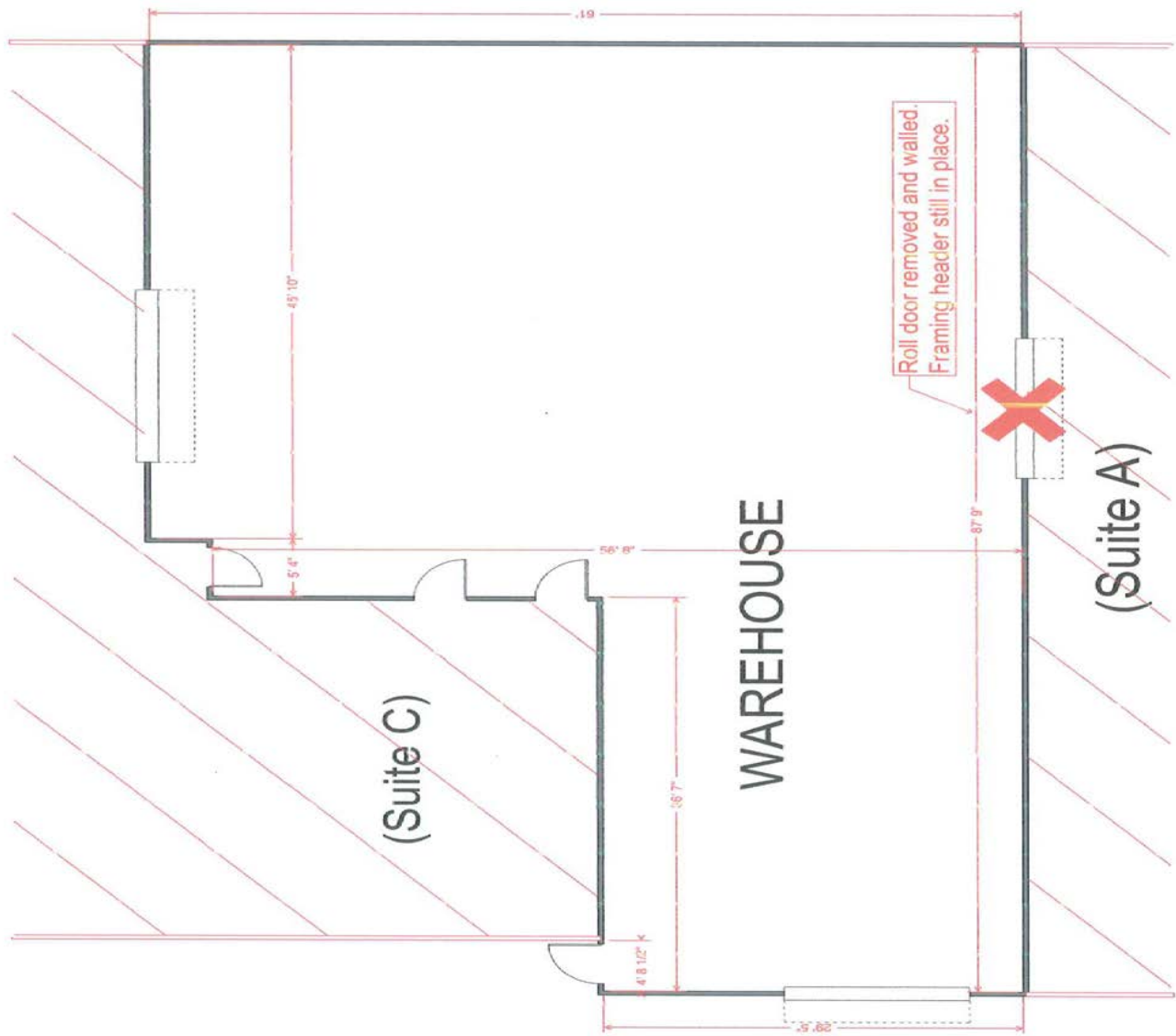
Warehouse Features:

- Fully sprinklered
- Ample lighting
- Off-street parking
- Private Restroom
- 14' x 14' roll-up door
- Office Central HVAC
- Racking Available
- 18' Clearance

