

MORGAN ROAD DISTRIBUTION CENTER | FOR LEASE | 220,506± SF AVAILABLE
1225 E. WHITMORE AVENUE, MODESTO, CA | WAREHOUSE #9 RAIL CAPABLE

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



Image Landsat / Copernicus

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BUILDING FEATURES

TOTAL BUILDING SF:	369,000± SF
AVAILABLE SPACE:	220,506± SF (divisible)
OFFICE SPACE:	1,000± SF
LOADING :	14 (8.5'w x 10'h) dock high doors (up to 22 possible) 3 (15' x 15') GL rapid roll-up doors
CLEAR HEIGHT:	32' minimum after first column
POWER:	800 Amps, 277/480 Volts, 3 phase (can be upgraded)
FIRE SUPPRESSION:	ESFR
DIMENSIONS:	410' D x 533' W
COLUMN SPACING:	50' x 75' (with 60' speed bay)
TRUCK COURT:	195' (with 75' concrete apron)
SKYLIGHTS:	2.9% coverage
RAIL SERVICE:	Union Pacific - up to 6 rail doors (Planned)
ZONING:	M2- Heavy Industrial (City of Modesto)
TRAILER PARKING:	25 dedicated
POSSIBLE ADDL.	
PARKING:	50± Trailer spots
ROOF INSULATION:	R-11 in ceiling panels
SEWER/WATER:	City of Modesto
ELECTRIC:	TID (Turlock Irrigation District)



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PARK AMENITIES

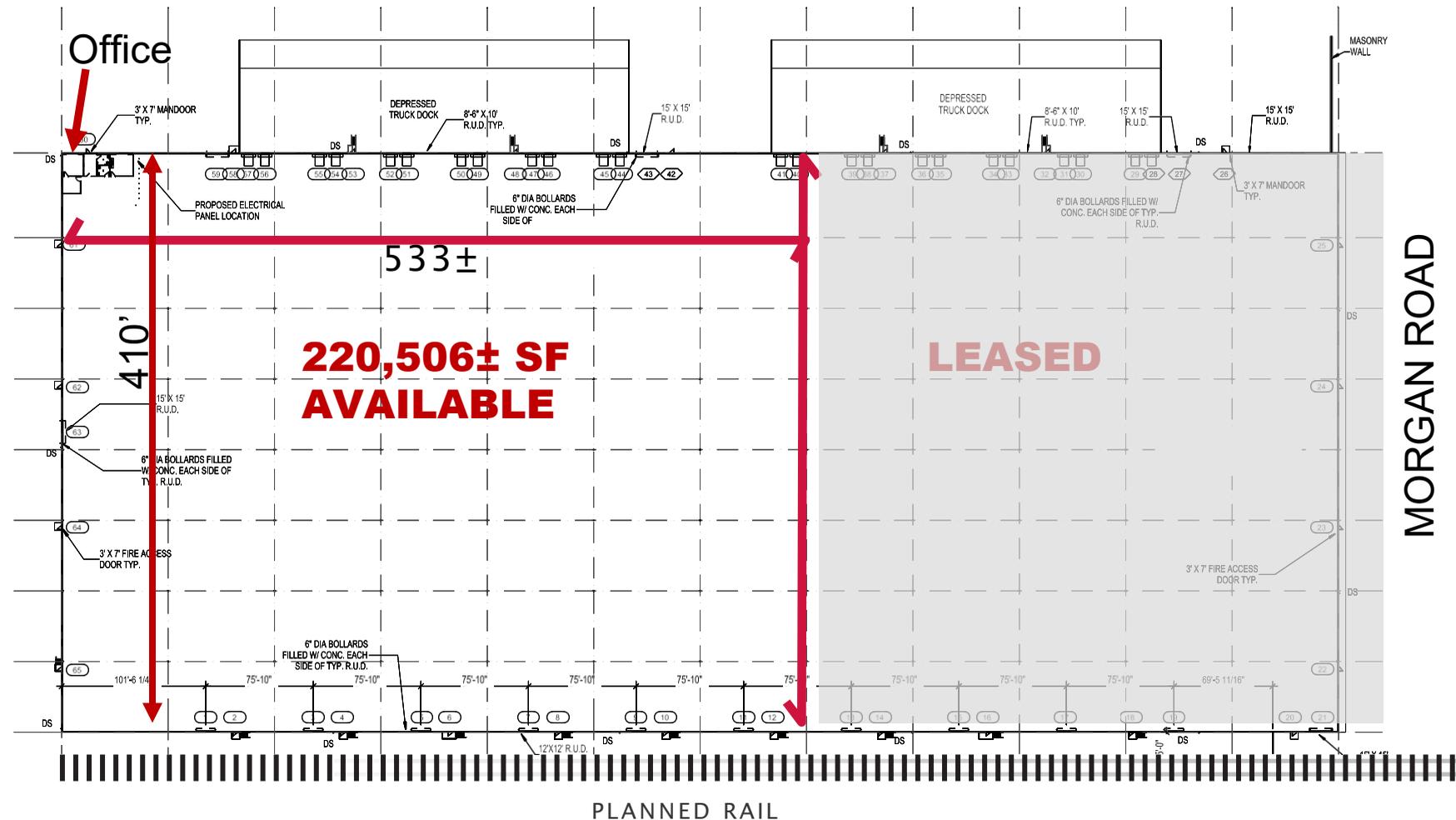
1225 E. Whitmore is the fourth out of a total of five Class A distribution/manufacturing buildings in the 1,700,000± sf Master-Planned Campus

