

USDA MEAT PROCESSING FACILITY FOR SALE

4801 ENTERPRISE WAY | MODESTO | CA 95356

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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

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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FEATURES:

- **BUILDING SF:** 15,233± SF
- **OFFICE:** 1,621± SF (2-Story)
- **PROCESSING:** 6,490± SF (2 Rooms | 35°-40° w/ floor drains & wash down systems)
- **FREEZER:** 2,750± SF (-30°)
- **COOLER:** 1,872± SF (2 Rooms | 32°)
- **DRY STORAGE:** 2,500± SF
- **DOCK HIGH DOORS:** Two (2) with weather seals
- **GRADE DOORS:** One (1)
- **SPRINKLERED:** Yes
- **POWER:** 600 Amp, 277/480 Volt, 3 Phase
- **ZONING:** P1 - Industrial (Stanislaus County)

Comments:

Located in the Landmark Business Center providing excellent access to Hwy 99 via Kiernan Avenue. Fully fenced, gated and paved yard area. All refrigeration equipment included. City of Modesto water, sewer and storm. Office area includes reception area, private offices, breakroom, 3 restrooms and USDA office.

CONTACT:

Darren McFadden

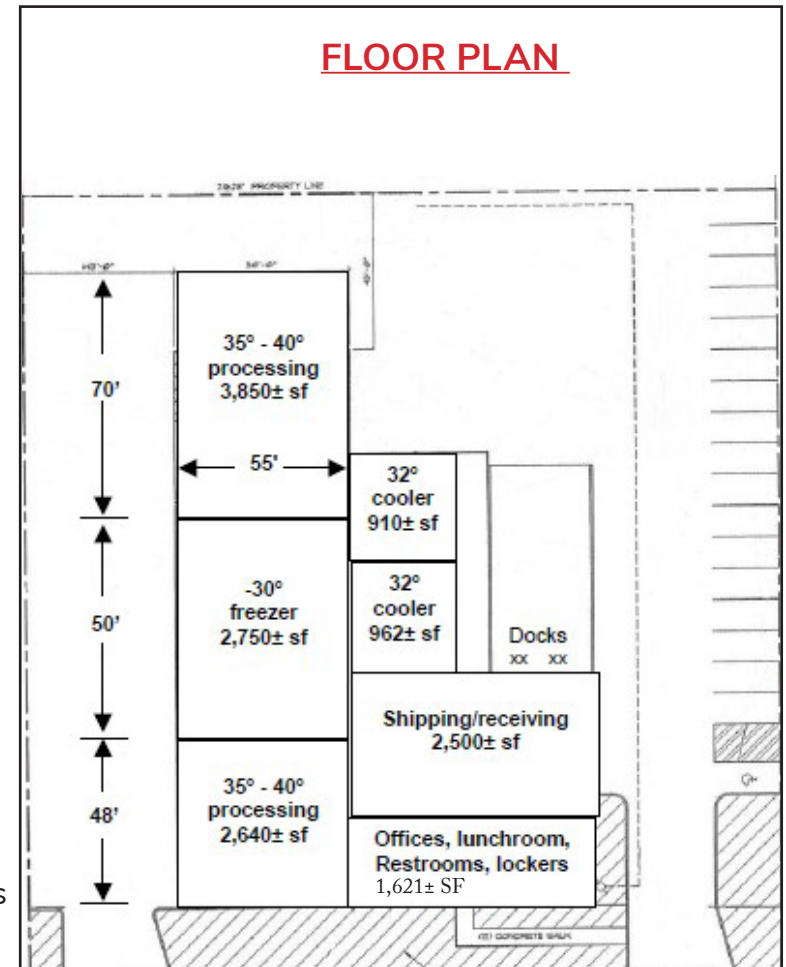
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SALE PRICE: \$2,600,000