INDUSTRIAL WAREHOUSE - FOR LEASE

2216 Cedarvale Dr | Ceres, CA 95307

SUITE B FLOOR PLAN

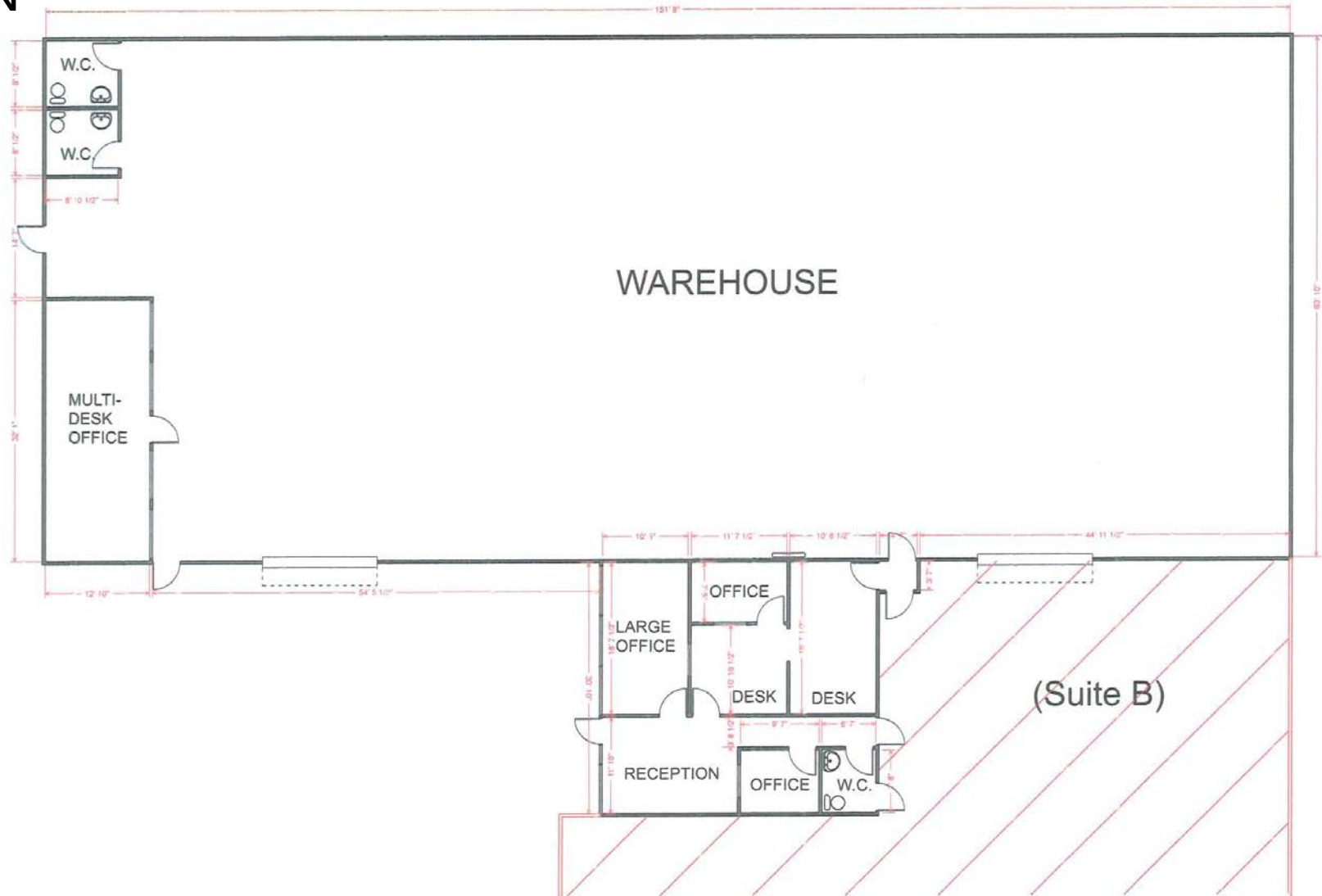


INDUSTRIAL WAREHOUSE - FOR LEASE

2216 Cedarvale Dr | Ceres, CA 95307

