

SALE PRICE: CONTACT LISTING AGENT
LEASE RATE: \$1.15 PSF MG



FOR SALE OR LEASE

401 GLASS LANE

MODESTO, CALIFORNIA

±11,919 SF INDUSTRIAL WAREHOUSE | ZONED: PI -Planned Industrial (County Of Stanislaus)

**FOR MORE INFORMATION
CONTACT:**

LIDDICOAT
Corp. Lic. 02305797



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All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.

401 GLASS LANE PROPERTY DETAILS

PROPERTY DETAILS:

- Zoned: PL (Stanislaus County)
 - Allowable uses can be found at <https://ecode360.com/43733075>
- Low Maintenance Landscaping
- Onsite Parking
- Two ingress/egress points
- ±11,919 SF
 - ±1,314 SF of Office
 - ±10,605 SF Warehouse

OFFICE:

- ±1,314 SF
- Reception Area
- Open workspace (±8 + cubicle fit)
- Dedicated Office Restroom

WAREHOUSE:

- ±10,605 SF Clear-Span Metal Warehouse
- Small office/storage room
- Five Grade Level Roll-Up Doors (±16x±16)
- Insulated Throughout
- CH ±20' -±22' Min.
- Skylights throughout
- Sprinklers throughout (rating TBD)
- Assumed Power Rating
 - 225 AMP
 - 208Y/120 Volts
 - 3-Phase
- ADA Accessible Restroom in Warehouse
- Mezzanine Storage
- Security Cameras & Alarm System
- Portable Loading Dock/Yard Ramp Available



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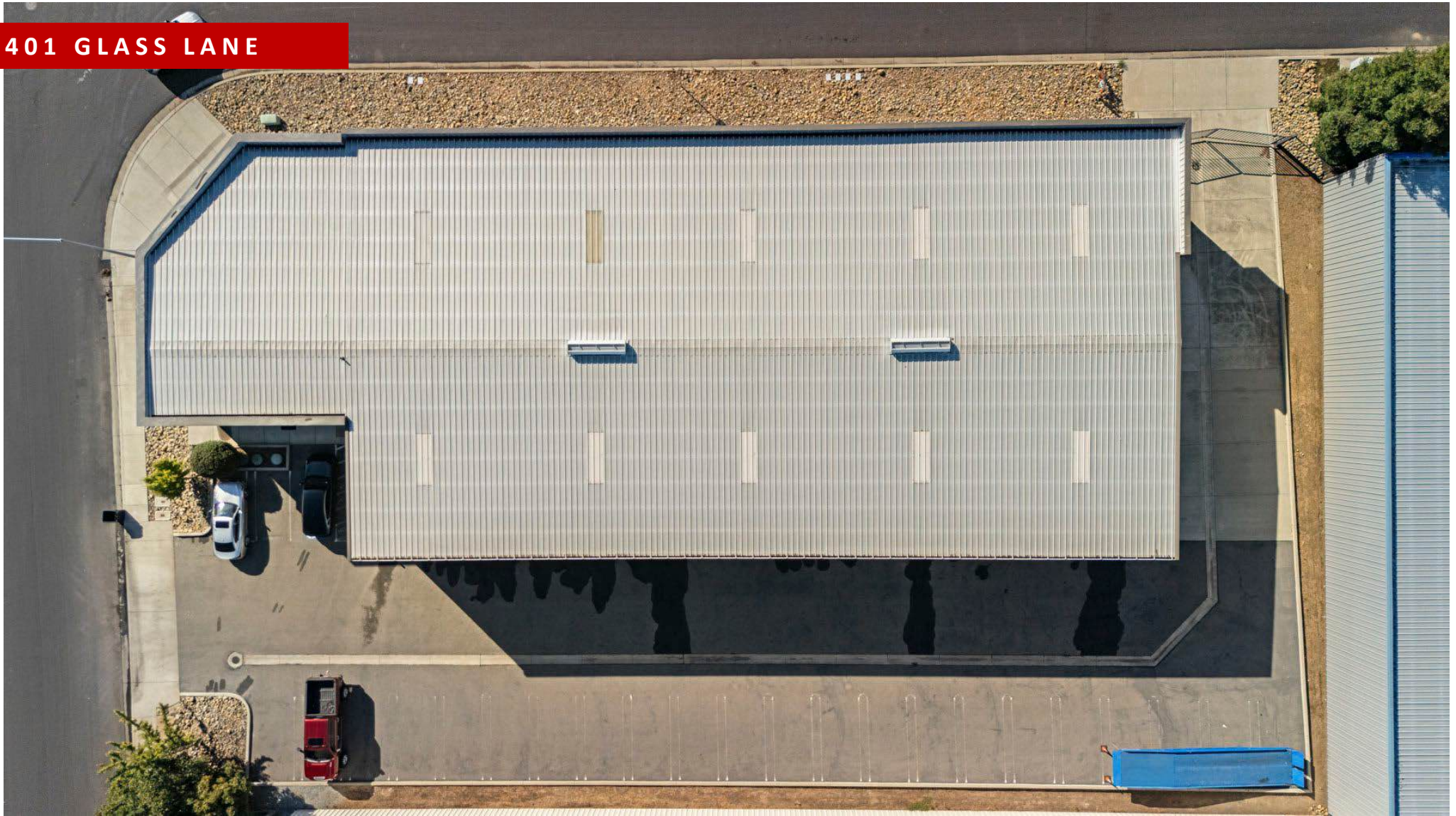


