

For Lease

1224 6th Street • Modesto • CA • 95354-2263



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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(209) 491-3415
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Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
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Property Summary

Address: 1224 6th Street • Modesto
Lease Rate: \$1.12 PSF MG
Available Size: ± 3,804 SF
Lot Size (SF/AC): ± 6,969 SF / ± 0.16 AC

County: Stanislaus County
Property Type: Industrial Warehouse
Parcel Number: 104-013-014
Procuring Broker Fee: 2.5%

Property Description:

Previously occupied by Bay Medic, this property offers ± 3,804 SF of versatile commercial Industrial space. This property features ± 2,200 SF of office area, ideal for administrative functions or client interactions, and ± 1,600 SF of warehouse space for storage or light industrial use. Located in an accessible area with excellent visibility, the property also includes a fenced yard, providing added functionality and security.

Features:

Office

- ± 2,200 SF
- Large Reception Area
- Six (6) Private Offices
- Two (2) Restrooms
- Four (4) Secured Parking Spots in Back of Building

Warehouse

- ±1,600 SF
- Two (2) Man Doors
- Two (2) Roll-up Doors
- Power: 220V, 3 Phase



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Location Map



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Aerial View



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Parcel Map

PORTION SW. 1/4 SECTION 29 T.3S. R.9E. M.D.B. & M.
CITY OF MODESTO - BLK. 37 (12M37)

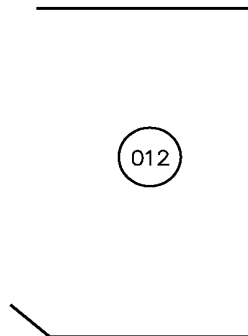
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104 - 013

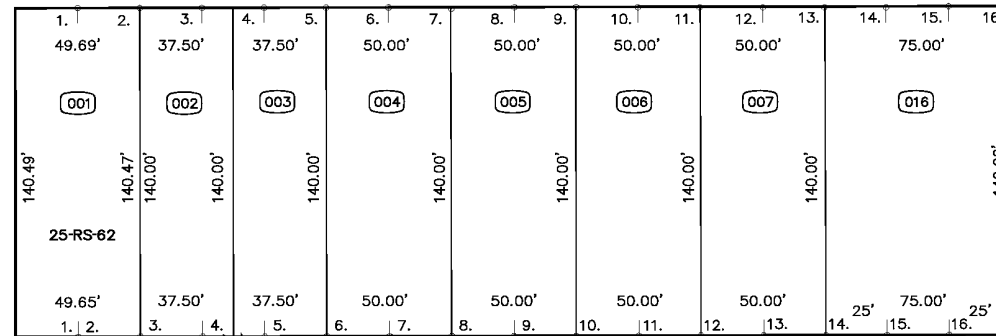
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THIS MAP FOR
ASSESSMENT PURPOSES ONLY

80' 7th ST.



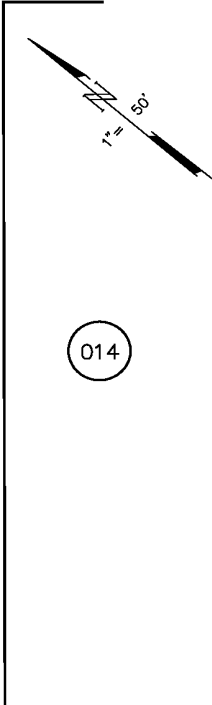
80' M ST.



BLK. 37

20' ALLEY

80' L ST.



014

80'

WASHINGTON ST.

LINDEN ST. 80'

ST.

80' 6th ST.



70,08

FROM: 102-037
DRAWN: 04-10-69

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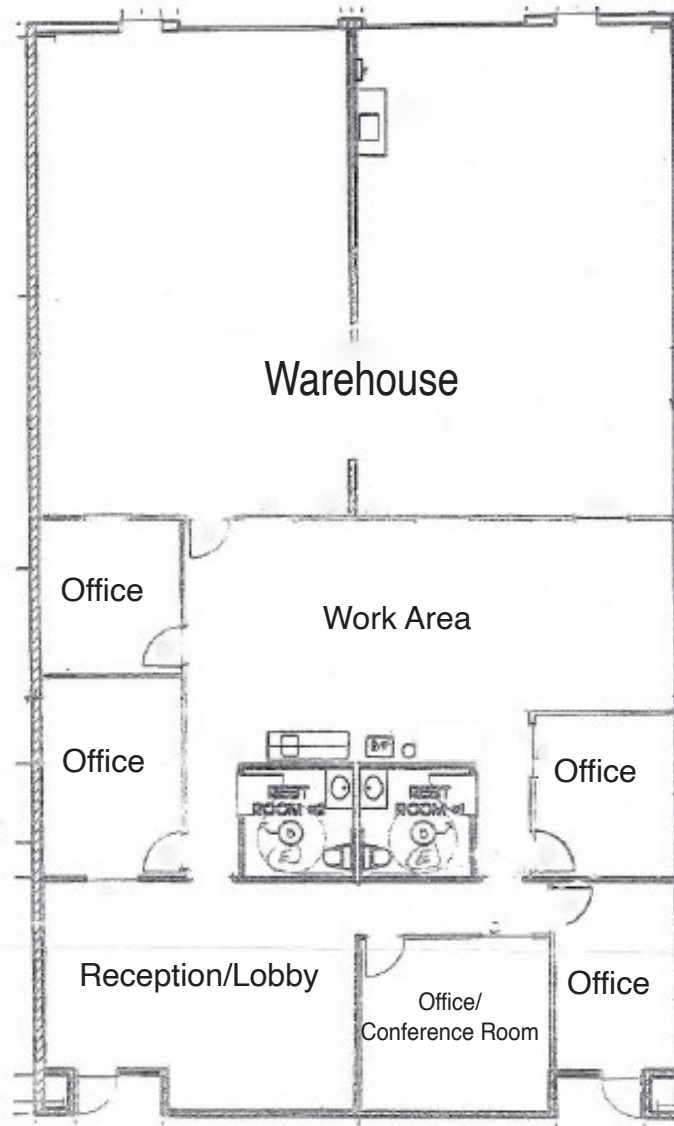
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Floor Plan



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Photo Gallery



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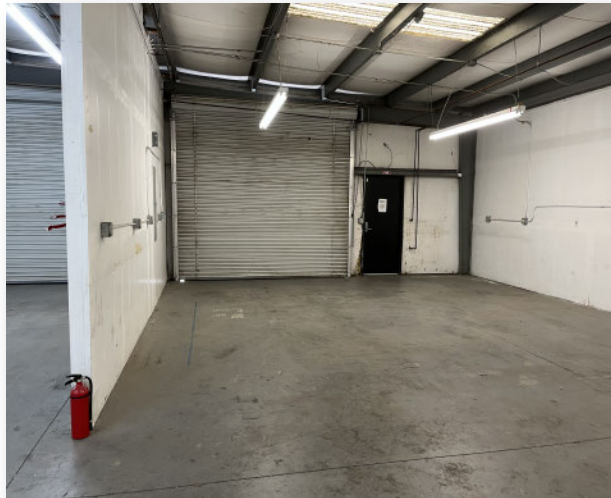
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