

1200 Graphics Drive

Modesto, CA



±45.79 acres of industrial land
for sale or build-to-suit



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Site Access



±45.79
acre site



Direct access to
CA 99 and CA 132



Freeway
visibility



Union Pacific Rail
access possible

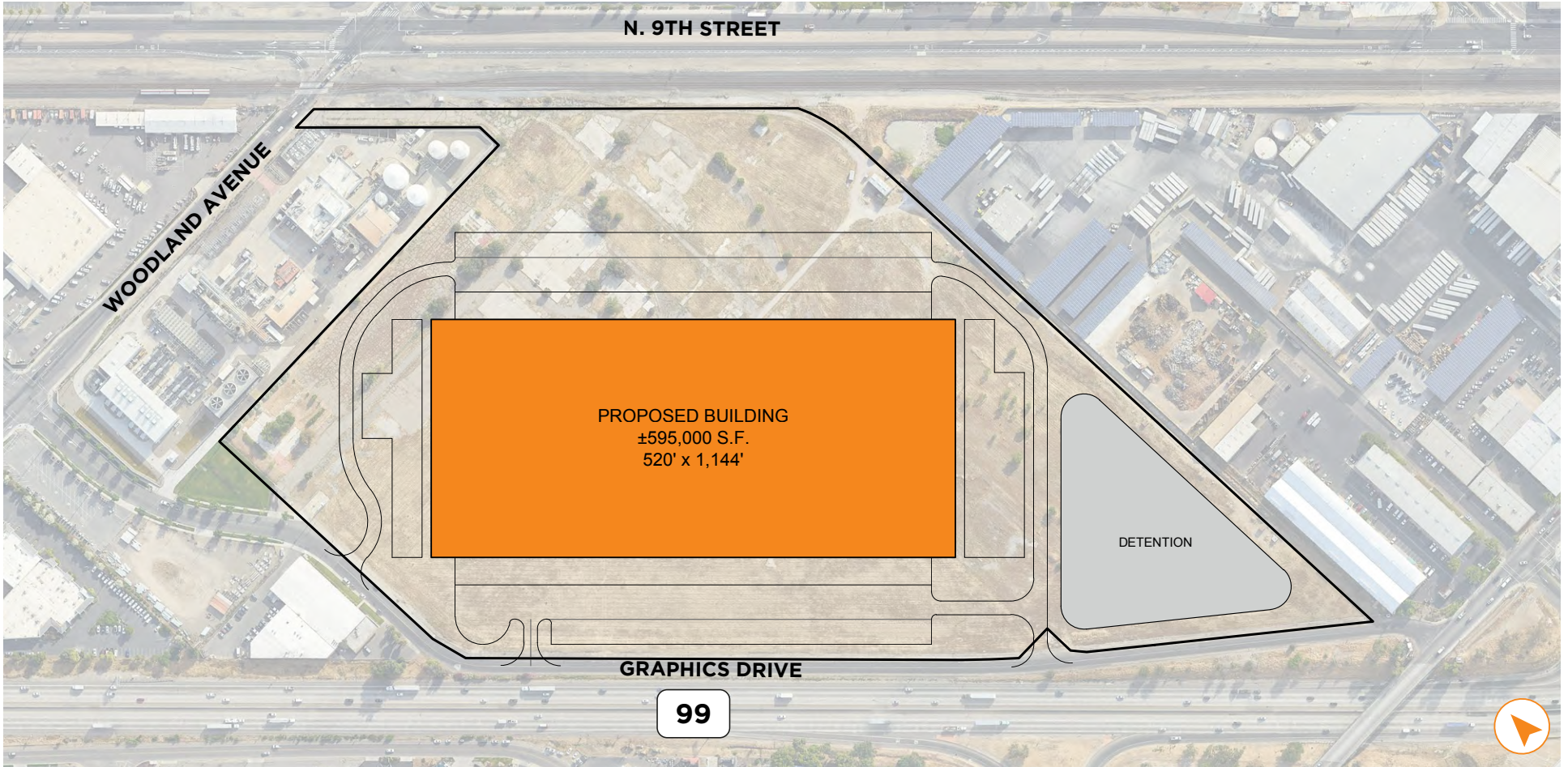


Cost effective electrical
rates provided by Modesto
Irrigation District (MID)



