

For Lease 248,317 SF

Food Ready Warehouse



2401 Nickerson Dr, Modesto, CA 95358

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



For Lease 248,317 SF Food Ready Warehouse

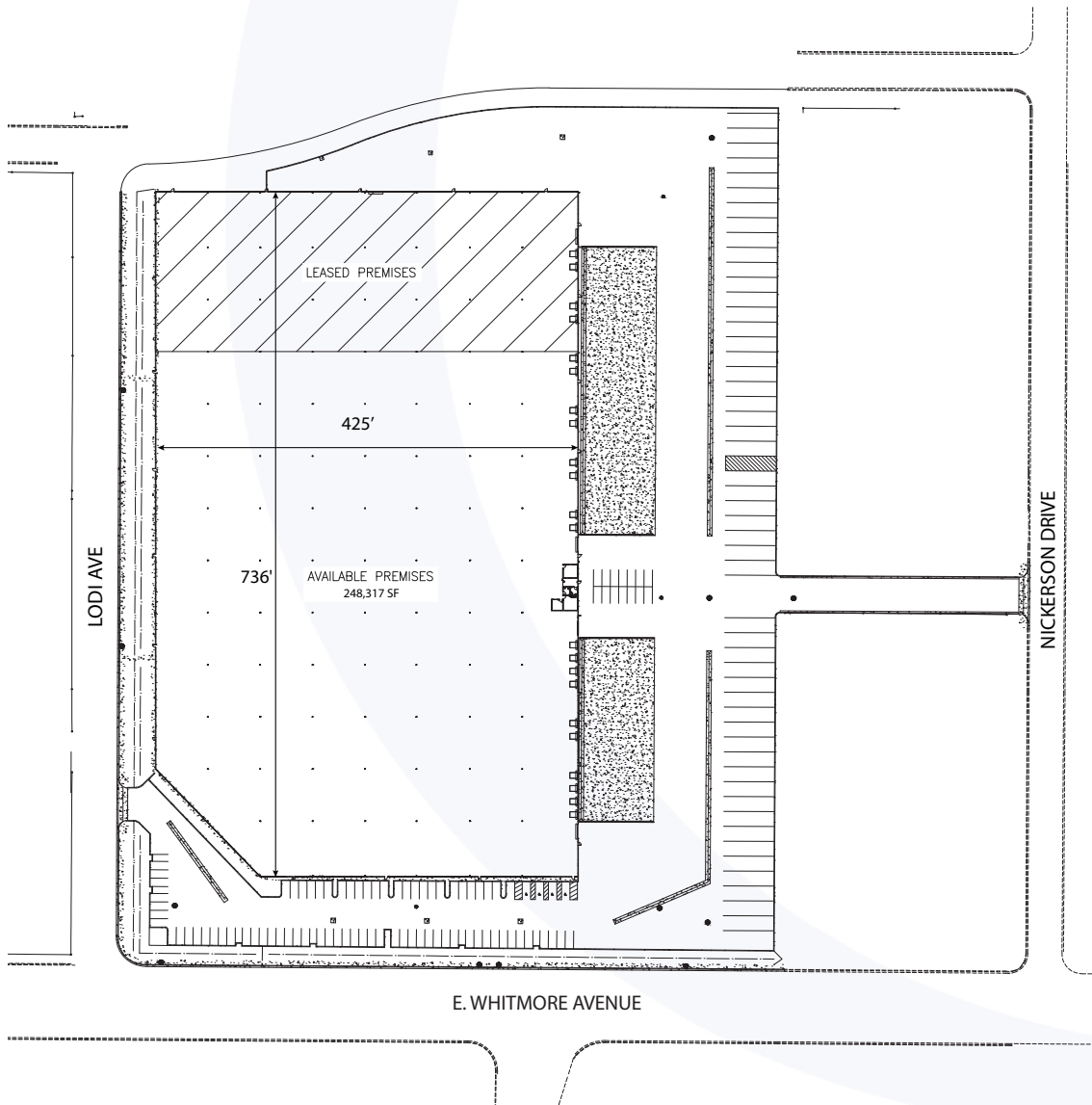


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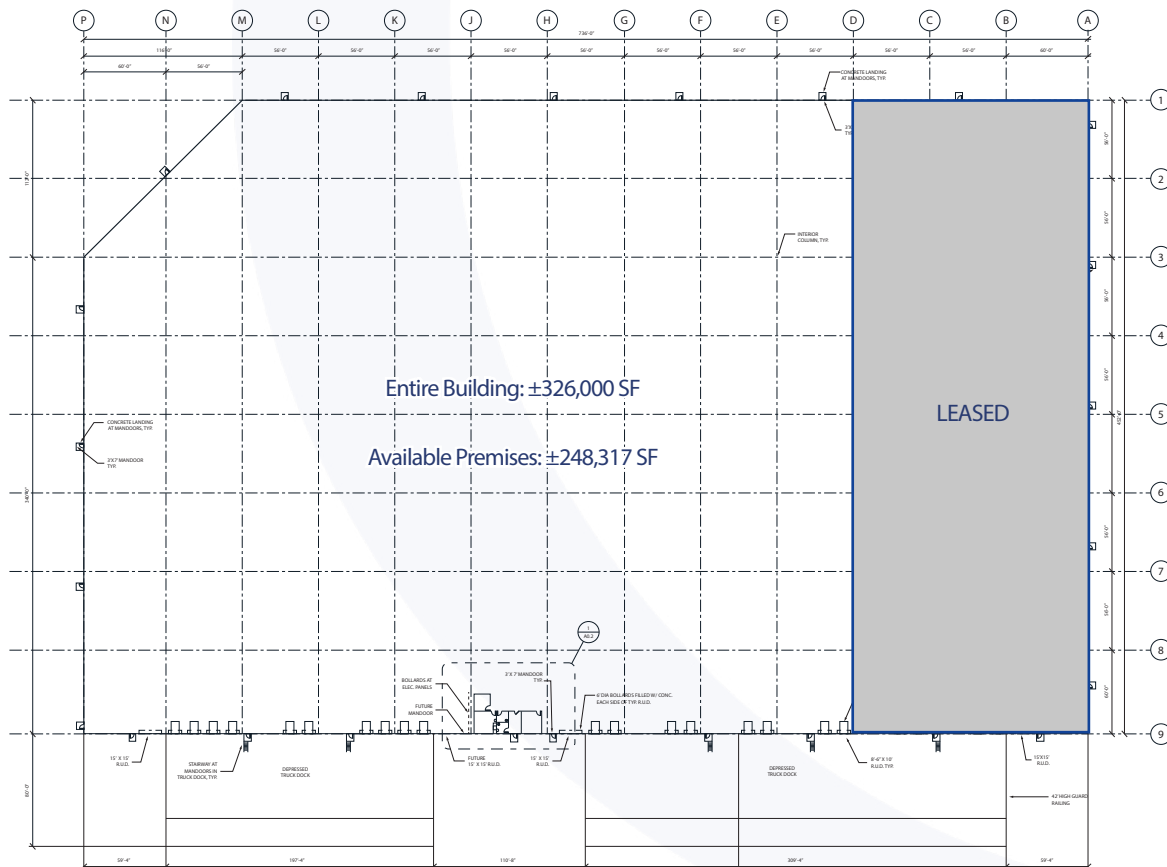
Property Highlights:

- ±248,317 SF available/divisible to 50,000 SF
- ±326,000 SF building
- Situated on approximately 16 acres
- Built in 2023
- Power supply: TBD amps, 277/480V, 3-phase expandable
- Minimum ceiling clearance at first column: 36± feet
- ESFR sprinkler (K25.2)
- Insulated roof (R11.4) with skylights
- Structural grid: 56' x 56' column spacing with 60' speed bays
- Office space: 825± SF, including two restrooms and breakroom
- 18 dock high doors with:
 - 40,000 lbs levelers
 - Insulated doors
 - Brushes
 - 26 doors possible
- 2 grade-level doors (15' x 15' each)
- Concrete truck court: 135± feet
- 71± trailer parking spots on entire property
- 100± auto parking spots on entire property

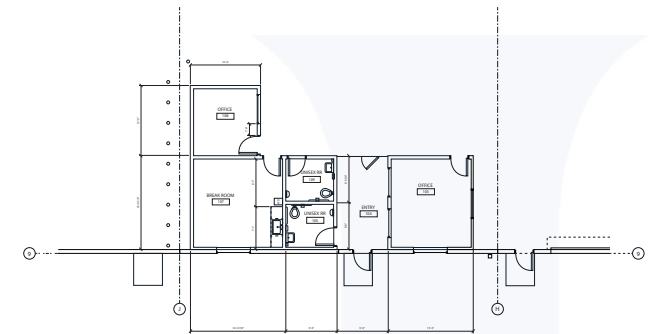
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Floor Plan