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

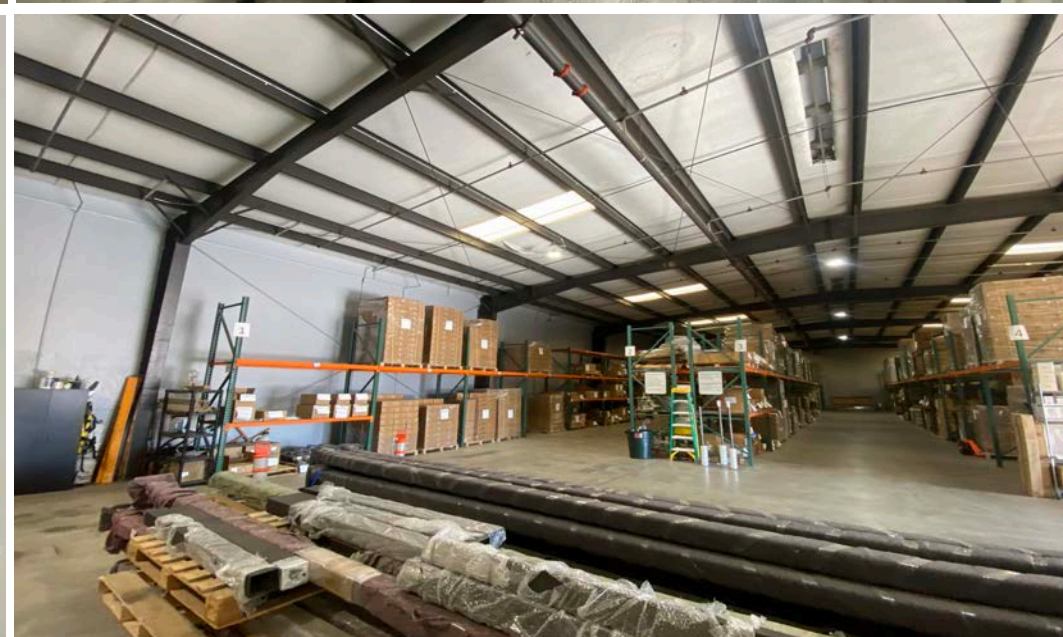
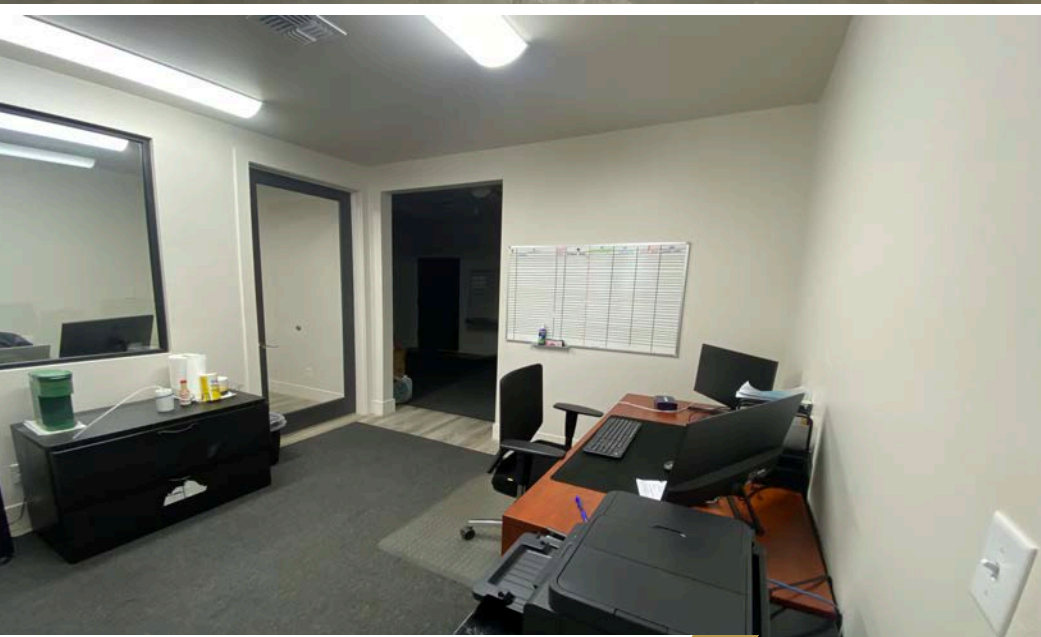
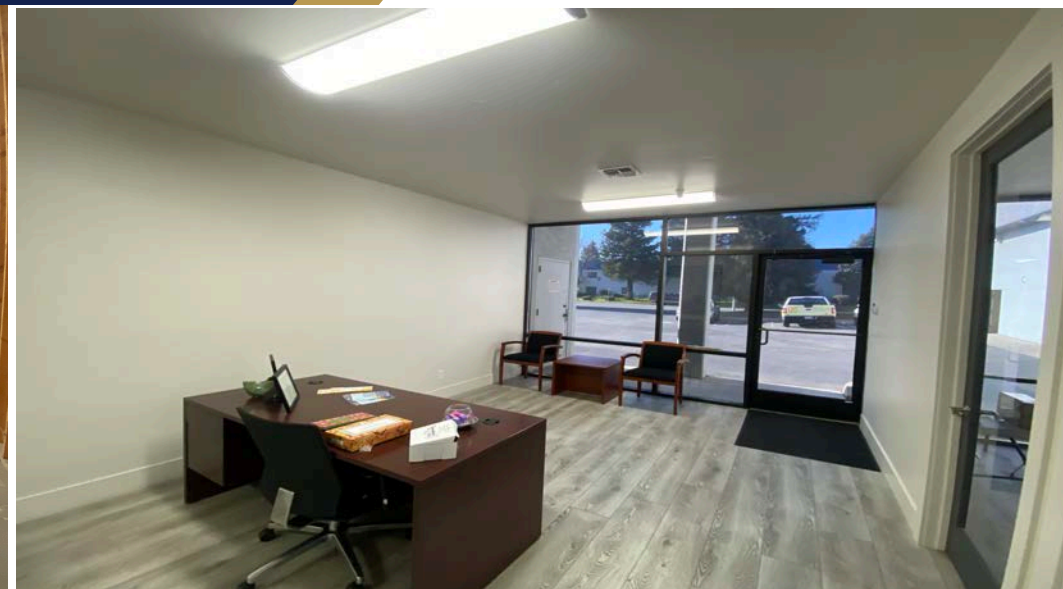
SUITE C FLOOR PLAN



