



FOR SALE or LEASE

Food Processing, Manufacturing, Freezer Space & Cold Storage



2068 Lapham Dr | Modesto, CA

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NAINorthgate

Executive Summary

Former home for La Michoacana, 2068 Lapham Drive represents a significant investment opportunity for businesses seeking a well-equipped industrial facility with a great location just north of the Modesto City Airport.

The subject property is a premier industrial asset, offering a combination of space, infrastructure, and functionality. Its strategic location in Modesto, coupled with its extensive features, makes it an ideal choice for companies seeking to enhance their operational capabilities. Whether for cold storage, high-power operations, or flexible space utilization, this property provides a robust foundation to support diverse business needs.

The facility produced La Michoacana's high-quality Mexico inspired popsicles and cold treats.

- The building is situated on a 3.04-acre site and encompasses a total area of 45,880 square feet with 15,320 square feet dedicated to temperature-controlled freezer space.
- The facility is designed to meet the needs of both large-scale operations and specialized functions.
- Zoned M3 for heavy industrial
- Includes 4 dock high doors as well as a ramp for ease of loading
- Freezer boasts 38.5-foot ceilings to maximize capacity,
- Ample power at 4,000 Amps electrical service

HIGHLIGHTS

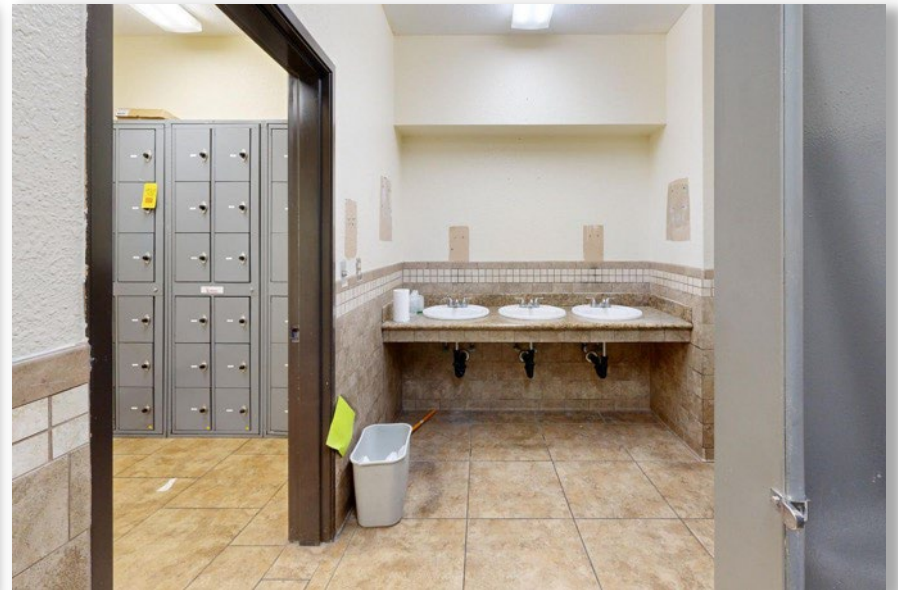
- **Industrial food processing and cold storage facility with temperature-controlled freezer space**
- **Located in Modesto's industrial hub, with national food and food storage business in the immediate surrounding area**
- **Rare industrial property with 38.5-foot ceiling height for the freezer space portion of the building**
- **Equipped with a substantial 4,000 Amp electrical service, the facility is well-suited to accommodate high-demand operations and power-intensive equipment, ensuring efficient and reliable performance.**
- **The property sits on a 3.04 Acre site providing plenty of space for parking, outdoor storage, and ease of access for distribution**

