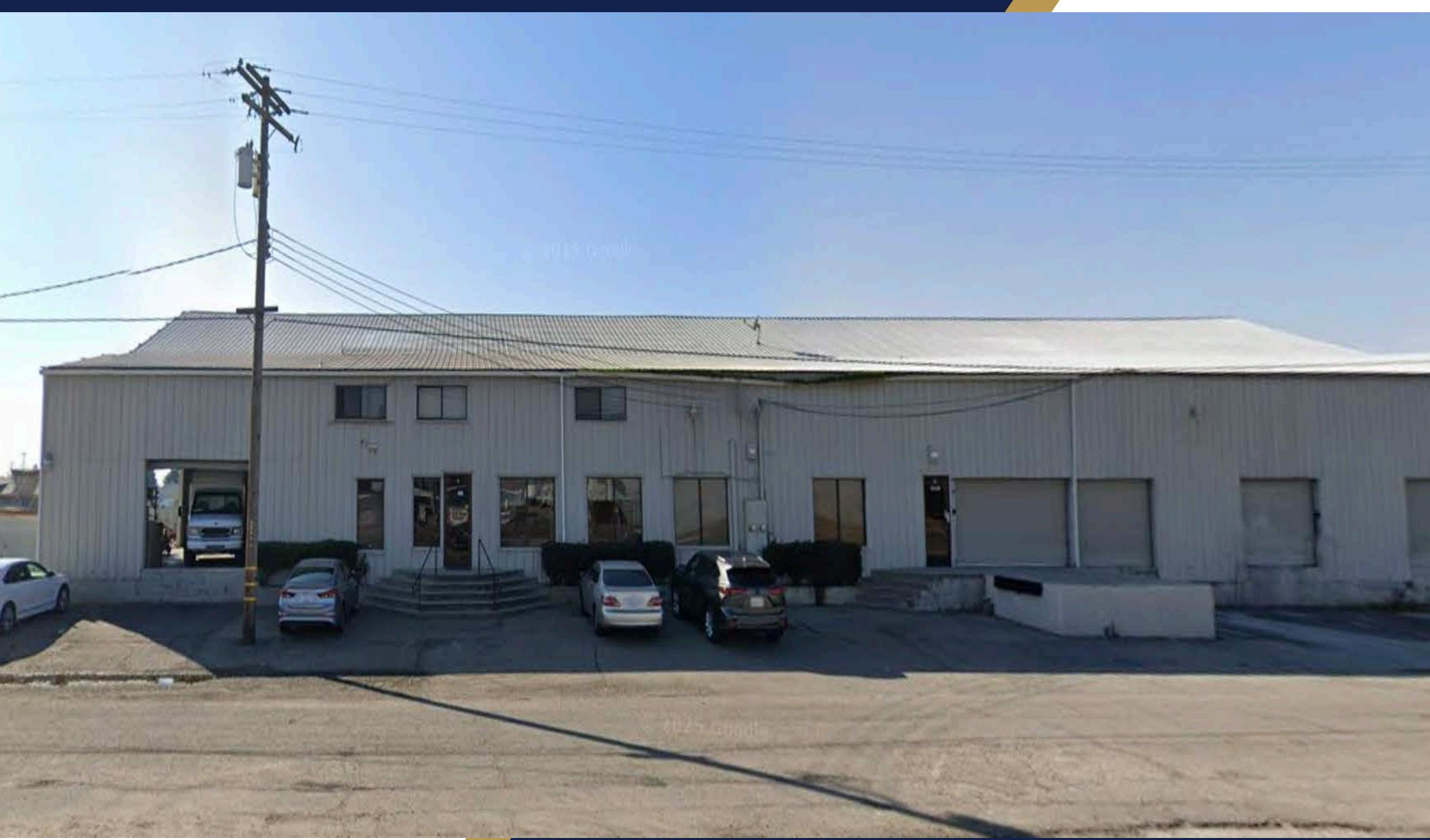


WAREHOUSE OPPORTUNITY

4901 Salida Blvd | Salida, CA 95368

FOR LEASE



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INFORMATION

- Available: ± 3,000 SF
- APN: 135-045-045
- Lease Rate: \$.65 PSF - IG
- Project Total: ±14,600 SF
- Lot Size: 31,798/.73 Acres
- Type: Warehouse

DESCRIPTION

Multi-tenant warehouse project available for Lease in a highly accessible Salida / North Modesto location. Ideal for dry storage, contractors, or general storage needs. This space offers a combination of off-street parking, yard space, convenient proximity to CA 99, and access to a shared loading dock.

