



WAREHOUSE WITH SHOP

FOR SUBLEASE | ±41,374 SF Available

330 S. Riverside Drive, Modesto, CA

LANDLORD WILLING TO CONSIDER NEW LEASE



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LISTING SUMMARY

Address: 330 S. Riverside Drive
Modesto, CA 95354

Sublease Rate: **\$0.25/SF Gross**

Lease Expiration: 05/21/36

Building Size: ±41,374 Square Feet

Parcel Size: ±1.80 Acres

Zoning: M – (Unincorporates Stanislaus County)



AVAILABLE IMMEDIATELY

Property Highlights:

- 3 Grade Level Doors (14' x 16')
- 4 Grade Level Doors (14' x 14')
- Two exterior covered spots, air-controlled pit levers with locks
- 2 dock high doors (25' – 26')
- 400 amp, 240 volts, 3 phase
- Fenced and lighted yard
- Climate controlled drive through shop
- Located in Beard Industrial District



PROPERTY PHOTOS

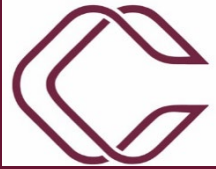


SITE AERIAL



WIDE AERIAL





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