PROPERTY OVERVIEW

ADDRESS:	2068 Lapham Drive Modesto, CA
PROPERTY TYPE:	Single Tenant Industrial
SALE PRICE:	Contact Broker
LEASE RATE:	Contact Broker
LEASE TYPE:	NNN
APN:	036-018-026-000
ZONING:	M3 Heavy Industrial
LOT SIZE:	±3.4 acre
SPACE AVAILABLE:	±45,614 sq ft Building
SPACE COMPONENTS:	±15,310 SF Freezer ±26,019 SF Dry Warehouse ±4,818 SF Office/Welfare
POWER:	±4,000 Amp @ 480 Volt Power
DOCK DOORS/ RAMP:	4 Dock High Doors 1 High Ramp for Equipment & Loading
CEILING HEIGHT:	38.5 ft Ceiling Hight- Freezer
PARKING RATIO:	1.59/1,000 SF
TRAFFIC:	Yosemite Blvd: 35k ADT
FEATURES:	Fully Sprinklered Grease Trap 2 Boilers Vault



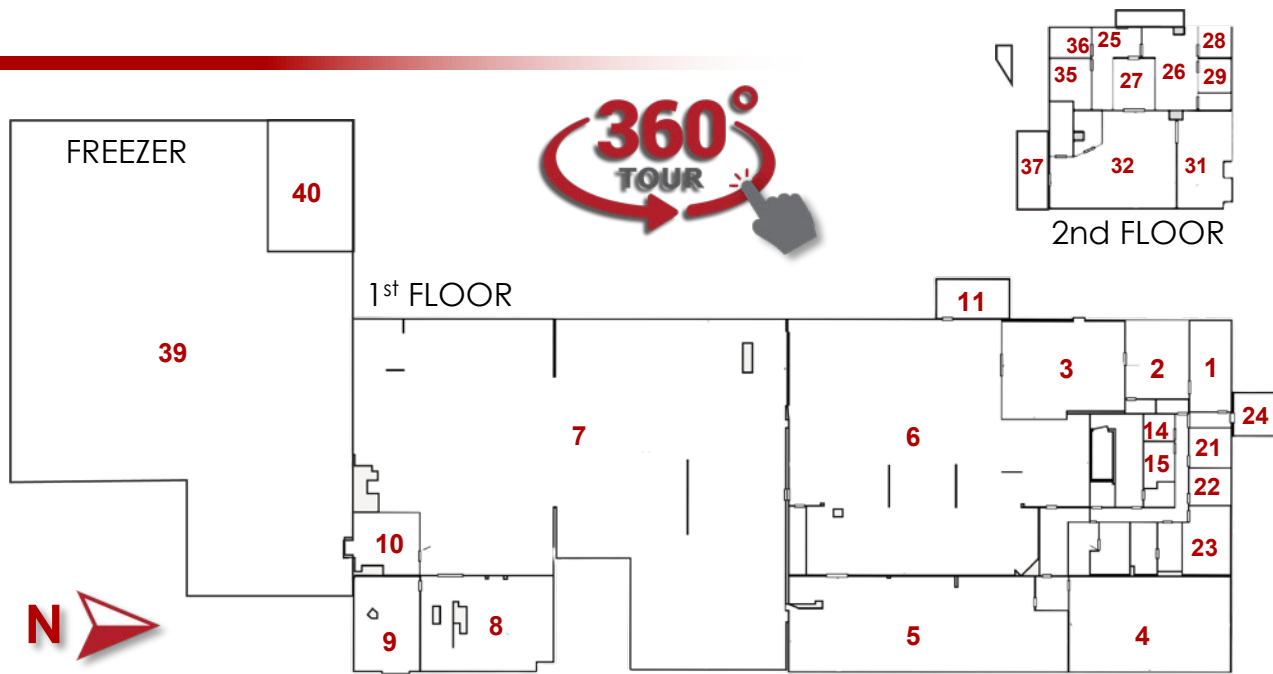
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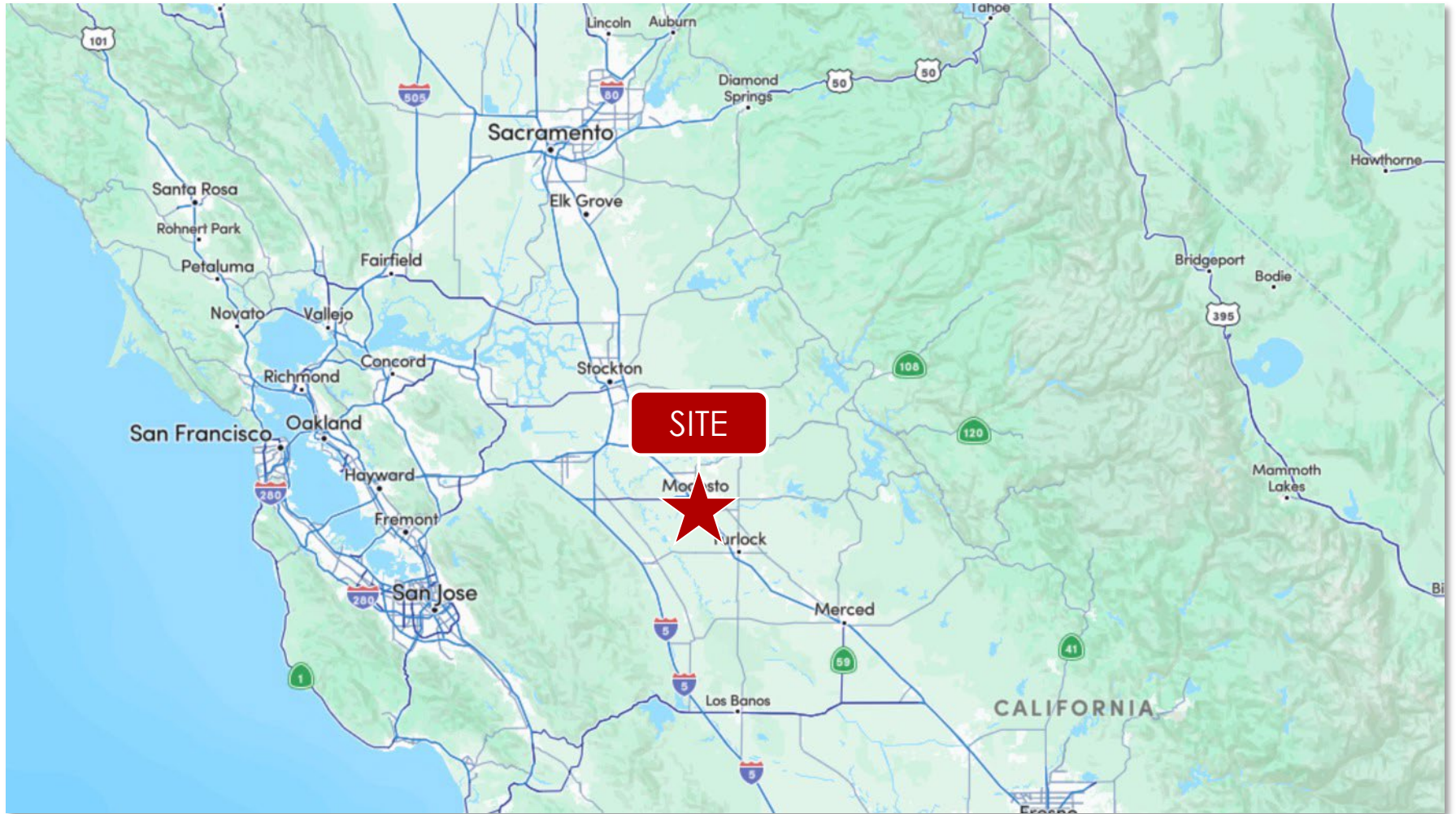
SITE PLAN