HIGHLIGHTS

- Flexible floor plan
- Private warehouse and flex spaces
- Loading dock
- CA 99 adjacent
- Off-street Parking
- Yard space available



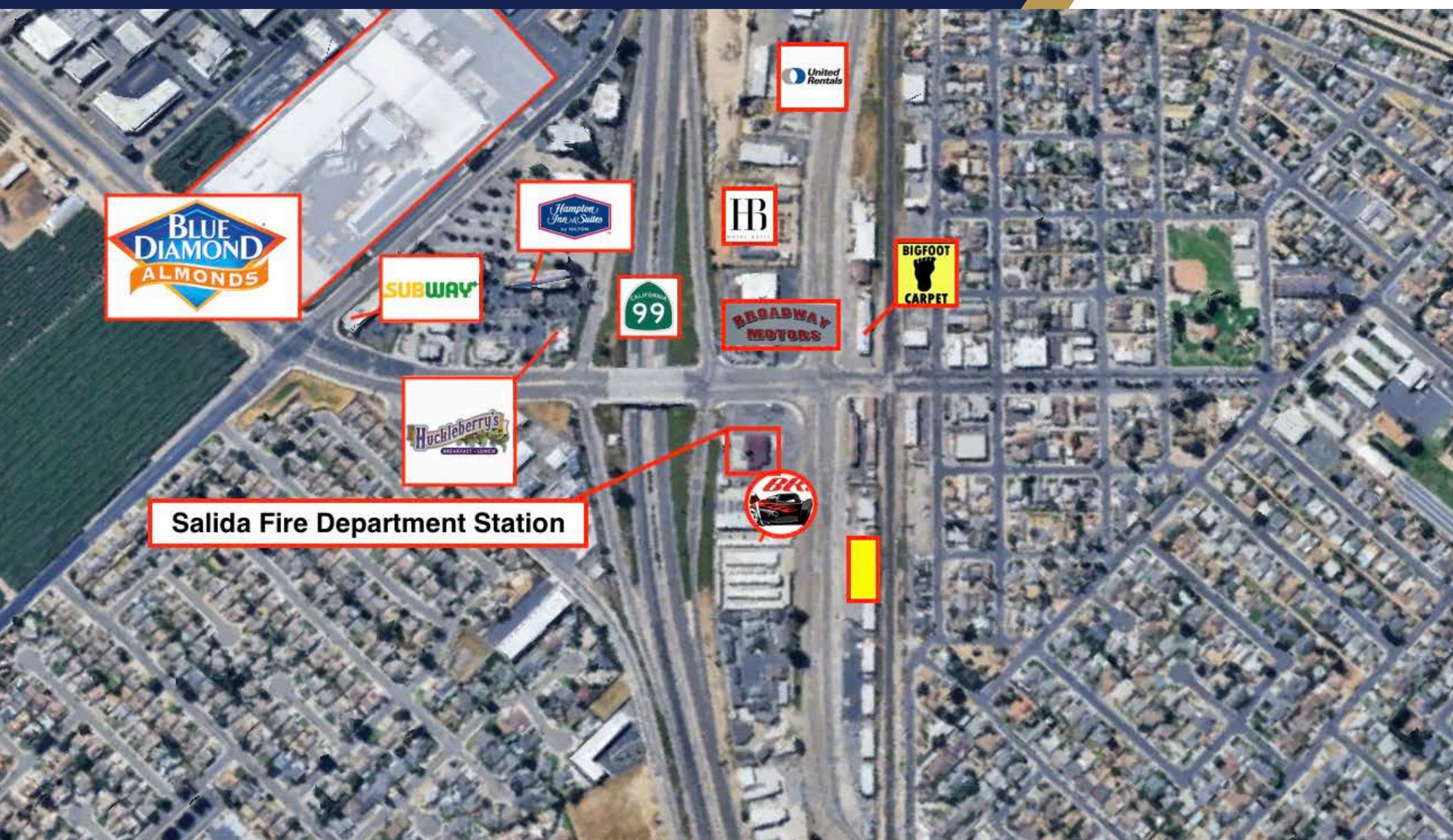
NICK MAUGERI
AGENT, DRE 02109522
209.409.4225
nmaugeri@pmz.com

