

**INDUSTRIAL
WAREHOUSE**

6.5% CAP • NNN INDUSTRIAL INVESTMENT
2084 LAPHAM DRIVE • MODESTO • CA



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
(209) 491-3413
RANDYHIGHJR@GMAIL.COM

DANNY PRICE
CALBRE Lic. No. 01895497
(209) 491-3415
DPRICE@PMZ.COM

DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

ADDRESS: 2084 Lapham Drive, Modesto, CA
SALE PRICE: \$4,188,000.00
SQUARE FOOTAGE: ±39,434 SF
LOT SIZE: ±59,424 SF • ±1.36 AC
YEAR BUILT: 1961

COUNTY: Stanislaus County
PROPERTY TYPE: Industrial
PROPERTY SUB-TYPE: Warehouse
PARCEL NUMBER: 036-018-011-000
PROCURING BROKER FEE: 2.0%

PROPERTY DESCRIPTION:

Rare opportunity to invest in a well-maintained, clear-span concrete tilt-up industrial building in a thriving market. This is an ideal 1031 exchange opportunity. The property is situated on Lapham Drive in the Beard Industrial District, Modesto's premier industrial area. Built in 1961, the building is ± 39,434 SF on a ± 1.36 AC lot, as per Stanislaus County records.

The property features two units. Ryan Herco Inc., a national tenant with over 35 service locations across the country, occupies ± 20,000 SF. They have been long-term tenants and recently extended their lease. Their unit includes 2,900 SF of office space, three (3) restrooms, 120-480V power supply, ± 24' clearance, and four (4) grade-level roll-up doors. Pacific Warehouse, recently signed a new five (5) year lease and occupies ± 19,343 SF. Their space includes a small office, two (2) restrooms, and three (3) grade-level doors.



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RENT ROLL

	Square Feet	Monthly Rate	Lease Type	Monthly Rent	Annual Rent	Annual Increases	Lease Expiration	Options to Extend
Building A	± 20,000	\$ 0.60	NNN	\$ 12,000.00	\$144,000.00	3%	March 31, 2028	Yes
Building B	± 19,434	\$ 0.55	NNN	\$ 10,688.70	\$128,264.40	3%	August 31, 2029	Yes
Total: ± 39,434				\$ 22,688.70	\$ 272,264.40			

