

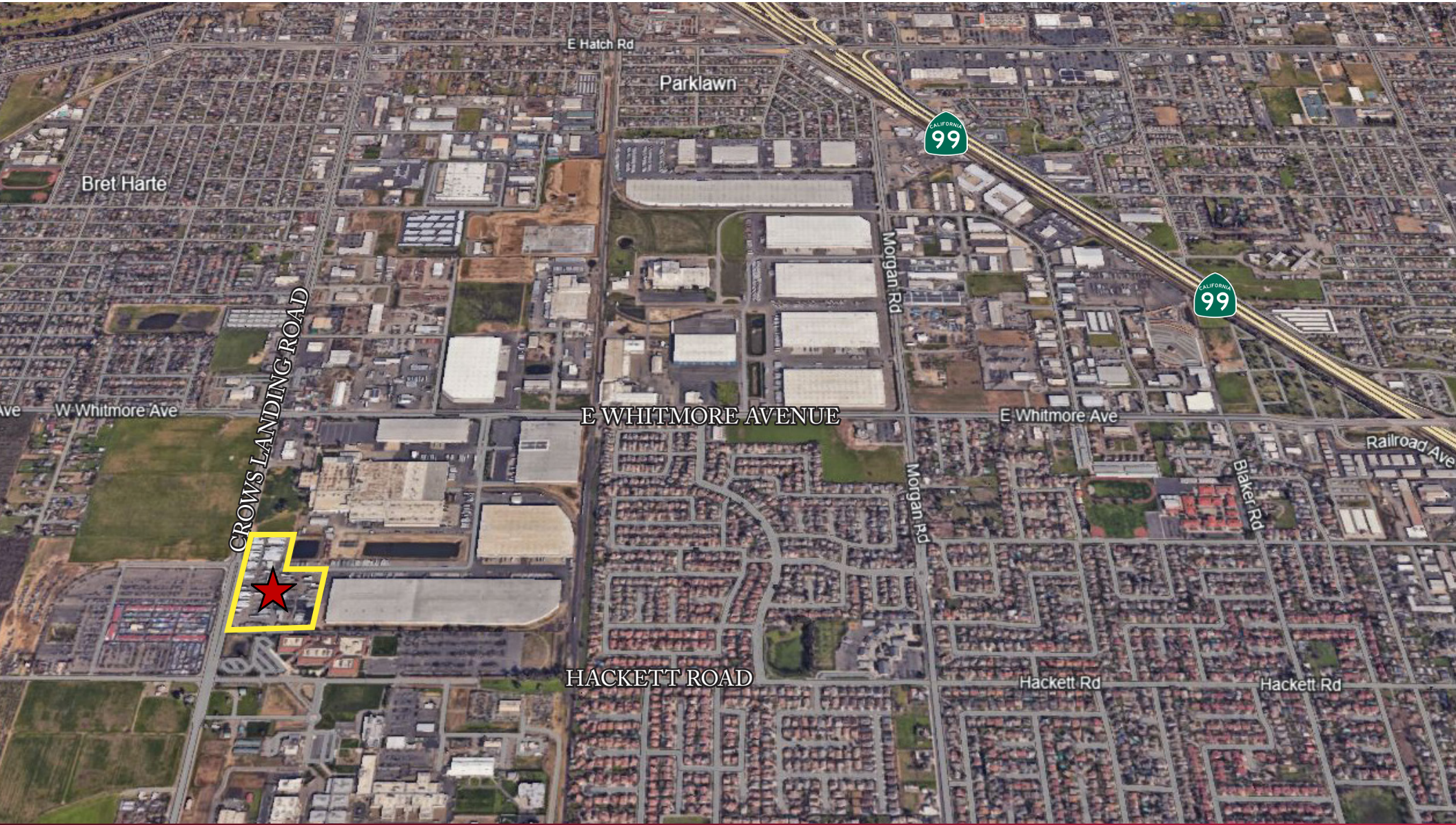
SECURE OUTSIDE STORAGE & LAYDOWN YARD

2.0± - 10.8± ACRES - FOR LEASE

3026 CROWS LANDING ROAD | CERES (MODESTO) | CA



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



MARK RECKERS
BRE #00938704
mreckers@lee-associates.com
C 209.471.4884
D 209.983.6838



241 Frank West Circle, Suite 300 | Stockton, CA 95206 | 209-983-1111 | lee-associates.com/centralvalley

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FEATURES

- **YARD AREA:** 2.0± TO 10.8± ACRES
- **CONDITION:** Fully secured with asphalt, fenced, lighted
- **SECURITY:** Complex is secured 24/7 with guard house, scales and other amenities
- **ACCESS:** Access is through entrance off Whitmore Avenue via the main guard house
- **VISIBILITY:** 900' frontage on major regional corridor
- **ZONING:** General Industrial - City of Ceres
- **LOADING:** Site currently has available two portable exterior docks - <https://dockzilla.com/>
- **ADJACENT WAREHOUSE SPACE:** The yard is part of a larger five building industrial complex with over 2.2±M square feet of building area. There currently are several units available in the complex including dry warehouse from 60,000± square feet to 300,000± sf including climate control and cooler units.

