

**INDUSTRIAL
WAREHOUSE**

FOR LEASE

1119 LONE PALM AVENUE • MODESTO • CA • 95351-1534



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
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DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
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ADDRESS:	1119 Lone Palm Avenue • Modesto	COUNTY:	Stanislaus County
LEASE RATE:	\$0.90 PSF MG	PROPERTY TYPE:	Industrial Warehouse
AVAILABLE SIZE:	± 12,000 SF	PARCEL NUMBER:	029-011-075
LOT SIZE (SF/AC):	± 29,620 SF / ± 0.68 AC	PROCURING BROKER FEE:	2.5%

PROPERTY DESCRIPTION:

1119 Lone Palm Ave is a versatile property is ideally situated in a thriving business area, offering easy access to major highways and nearby amenities. With a spacious interior, adaptable layout options, and ample parking, this location is well-suited for various business uses.

FEATURES:

- ± 12,000 SF
- Lobby
- Showroom
- Two (2) Offices
- Break-room
- Janitors Closet
- Two (2) Restrooms
- Large Warehouse
- Four (4) Grade Level Doors
- Nineteen (19) Parking Spaces
- Close proximity to Highway 99 and 132



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INDUSTRIAL WAREHOUSE

LOCATION MAP



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AERIAL VIEW



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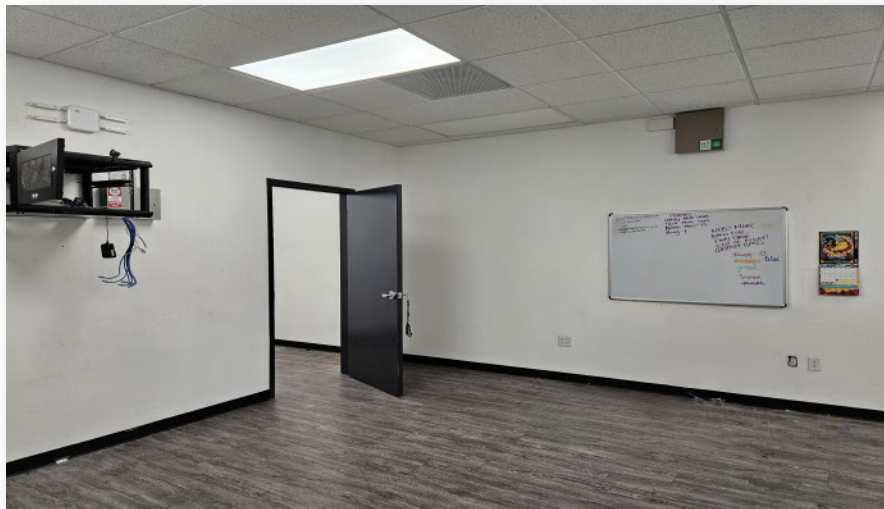
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