Flexible
site

Site Plan: Conceptual Site Plan One

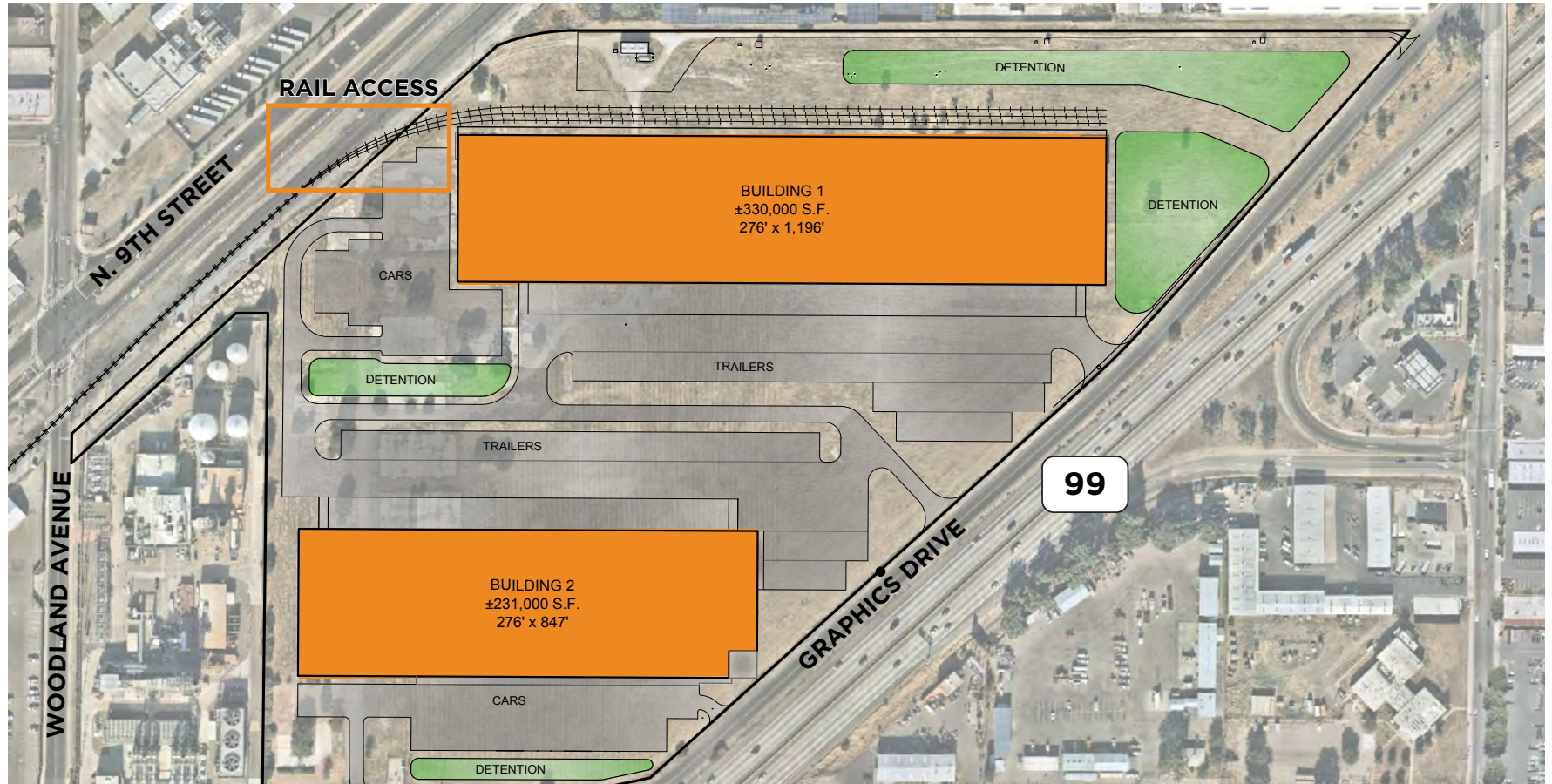


Building SF	±595,000 SF
Office	Build-to-suit
Dimensions	± 520' D x 1,144' W
Loading	Cross dock design
Dock Doors	±126 dock doors
Drive-in Doors	4 (12' x 14')