PMZ COMMERCIAL
BROKER, DRE 00405158
209.527.5640

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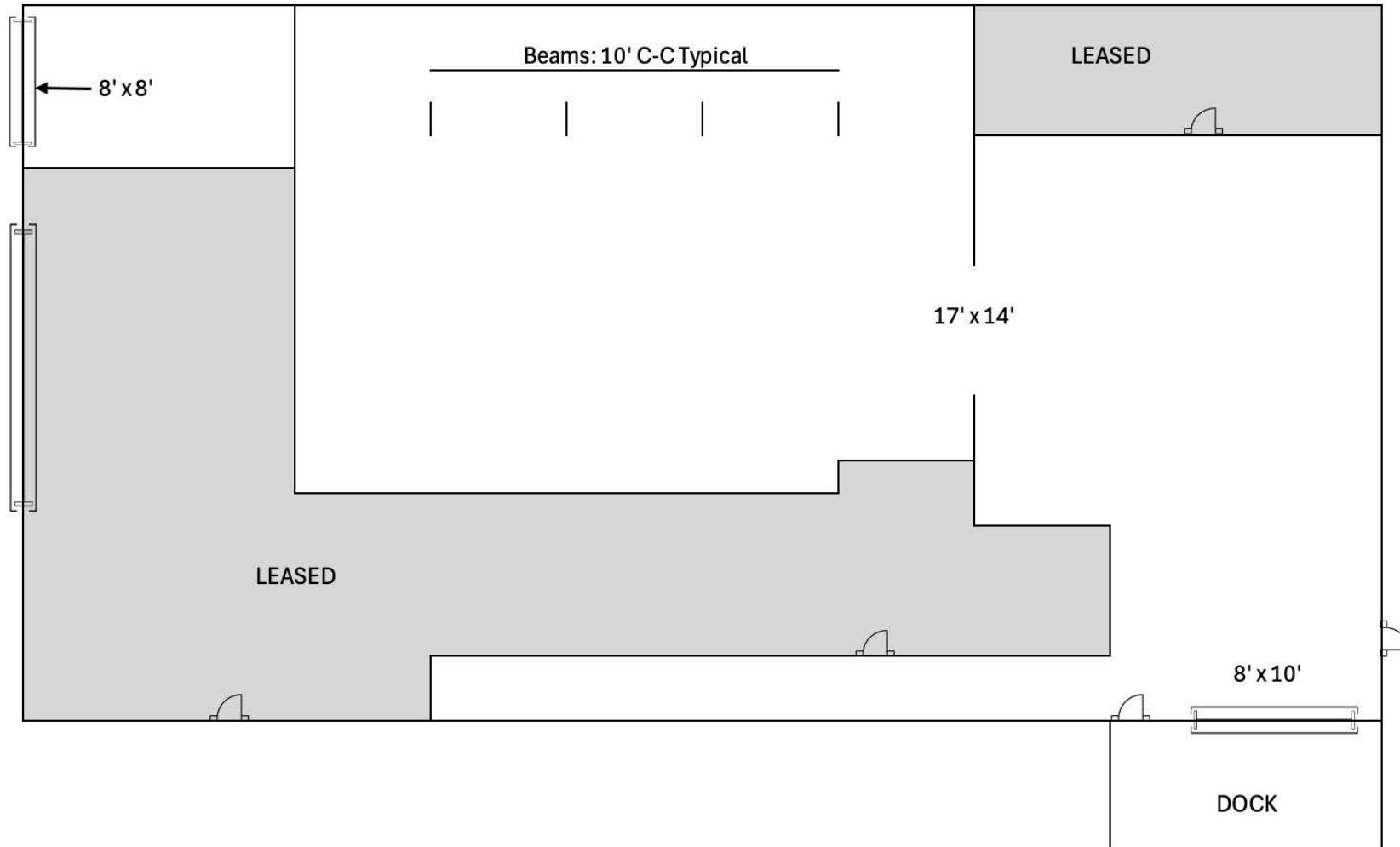


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FLOOR PLAN



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FOR LEASE

ABOUT PMZ COMMERCIAL REAL ESTATE: From Humble Beginnings to Industry Leader

PMZ Real Estate was founded by Paul M. Zagaris, who started his real estate practice in 1947. Our organization is family-owned and managed.

We are an independent real estate firm with over 550 professional sales associates. We are ranked in the top 50 mega-brokers in the country. With sales over 1.2 billion dollar annually, PMZ Real Estate is the most successful real estate organization in the East Bay and Central Valley regions.

- Commercial Sales • Commercial Leasing • Commercial Experts

1120 Scenic Drive Modesto, CA. 95350



NICK MAUGERI
AGENT, DRE 02109522
209.409.4225
nmaugeri@pmz.com

ABOUT NICK: From Military Service to Real Estate Investment Strategy

A dedicated commercial real estate professional specializing in investment, leasing, and sales throughout the Central Valley. A U.S. Army Infantry Veteran and former Platoon Sergeant, he brings a disciplined, mission-driven approach to every client relationship.

With a decade of experience, Nick combines strong underwriting and financial analysis skills with an investor's perspective to help clients identify opportunities, maximize value, and achieve lasting growth. His background in lending, acquisitions, and 1031 exchanges provides a deep understanding of complex transactions and financing structures.

Nick holds a B.A. in Entrepreneurship with a minor in Business Analytics from American Military University. He approaches real estate with strategy, transparency, and collaboration—focused on advising clients toward smart, sustainable decisions.

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