Cap Rate	Purchase Price
6.50%	\$ 4,188,000.00

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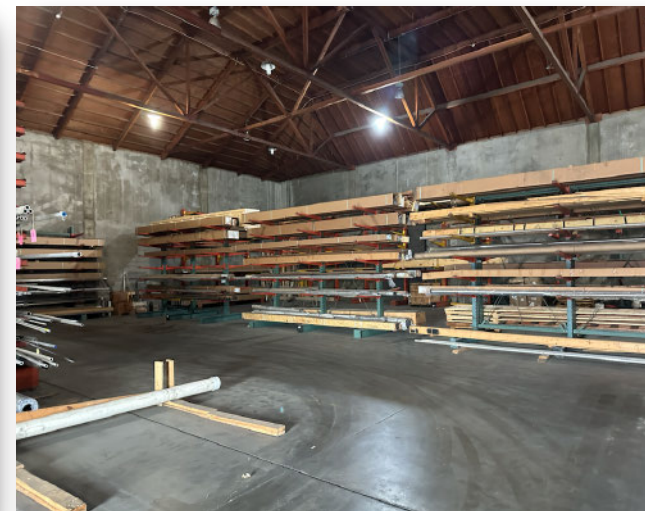
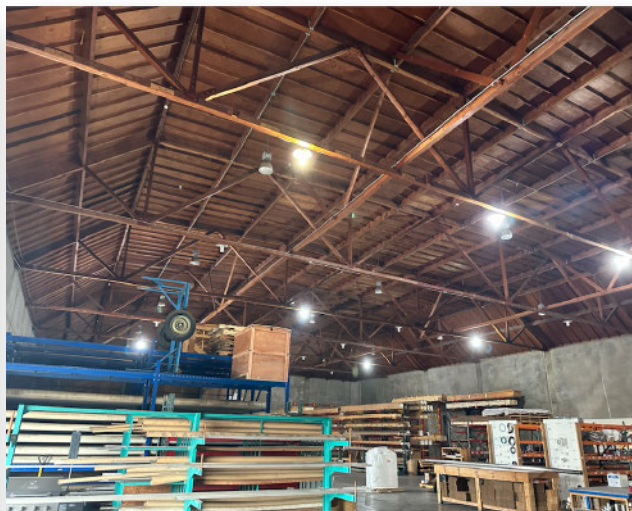
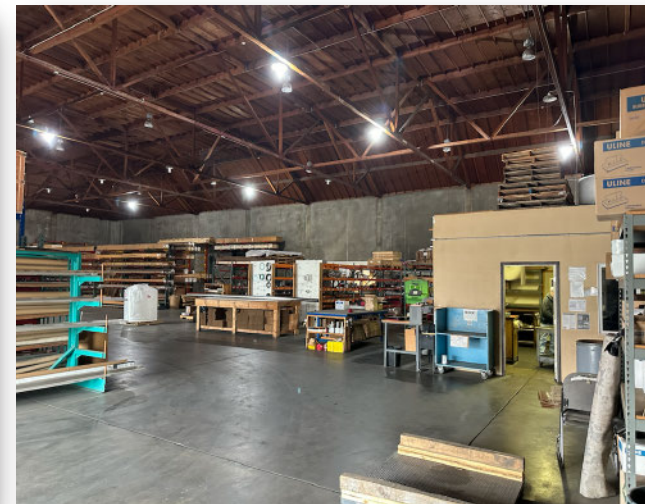
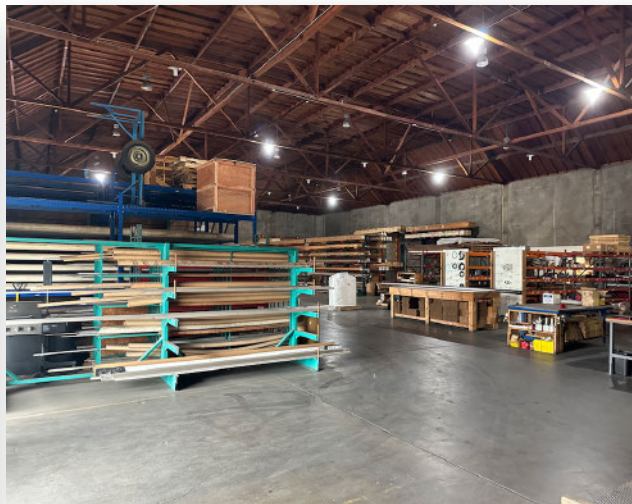
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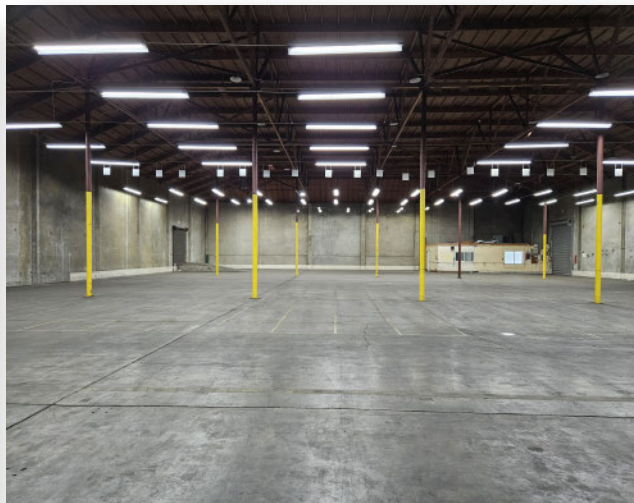
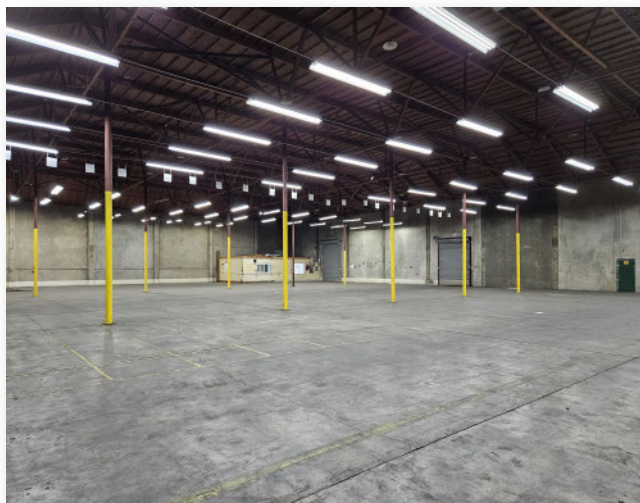
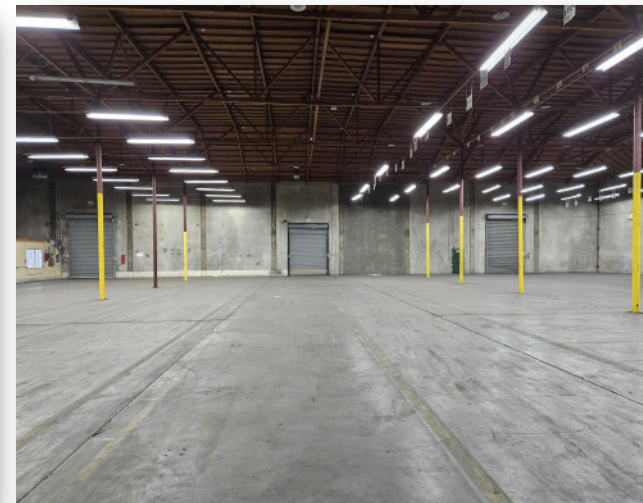
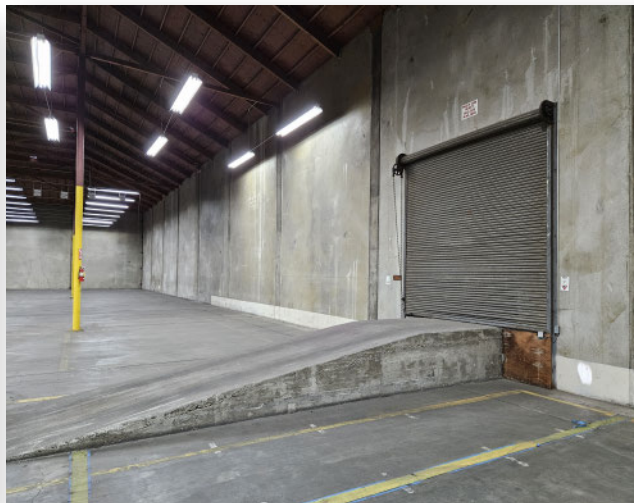