Trailer Parking	170 trailer stalls
Truck Court	185' with trailer staging and parking
Auto Parking	310 total stalls (1/1,900 SF parking ratio)
Clear Height	±36'
Fire Suppression	ESFR

Power (Building)	2,000 amps, 3 phase 480v
Column Spacing	53' x 50' with 60' speed bays
Lease Rate	Contact agent

Site Plan: Conceptual Site Plan Two



Building 1

Building SF	±330,000 SF
Office	Build-to-suit
Dimensions	± 276' D x 1,196' W
Loading	Cross dock design
Dock Doors	±45 dock doors
Drive-in Doors	2 (12' x 14')
Trailer Parking	116 trailer stalls
Truck Court	185' with truck staging and parking

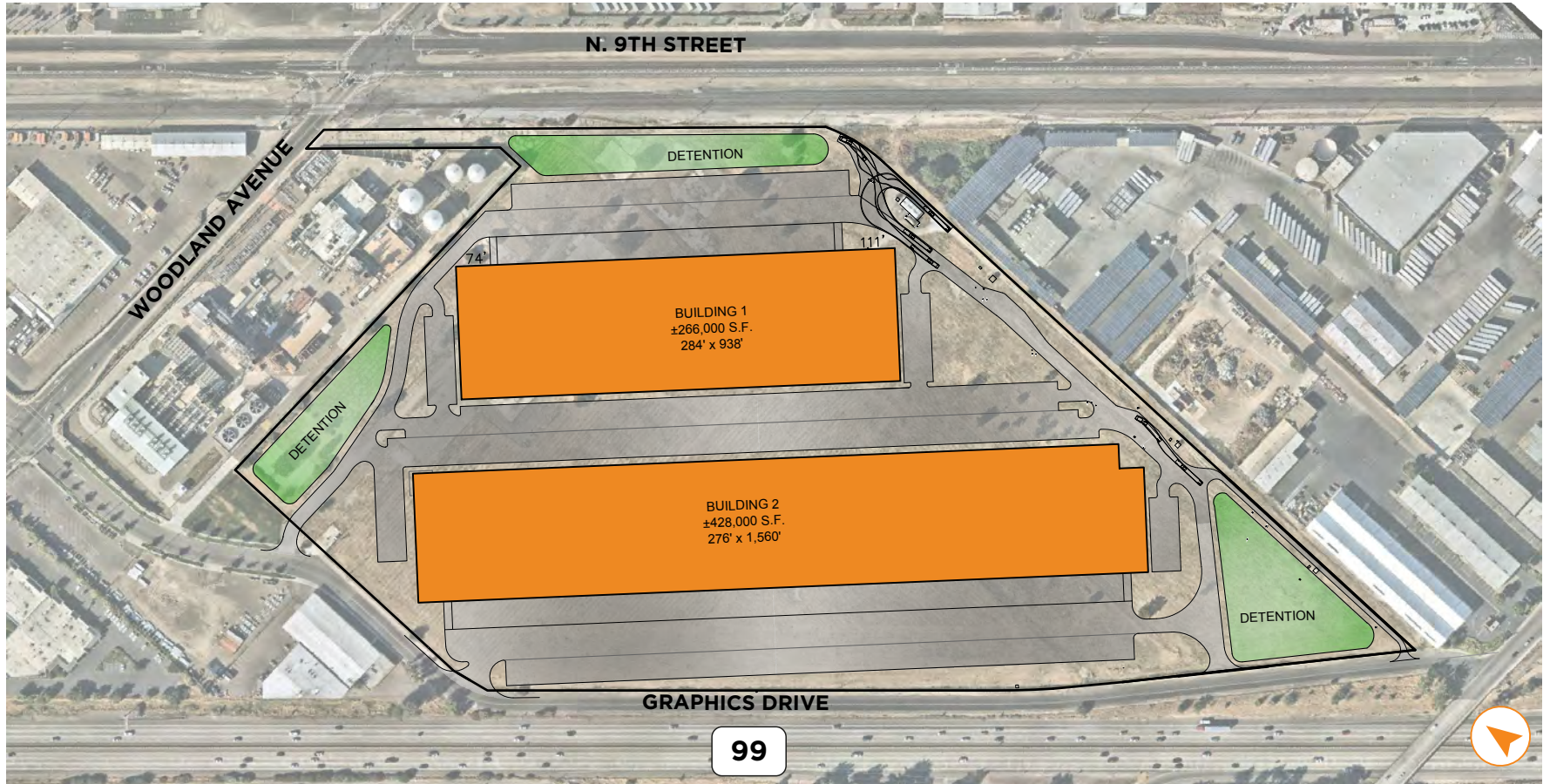
Auto Parking	220 total stalls (1/1,500 SF parking ratio)
Clear Height	±36'
Fire Suppression	ESFR
Power (Building)	±2,000 amps 3 phase 480 v
Column Spacing	±52' x 54' with 60' speed bays
Lease Rate	Contact agent

