

**FOR SUBLEASE -**  
**17,000± SF BUILDING WITH LARGE YARD**  
**NEWLY INSTALLED PAINT BOTH**  
705 E. WHITMORE AVENUE, MODESTO, CA

**LEASE RATE REDUCTION!!!!**



**BUILDING:** 17,000± SF (95' X 180') Combination metal and block construction

**YARD AREA:** Up to 1.5± Acres - Part of larger complex

**MINIMUM CLEARANCE:** 16'

**GRADE LEVEL DOORS:** 6

**POWER:** 800 AMP, 240 Volts, 3 Phase

**OFFICE SPACE:** 3,000± SF

**MEZZININE STORAGE:** 4,000± SF

**FIRE SPRINKLERS:** Yes

**PAINT BOOTH:** Has 2± year old (14' x 40') permitted paint booth - negotiated separately

**LEASE RATE:** \$9,500 / GROSS, \$0.55 PSF / GROSS

**"Available for sublease through August 2027"**  
Longer term available.



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#### COMMENTS:

Former maintenance facility for Olan Foods Plant. Building has many possible exterior yard configurations which can be fenced. Secure truck entrance through shared guard house or directly off Whitmore Avenue.

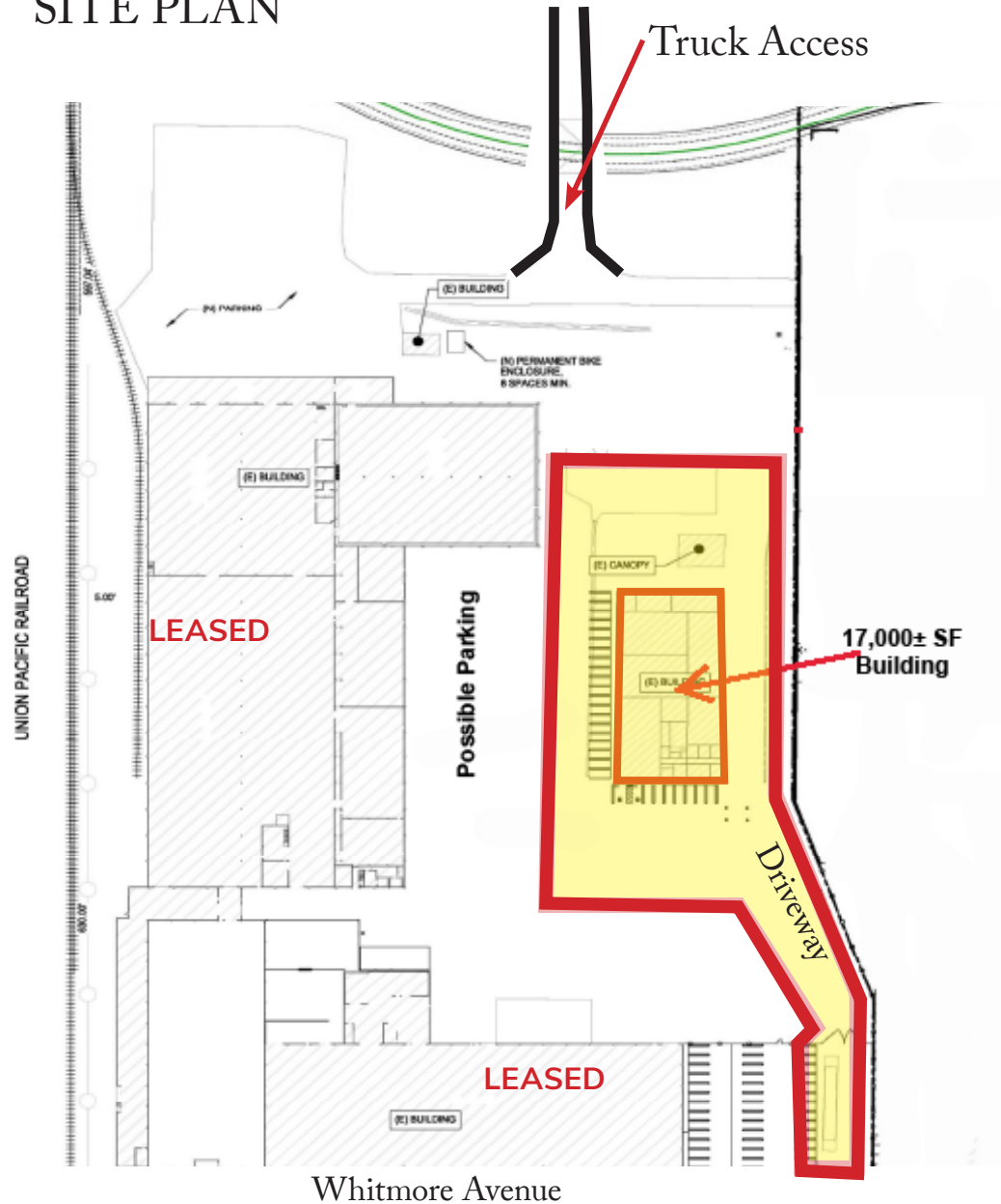


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## SITE PLAN



\* Fully Gated and Secured with 24/7 security on site.