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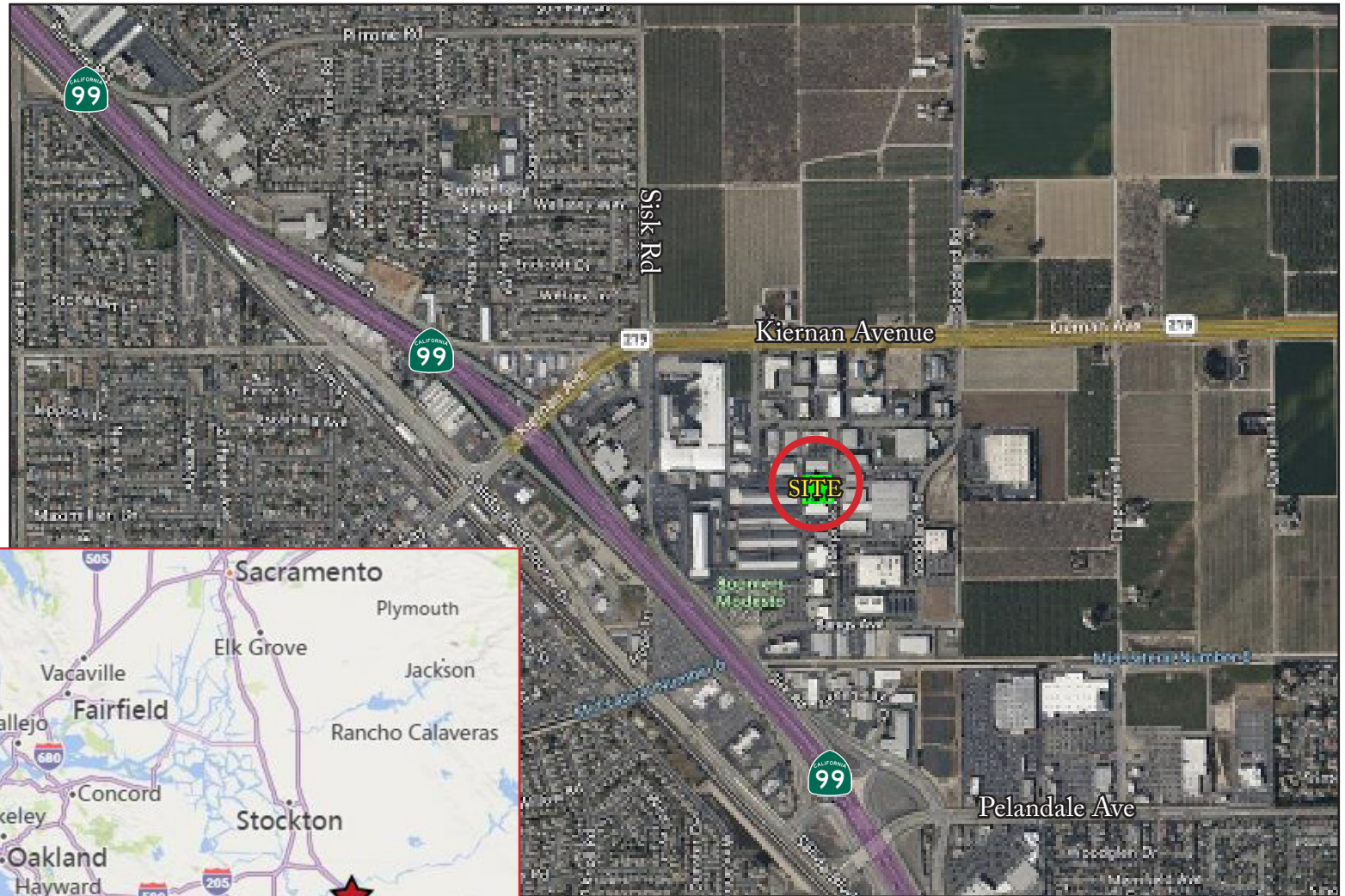
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MAPS



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