Building 2

Building SF	±231,000 SF
Office	Build-to-suit
Dimensions	± 276' D x 847' W
Loading	Cross dock design
Dock Doors	±40 dock doors
Drive-in Doors	2 (12' x 14')
Trailer Parking	130 trailer parking
Truck Court	185' with truck staging and parking

Auto Parking	240 total stalls (1/1,000 SF parking ratio)
Clear Height	±36'
Fire Suppression	ESFR
Power (Building)	±2,000 amps 3 phase 480 v
Column Spacing	±52' x 54' with 60' speed bays
Lease Rate	Contact agent

Site Plan: Conceptual Site Plan Three



Building 1

Building SF	±266,000 SF
Office	Build-to-suit
Dimensions	± 284' D x 938' W
Loading	Cross dock design
Dock Doors	±80 dock doors
Drive-in Doors	2 (12' x 14')
Trailer Parking	60 trailer stalls
Truck Court	185' with trailer staging and parking

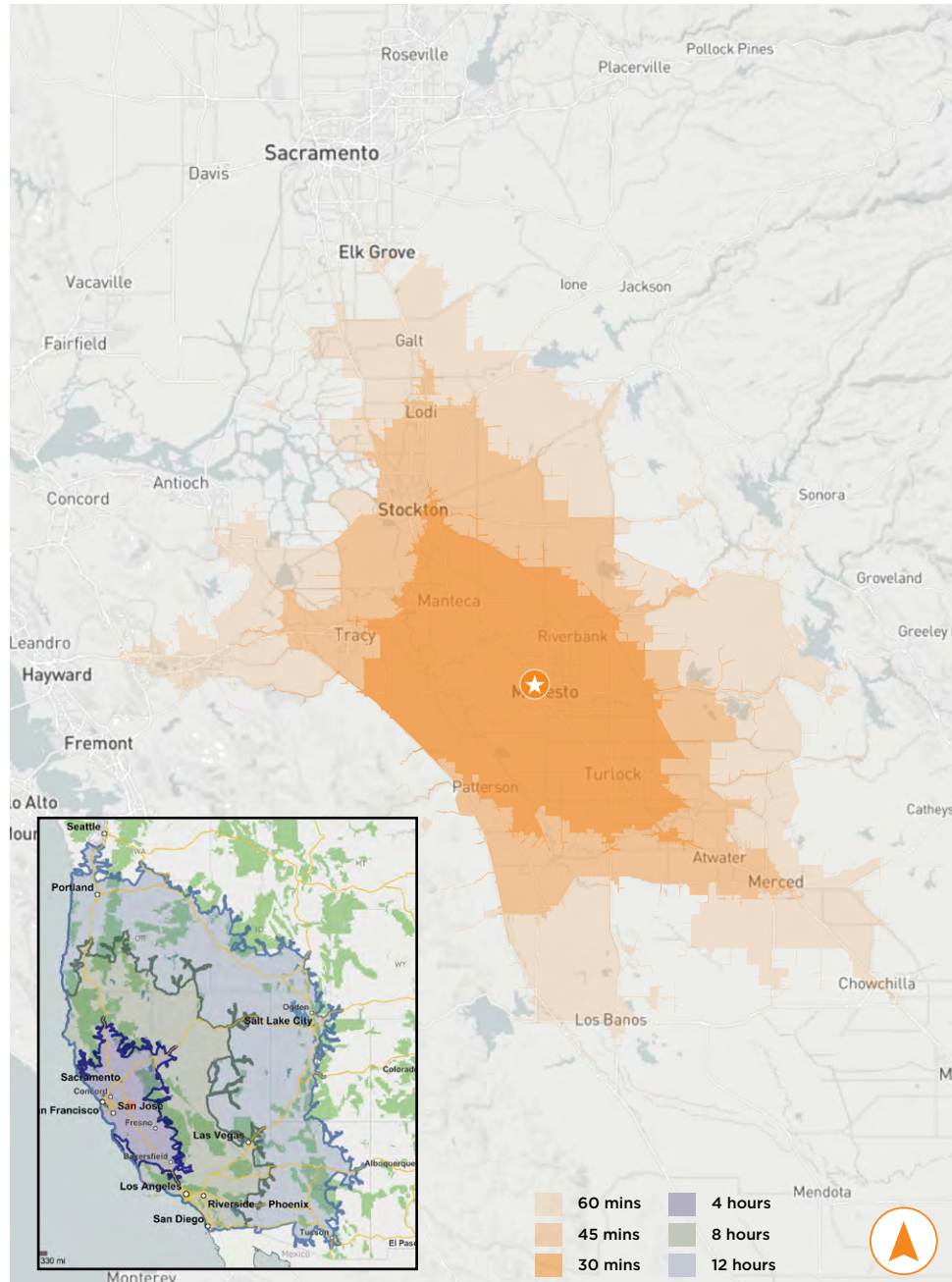
Auto Parking	340 total stalls (1/800 SF parking ratio)
Clear Height	±36'
Fire Suppression	ESFR
Power (Building)	±2,000 amps 3 phase 480 v
Column Spacing	52' x 54' with 60 speed bays
Lease Rate	Contact agent

Building 2

Building SF	±428,000 SF
Office	Build-to-suit
Dimensions	± 276' D x 1,560' W
Loading	Cross dock design
Dock Doors	±50 dock doors