INDUSTRIAL WAREHOUSE - FOR LEASE

2216 Cedarvale Dr | Ceres, CA 95307

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE



M THE
MAUGERI GROUP
COMMERCIAL REAL ESTATE

WILLIAM AVALOS
AGENT, DRE 02239168
650.281.6832
wavalos@pmz.com

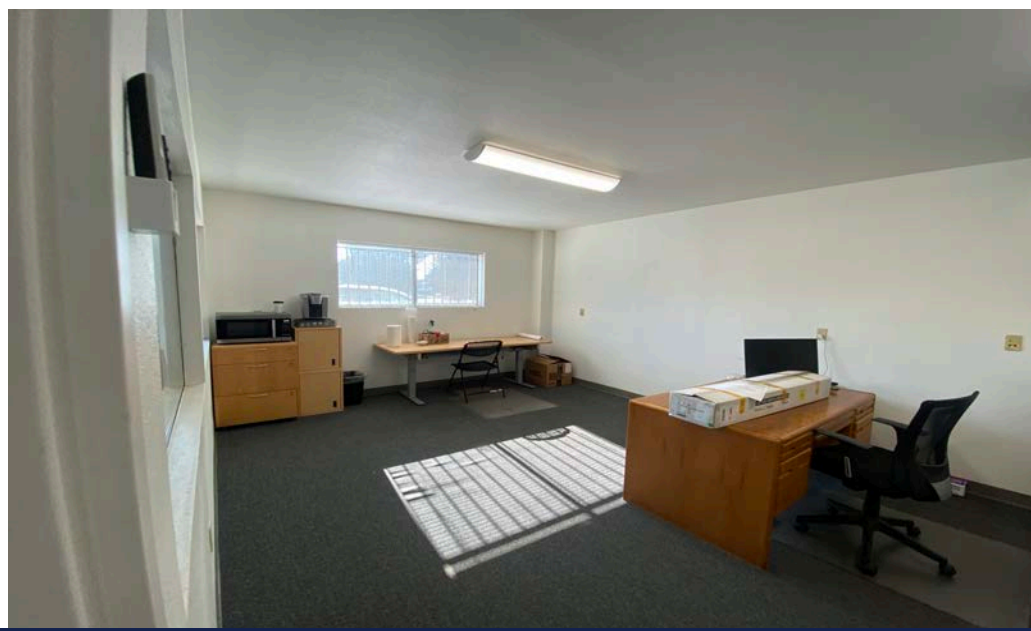
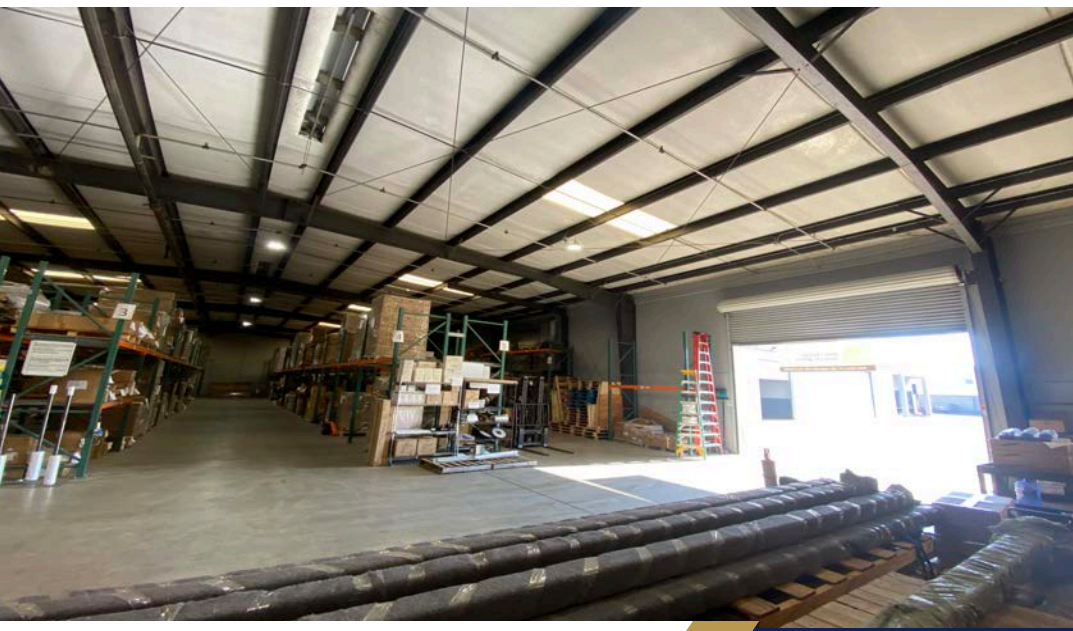
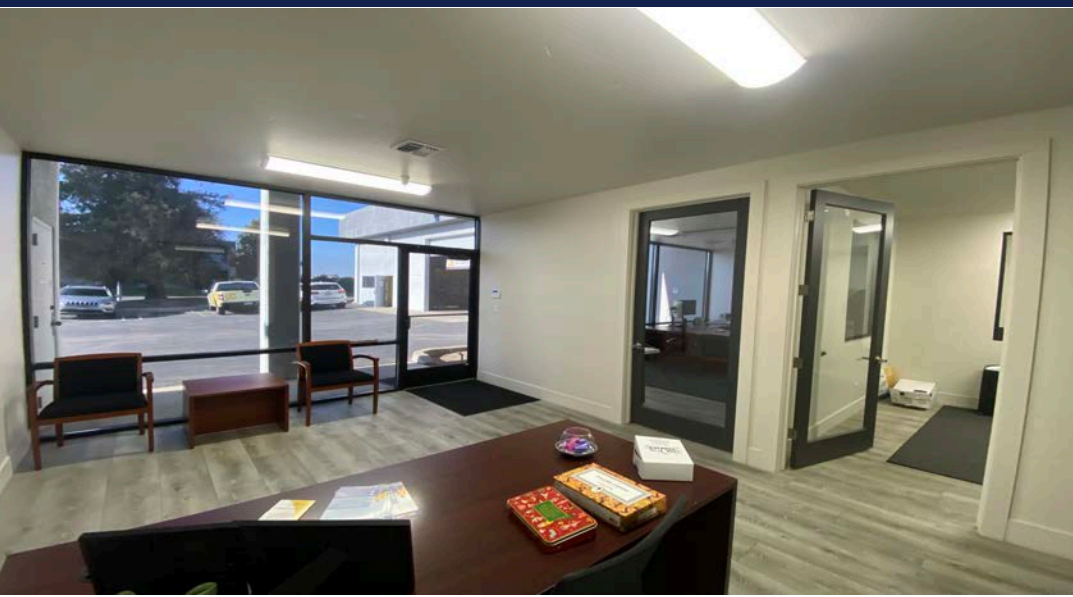
NICK MAUGERI
AGENT, DRE 02109522
209.409.4225
nmaugeri@pmz.com