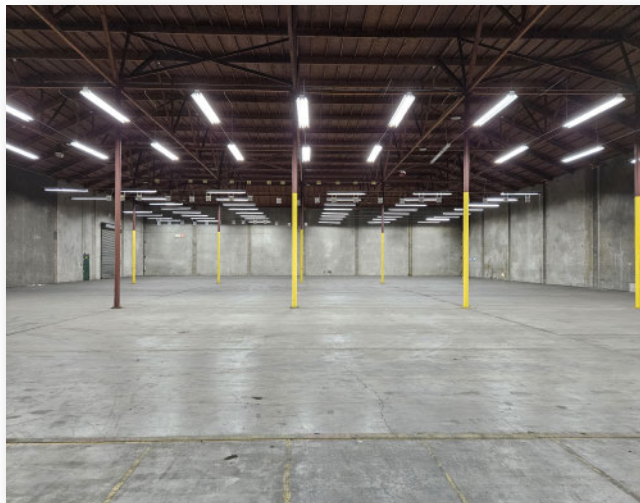
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**INDUSTRIAL
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BEARD INDUSTRIAL DISTRICT



"MAJOR EMPLOYMENT AREA"
Beard Industrial District
±2,000 Acres & ±16M Sq Ft

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INDUSTRIAL WAREHOUSE

LOCATION MAP



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AERIAL VIEW



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