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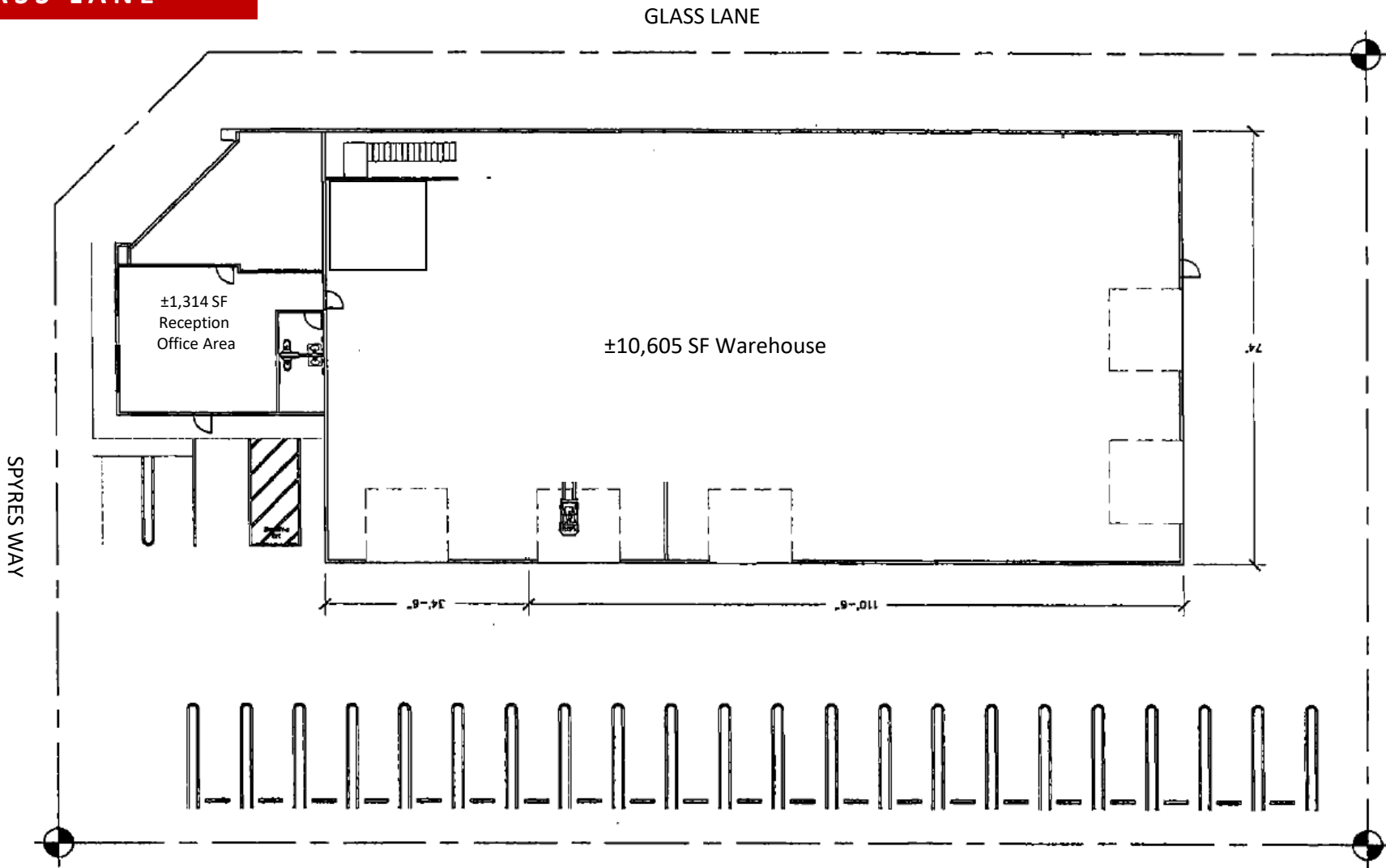
CRE

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401 GLASS LANE- WAREHOUSE



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AERIAL MAP, ACCESS ROUTES & NEIGHBORING TENANTS

NEARBY NEIGHBORING TENANTS INCLUDE:



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