ECONOMIC DATA: Contact broker for pricing



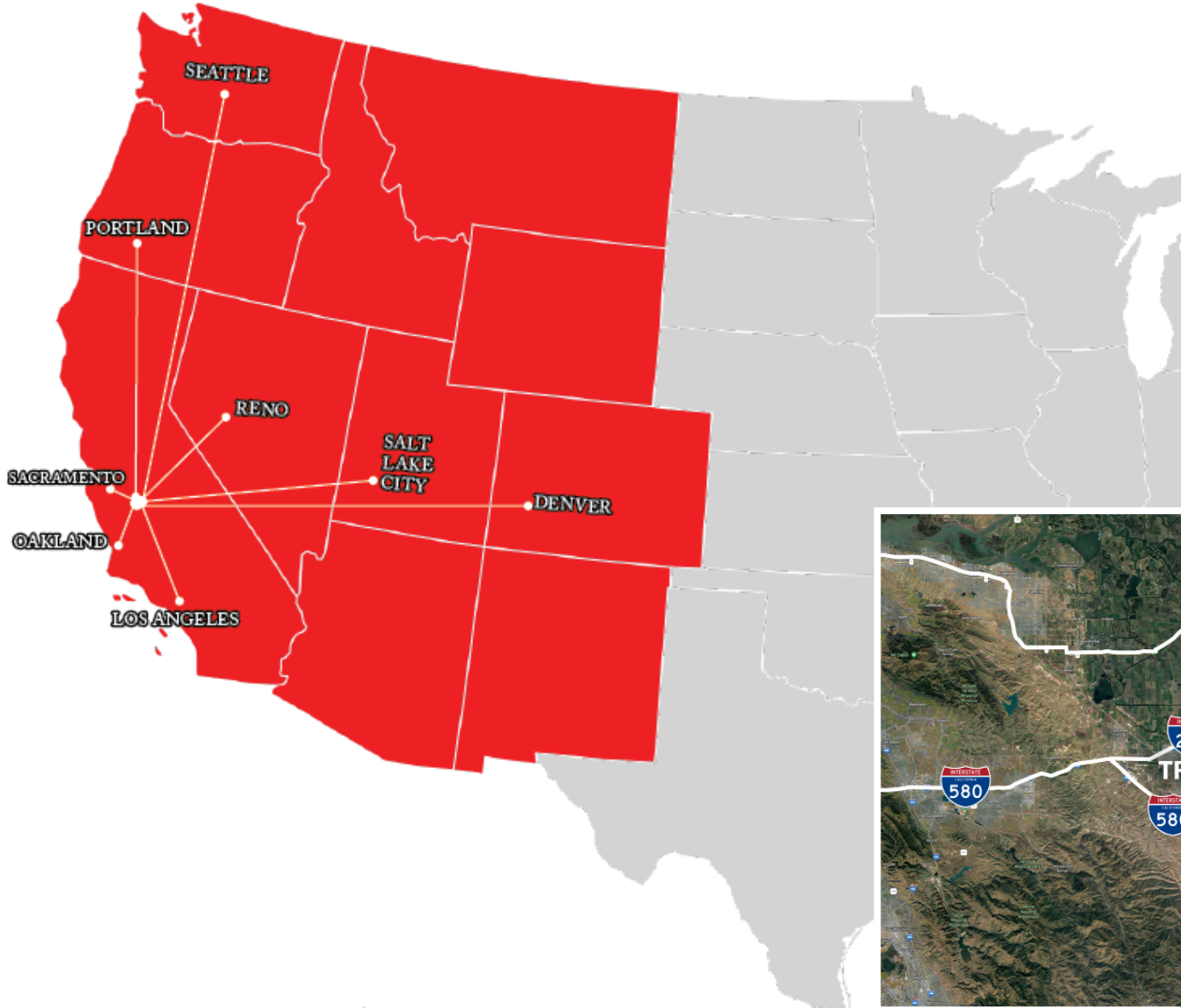
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WEST COAST MARKET

CITIES

Sacramento	78 Miles
Oakland	87 Miles
San Jose	86 Miles
San Francisco	94 Miles
Fresno	93 Miles
Reno	210 Miles
Los Angeles	310 Miles
Las Vegas	486 Miles
Portland	659 Miles
Salt Lake City	727 Miles
Seattle	833 Miles
Denver	1,159 Miles

PORTS

Stockton	41 Miles
Sacramento	87 Miles
Oakland	87 Miles
San Francisco	97 Miles
LA/Long Beach	335 Miles
Seattle	832 Miles

AIRPORTS

Stockton	31 Miles
Oakland	81 Miles
Sacramento	92 Miles
San Jose	88 Miles
San Francisco	99 Miles



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