Office Floor Plan



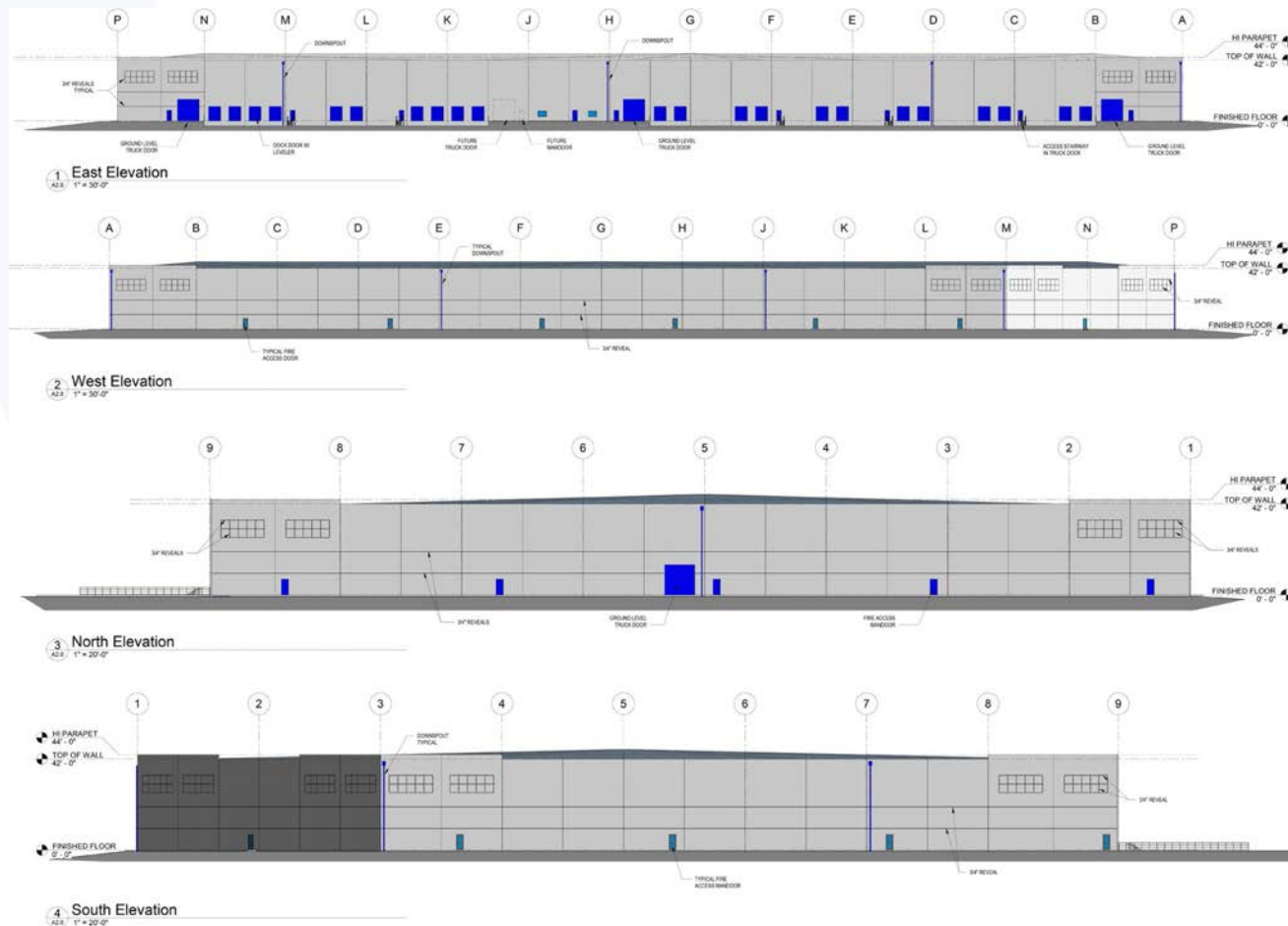
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Elevation

