

±98,560 sq ft on 10.01 acres

3643 Finch

3643 Finch Road, Modesto, CA
Currently Available

Total access. Zero compromise.

Position your operations within one of Central California's most established and strategically connected industrial hubs. 3643 Finch offers scalable space, integrated rail access, and direct connectivity to major transportation corridors—designed to support efficient logistics and long-term operational growth.

Ideal for large-scale distribution,
or advanced manufacturing
operations.

Space use:
Warehouse

Square feet:
±98,560

Acreage:
10.01

Year Built:
1997

30' Clear height

11 Dock doors

1 Grade level door

1 Leveler

Insulated ceiling

Temperature controlled

LED Lighting

800 Amps of
heavy power

Ample truck parking

**Rail served with
6 rail car spots**

**Reach out
today!**

Chris Conklin
VP of Real Estate

209-481-9111

cconklin@beardland.com
beardland.com



BEARD



Industrial land, integrated rail, and streamlined decision-making—working together to move your business forward.

Connecting your business to the world

- Strategically located in Northern Central California
- 9 million square feet of industrial warehouse, manufacturing space
- Build-to-suit availability up to 1 million square feet
- Connects you to Hwy 99 and I-5, the ports of Oakland and Stockton, the Union Pacific and BNSF railroads
- Low utility rates provided by Modesto Irrigation District
- Home to major brands:

GALLO **Nestlé**



SunOpta
Fueling the Future of Food



A smarter way to operate your business.

The Beard advantage

An industrial warehouse, strategically positioned within Beard Industrial District, a 2,000 acre business park, offering efficient distribution functionality with rail capability.

Are you interested in learning more about your options?

Reach out today and let's get something on the calendar.

Contact us today

Chris Conklin
VP of Real Estate

209-481-9111

cconklin@beardland.com
beardland.com



BEARD