1	Dry Warehouse 1	351 SF	14	Server Room	74 SF	27	Misc.	158 SF
2	Dry Warehouse 2	468 SF	15	Office 2	120 SF	28	Office 5	77 SF
3	Dry Warehouse 3	1,086 SF	16	Office Storage 1	61 SF	29	Office 6	82 SF
4	Storage 1	1,446 SF	17	Women's Restroom	164 SF	30	Office Storage	40 SF
5	Dry Warehouse 4	2,377 SF	18	Men's Restroom	122 SF	31	Conference Room	378 SF
6	Dry Warehouse 5	5,967 SF	19	Women's Locker Room	124 SF	32	Bullpen	750 SF
7	Dry Warehouse 6	11,194 SF	20	Men's Locker Room	107 SF	33	Server Room	72 SF
8	Equipment Room	1,114 SF	21	Office 3	153 SF	34	Utility Room	92 SF
9	Equipment Room	576 SF	22	Office 4	143 SF	35	Office 7	140 SF
10	Storage 2	371 SF	23	Conference Room	296 SF	36	Office 8	92 SF
11	Loading Area	260 SF	24	Reception	179 SF	37	Office Storage	173 SF
12	Vault	93 SF	25	Restroom	188 SF	38	Office Storage	26 SF
13	Office 1	55 SF	26	Break Room	283 SF	39	Freezer	15,310 SF
						40	Dock Area	1,464 SF









MODESTO, CA

Strategic Location:

- Positioned near Modesto Airport with easy access to major transportation routes, ensuring streamlined logistics and distribution.

Established Industrial Hub:

- Surrounded by industry giants like Del Monte, Nestlé, and Frito-Lay, highlighting the area's strong industrial presence and infrastructure.

Pro-Business Environment:

- Modesto offers a supportive climate for industrial growth with favorable regulations and incentives for businesses.

Robust Workforce Availability:

- Access to a skilled and experienced labor pool specialized in manufacturing, warehousing, and logistics operations.

Growing Regional Economy :

- Modesto's thriving agricultural and food processing sectors contribute to a stable economic environment, attracting continued industrial investment.

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2023 Population	12,900	136,159	272,019
Projected Growth	0.02%	0.96%	1.20%
Median Age	37	37	36
Households	4,221	45,020	86,474
White Population	5,518	56,266	106,076
Black Population	559	4,834	9,119
Asian Population	416	8,463	19,545
Native Am Population	403	2,914	5,688
Pacific Isle Population	72	1,219	2,460
Mixed Population	2,062	22,269	44,772
Other Population	3,869	40,193	84,360
Hispanic Population	54.73%	53.40%	55.16%
Average HH Income	\$74.8k	\$92k	\$96.2k
Median HH Income	\$61.9k	\$74k	\$77k
High School Graduates	2,693	26,803	53,585
Bachelor's Degree	754	10,206	20,393
Master's Degree	308	2,670	5,450
Total Employees	10,568	134,445	262,556

DISCOVER THE RIGHT REAL ESTATE OPPORTUNITY TO FIT YOUR NEEDS

The Northgate XCS team is a full-service real estate advisory brokerage team working with clients across the country. We specialize in investment advisory and brokerage on commercial properties (office, retail, industrial), multi-family, and commercial farms.

The Northgate XCS Team provides real estate solutions that help investors navigate the complex real estate market.

ADVISORY SERVICES

- Asset management
- Acquisitions & dispositions
- Appraisal & valuation
- Corporate services
- 1031 exchange acquisitions (CA to FL)
- Comprehensive investment strategy advisory

27+

YEARS OF COMMERCIAL
BROKERAGE

300K

ACTIVE INVESTORS IN OUR
PROPRIETARY DATABASE

\$4 BILLION

IN SALES TRANSACTIONS
FROM COAST TO COAST

16

STATES TRANSACTED

NAI Northgate

INSIGHTFUL REAL ESTATE SOLUTIONS

NAI Northgate Commercial offers impactful real estate solutions for regional and national companies, investors, landowners and tenants. For over 10 years, NAI Northgate has provided premium advisory throughout the commercial real estate landscape – working to ensure both short-term and long-term goals of its clients.

A COLLABORATIVE TEAM EFFORT

NAI Northgate features a team of seasoned professional with experience that spans across different sectors of commercial real estate – providing detailed focus and efficiency to each property.

THE RIGHT LOCATION AT THE RIGHT TIME

Whether looking for an investment property, a retail space for lease, or a land development project – NAI Northgate offers a multitude of properties suitable for your business needs.



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