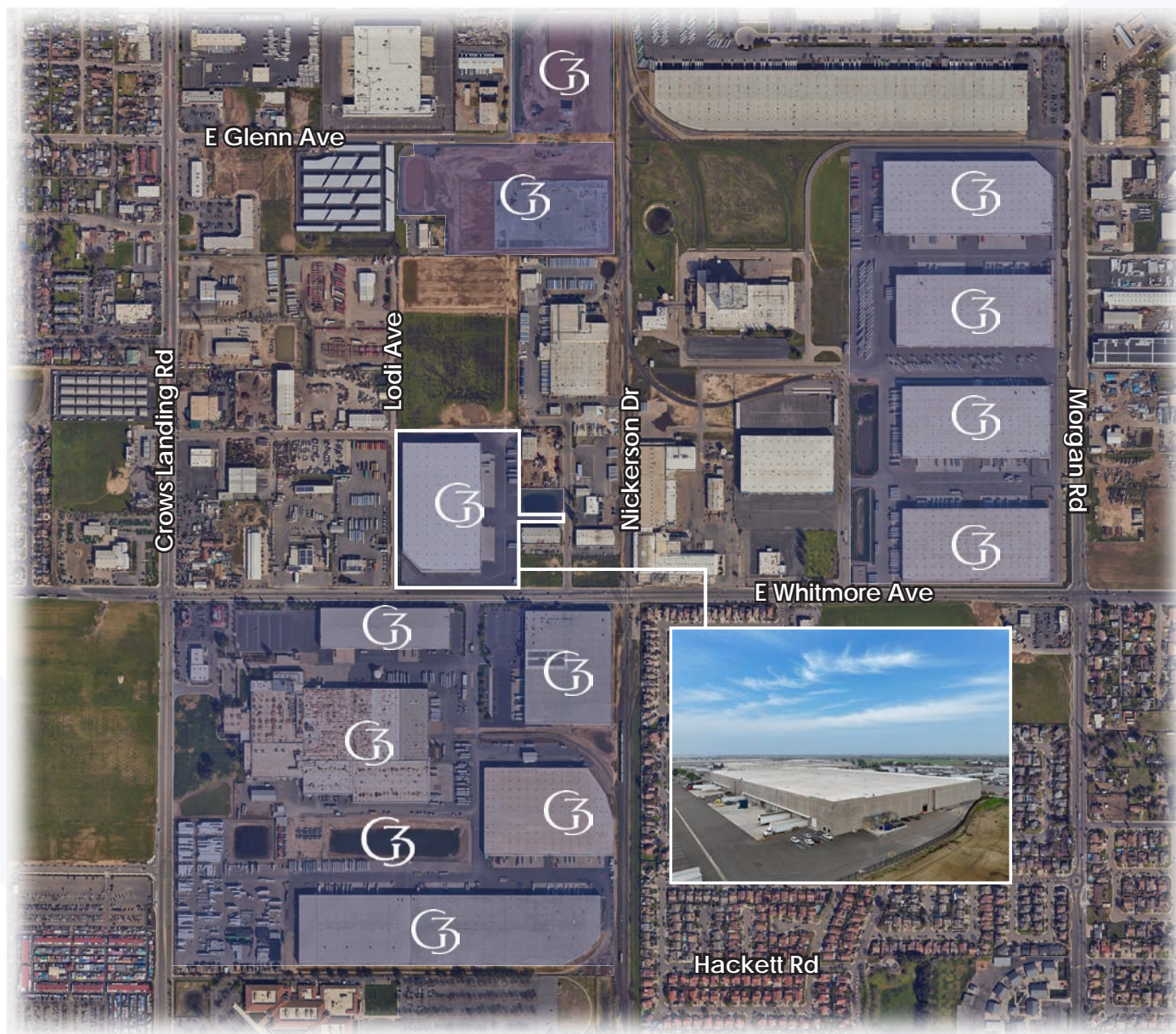


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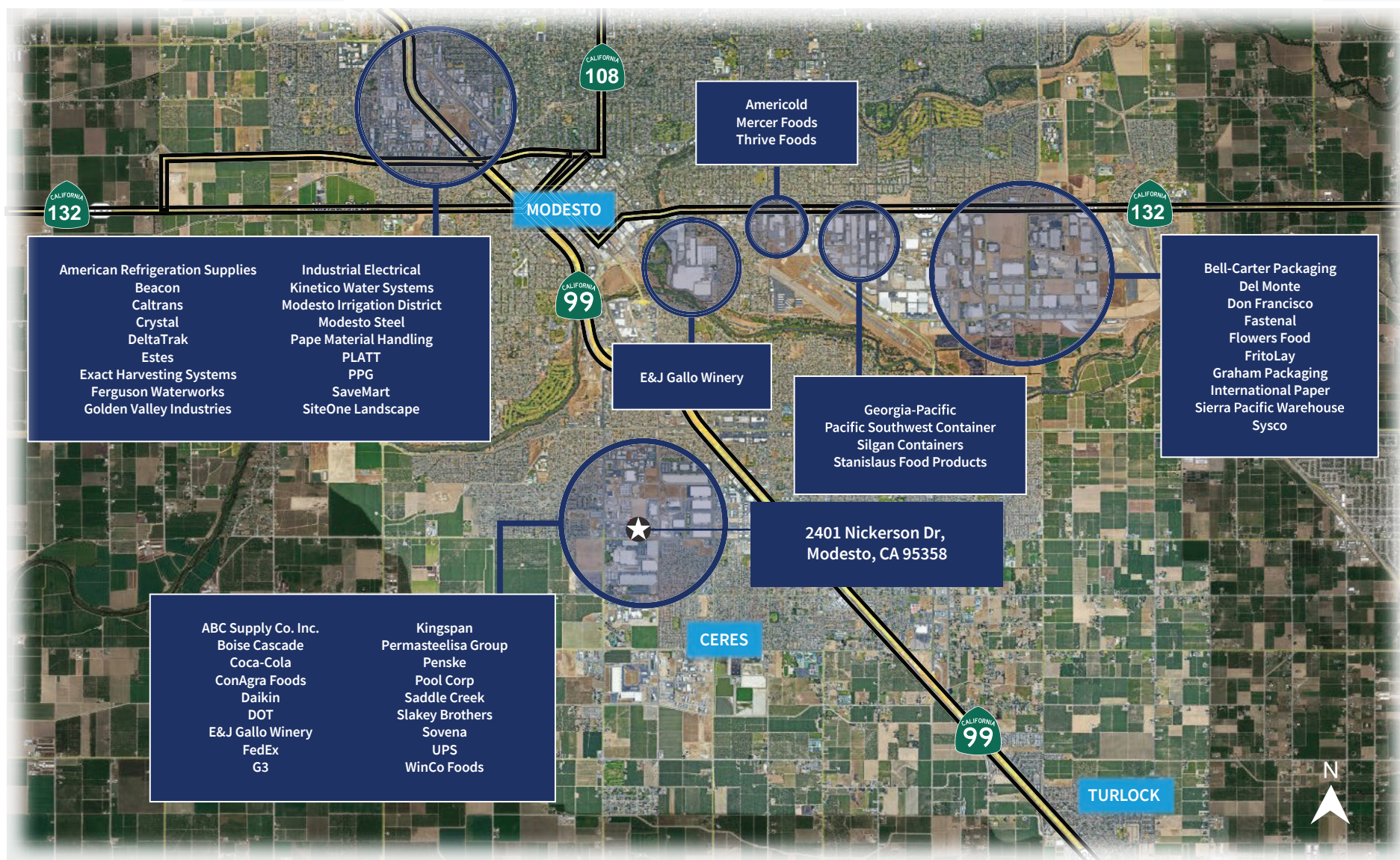
- G3 Enterprises owns and manages over 6 million square feet in the Modesto area. This inventory creates additional opportunities for G3 Enterprises to meet a wide variety of current and future tenant's space requirements
- Business friendly community
- Located in the heart of Northern California's Central Valley
- Ideally located west of Highway 99
- Zoning: M-2 (Heavy Industrial) w/ flexible uses
- Low-cost electricity provided by: TID (Turlock Irrigation District)
- Entire project fenced and secure
- 3PL services available via G3 Logistics



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Corporate Neighbors:



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Access To West Coast:

Ports

| | |
|---------------------|-----------|
| Port of Stockton | 37 miles |
| Port of Oakland | 82 miles |
| Port of Los Angeles | 336 miles |
| Port of Long Beach | 336 miles |

Intermodals

| | |
|------------------------------------|----------|
| Union Pacific Intermodal (Lathrop) | 25 miles |
| BNSF Intermodal (Stockton) | 30 miles |

Airports

| | |
|-------------------------------------|----------|
| Stockton Metropolitan Airport | 28 miles |
| Oakland International Airport | 78 miles |
| San Jose International Airport | 88 miles |
| Sacramento International Airport | 90 miles |
| San Francisco International Airport | 97 miles |

Notable Cities

| | |
|---------------|-----------|
| Manteca | 19 miles |
| Lathrop | 24 miles |
| Tracy | 30 miles |
| Stockton | 34 miles |
| Merced | 38 miles |
| Sacramento | 77 miles |
| Oakland | 85 miles |
| Fresno | 93 miles |
| San Francisco | 94 miles |
| Visalia | 135 miles |
| Bakersfield | 201 miles |
| Reno | 206 miles |





**2401 Nickerson Dr,
Modesto, CA 95358**

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