Two of the buildings are planned to be rail-served by a new spur connecting to Union Pacific main rail line to the west.

The entire Campus is fully secure with a centralized guardhouse located on Whitmore Avenue. Tenants may elect to also have access directly to Morgan Road.

The close proximity of the buildings and multi-tenant design allows for flexible space to accommodate businesses' expansion needs.

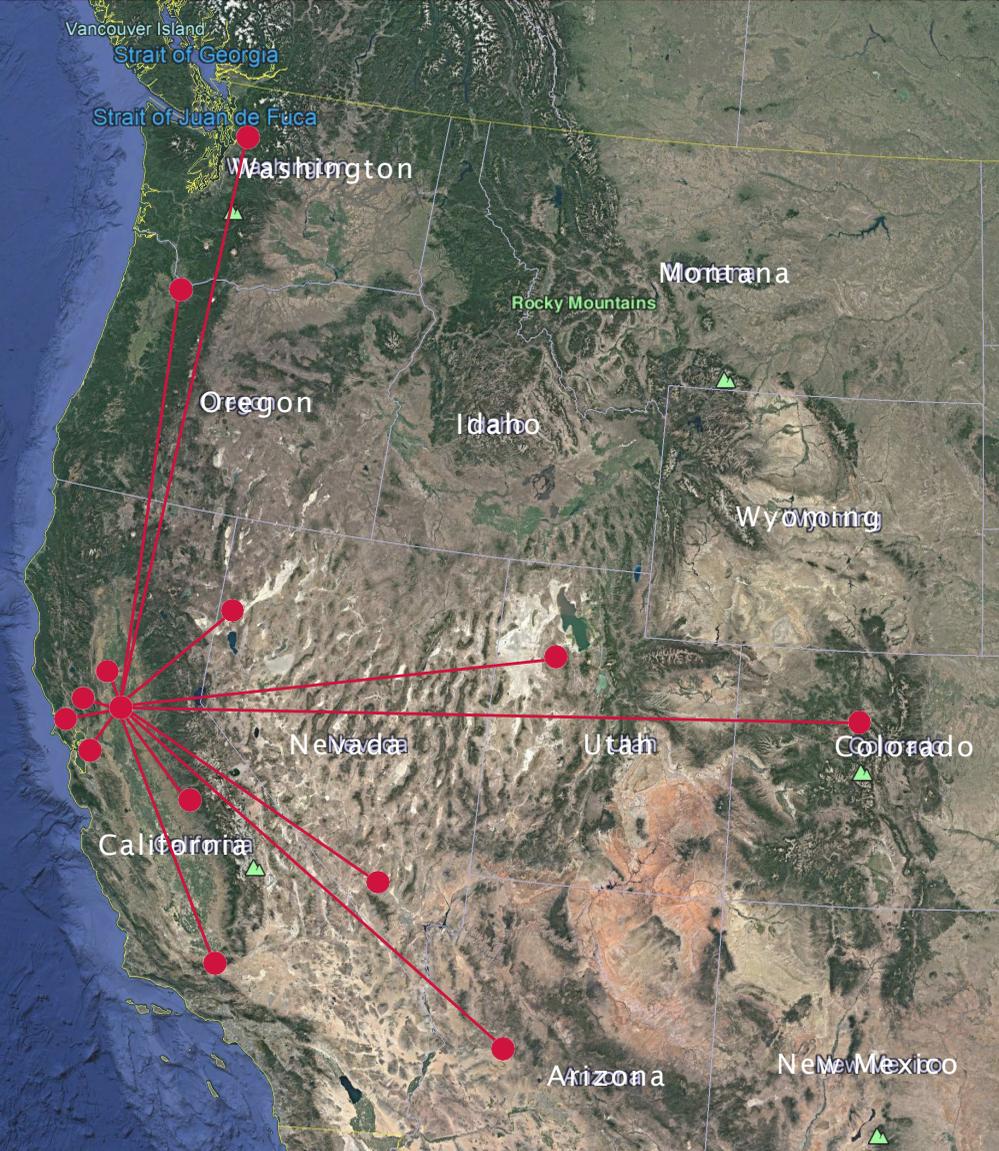
14 DOCK DOORS



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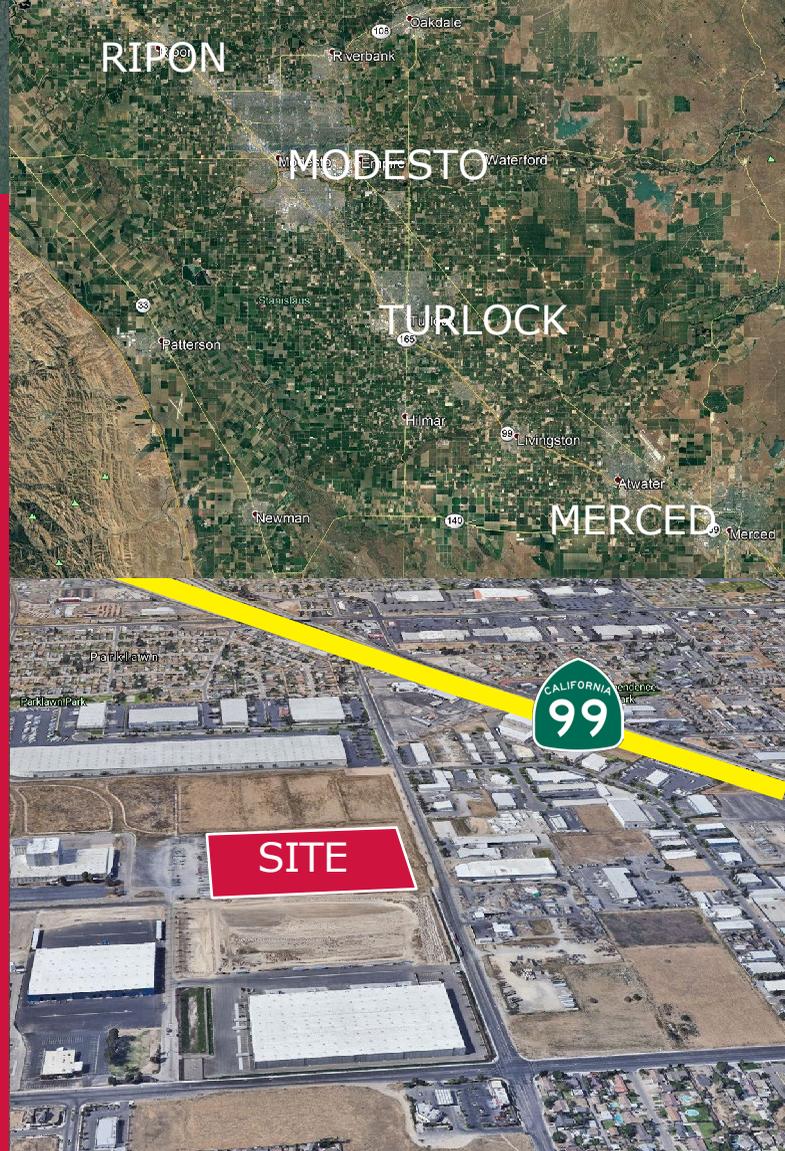
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WEST COAST MARKET

CITIES		PORTS	
Sacramento	78 Miles	Stockton	41 Miles
Oakland	87 Miles	Sacramento	87 Miles
San Jose	86 Miles	Oakland	87 Miles
San Francisco	94 Miles	San Francisco	97 Miles
Fresno	93 Miles	LA/Long Beach	335 Miles
Reno	210 Miles	Seattle	832 Miles
Los Angeles	310 Miles	AIRPORTS	
Las Vegas	486 Miles	Stockton	31 Miles
Portland	659 Miles	Oakland	81 Miles
Salt Lake City	727 Miles	Sacramento	92 Miles
Seattle	833 Miles	San Jose	88 Miles
Denver	1,159 Miles	San Francisco	99 Miles



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PROJECT FEATURES

- Business friendly community
- Located in the heart of Northern California's Central Valley
- Ideally located only 3/4± miles west of Highway 99
- Zoning: M-2 (Heavy Industrial) w/flexible uses
- Low-cost electricity provided by: TID (Turlock Irrigation District)
- Fully secure campus with onsite guard service