PMZ COMMERCIAL
BROKER, DRE 00405158
209.527.5640

**CLICK HERE TO
WATCH THE
DRONE VIDEO**

INDUSTRIAL WAREHOUSE - FOR LEASE

2216 Cedarvale Dr | Ceres, CA 95307



WILLIAM AVALOS
AGENT, DRE 02239168
650.281.6832
wavalos@pmz.com

NICK MAUGERI
AGENT, DRE 02109522
209.409.4225
nmaugeri@pmz.com

PMZ COMMERCIAL
BROKER, DRE 00405158
209.527.5640

[CLICK HERE TO
WATCH THE
DRONE VIDEO](#)

INDUSTRIAL WAREHOUSE - FOR LEASE



ABOUT PMZ COMMERCIAL REAL ESTATE: From Humble Beginnings to Industry Leader

PMZ Real Estate was founded by Paul M. Zagaris, who started his real estate practice in 1947. Our organization is family-owned and managed.

We are an independent real estate firm with over 550 professional sales associates. We are ranked in the top 50 mega-brokers in the country. With sales over 1.2 billion dollar annually, PMZ Real Estate is the most successful real estate organization in the East Bay and Central Valley regions.



NICK MAUGERI
AGENT, DRE 02109522
209.409.4225
nmaugeri@pmz.com

ABOUT NICK: From Military Service to Real Estate Investment Strategy

A dedicated commercial real estate professional specializing in investment, leasing, and sales throughout the Central Valley. A U.S. Army Infantry Veteran and former Platoon Sergeant, he brings a disciplined, mission-driven approach to every client relationship.

With a decade of experience, Nick combines strong underwriting and financial analysis skills with an investor's perspective to help clients identify opportunities, maximize value, and achieve lasting growth. His background in lending, acquisitions, and 1031 exchanges provides a deep understanding of complex transactions and financing structures.

Nick holds a B.A. in Entrepreneurship with a minor in Business Analytics from American Military University. He approaches real estate with strategy, transparency, and collaboration—focused on advising clients toward smart, sustainable decisions.

All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document besides PMZ are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of PMZ. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

BROKERAGE, LEASING & SALES

ASSET MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

1120 Scenic Drive
Modesto, CA. 95350
209.527.5640



WILLIAM AVALOS
AGENT, DRE 02239168
650.281.6832
wavalos@pmz.com

NICK MAUGERI
AGENT, DRE 02109522
209.409.4225
nmaugeri@pmz.com

PMZ COMMERCIAL
BROKER, DRE 00405158
209.527.5640

**CLICK HERE TO
WATCH THE
DRONE VIDEO**

INDUSTRIAL / FLEX WITH YARD - FOR LEASE



ABOUT PMZ COMMERCIAL REAL ESTATE: From Humble Beginnings to Industry Leader

PMZ Real Estate was founded by Paul M. Zagaris, who started his real estate practice in 1947. Our organization is family-owned and managed.

We are an independent real estate firm with over 550 professional sales associates. We are ranked in the top 50 mega-brokers in the country. With sales over 1.2 billion dollar annually, PMZ Real Estate is the most successful real estate organization in the East Bay and Central Valley regions.



WILLIAM AVALOS
AGENT, DRE 02239168
650.281.6832
wavalos@pmz.com



ABOUT WILLIAM: From the Bay Area to Central Valley, Banking to Real Estate

A dedicated commercial real estate professional specializing in investment, leasing, and sales throughout the Central Valley. A volunteer firefighter and former banking relationship professional, he brings a disciplined, mission-driven approach to every client relationship.

William combines strong underwriting and financial analysis skills with an investor's perspective to help clients identify opportunities, maximize value, and achieve lasting growth. His background in banking, client engagement, and firefighting provides a deep understanding of complex problem solving and financing structures.

William approaches real estate with strategy, transparency, and collaboration—focused on advising clients toward smart, sustainable decisions. Outside of real estate, he enjoys endurance running (marathon), weight training, hiking, and bible study.

All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document besides PMZ are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of PMZ. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

BROKERAGE, LEASING & SALES

ASSET MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

1120 Scenic Drive
Modesto, CA. 95350
209.527.5640

