

120,000± SF - 180,000± SF INDUSTRIAL SPACE FOR SUBLEASE

4324 LECKRON ROAD, MODESTO, CA 95357



For further information, contact:

Mark J. Reckers, SIOR
BRE #00938704
mreckers@lee-associates.com
D 209.983.6838
C 209.471.4884

Jim Martin, SIOR
BRE # 01214270
jmartin@lee-associates.com
D 209.983.4088
C 925.352.6948

Darren McFadden
BRE #01276439
dmcfadden@lee-associates.com
D 209.983.6821
C 209.598.1180

CONTACT AGENT FOR PRICING

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AVAILABLE SF:	120,000± - 180,000± Square Feet - Part of a larger 482,100± SF building
YEAR BUILT:	2023
GRADE LEVEL DOORS:	One (1) 14'± x 14'±
DOCK HIGH DOORS:	Ten (10) with levelers, locks and seals
CLEAR HEIGHT:	34'± minimum clearance at first column
COLUMN SPACING:	57'± X 57'±
FIRE SPRINKLER:	ESFR
ZONING:	M- Industrial, Stanislaus County

FEATURES:

- Offices and restrooms may be shared or modular units installed
- Opportunity for third party logistics handling including warehouse inventory, shipping and receiving
- Generous trailer parking with 230'± truck court within a secure yard
- Insulated roof with skylights and ventilation
- Space to be shared with plastic bottle manufacturing business – Plastipak
- Rail possible - M&ET short line railroad
- Electrical Provider is MID (Modesto Irrigation District) providing much more competitive rates than PG&E

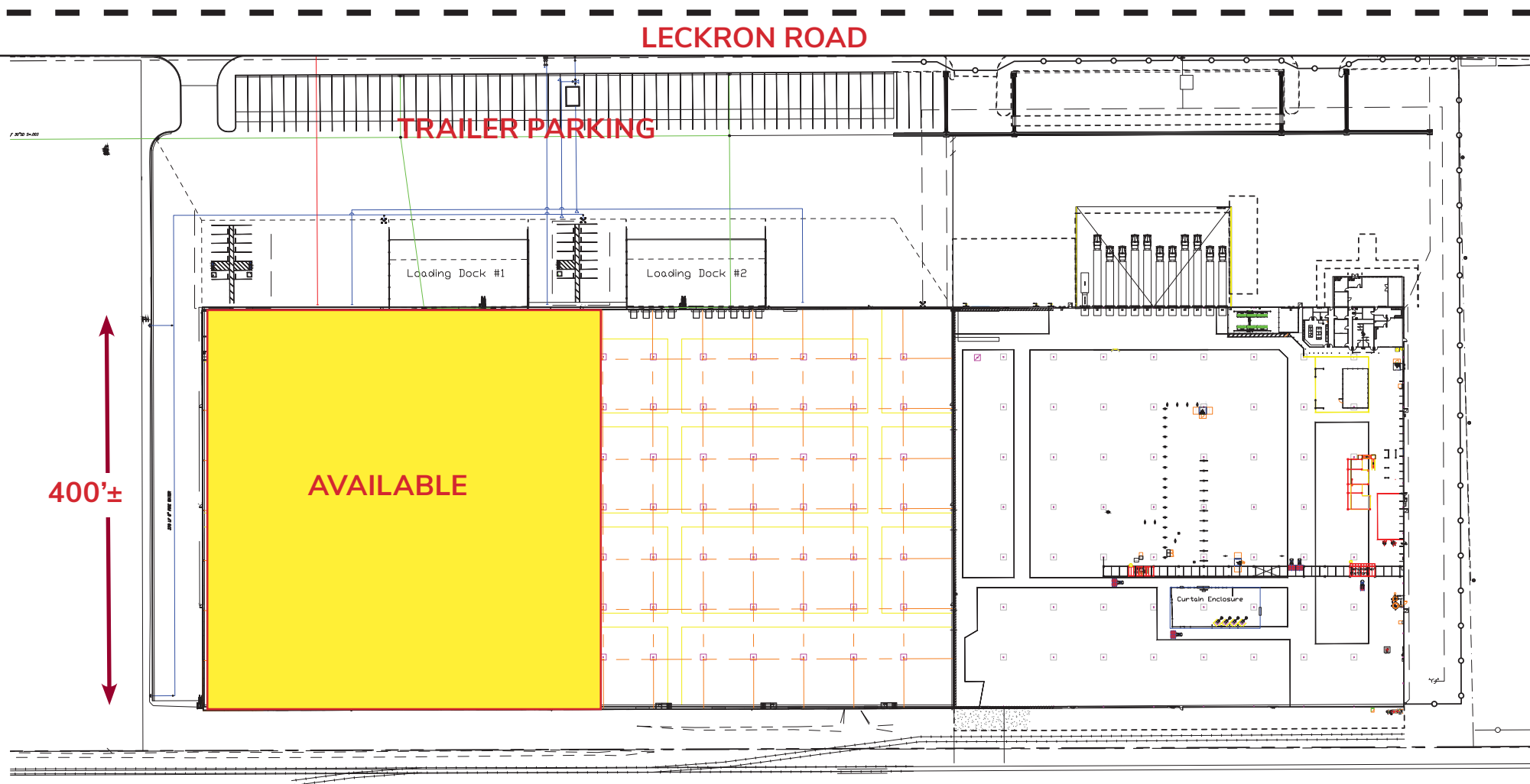
Located in the Beard Industrial District



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FLOOR PLAN



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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The Beard Industrial District with over 15,000,000± square feet of high quality manufacturing and distribution space is located in the heart of California's Central Valley, one of the most productive agricultural regions in the world, providing excellent access to major freeways, ports, intermodals and airports connecting the region with the entire West Coast. The Beard Industrial District is serviced by the Modesto and Empire Traction (M&ET) railroad, a Class III shortline rail owned by Beard Land & Investment Company. The M&ET operates on Five miles of track and interchanges with the Union Pacific Railroad at Modesto and BNSF Railroad at Empire.

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