Drive-in Doors	2 (12' x 14')
Trailer Parking	110 trailer stalls
Truck Court	185' with trailer staging and parking

Auto Parking	400 total stalls (1/1,100 SF parking ratio)
Clear Height	±36'
Fire Suppression	ESFR
Power (Building)	±2,000 amps 3 phase 480 v
Column Spacing	±52' x 54' with 60 speed bays
Lease Rate	Contact agent

Access to Consumers & Labor



2022 CONSUMER & LABOR DEMOGRAPHICS

DRIVE TIME	30 mins	45 mins	60 mins
Total Population	767,439	1,480,020	1,885,282
Total Households	239,252	460,363	595,836
Generation Z Population (Born 1999 to 2016)	190,514	375,350	473,258
Millennial Population (Born 1981 to 1998)	206,101	393,902	494,144
Generation X Population (Born 1965 to 1980)	139,690	267,409	351,226
Baby Boomer Population (Born 1946 to 1964)	130,867	246,285	319,694
Median Home Value	\$387,097	\$393,887	\$429,878
Spent \$500+ on Internet Orders Last 12 Months	217,525	424,012	567,375
Median Household Income	\$70,915	\$71,180	\$79,220
2020 Household Income 100K+	109,232	206,841	278,650
Warehousing/Distribution Employees	29,341	73,041	86,289
Manufacturing Employees	31,835	57,294	67,851

TOTAL POPULATION WITHIN A 4-12 HOUR DRIVE TIME

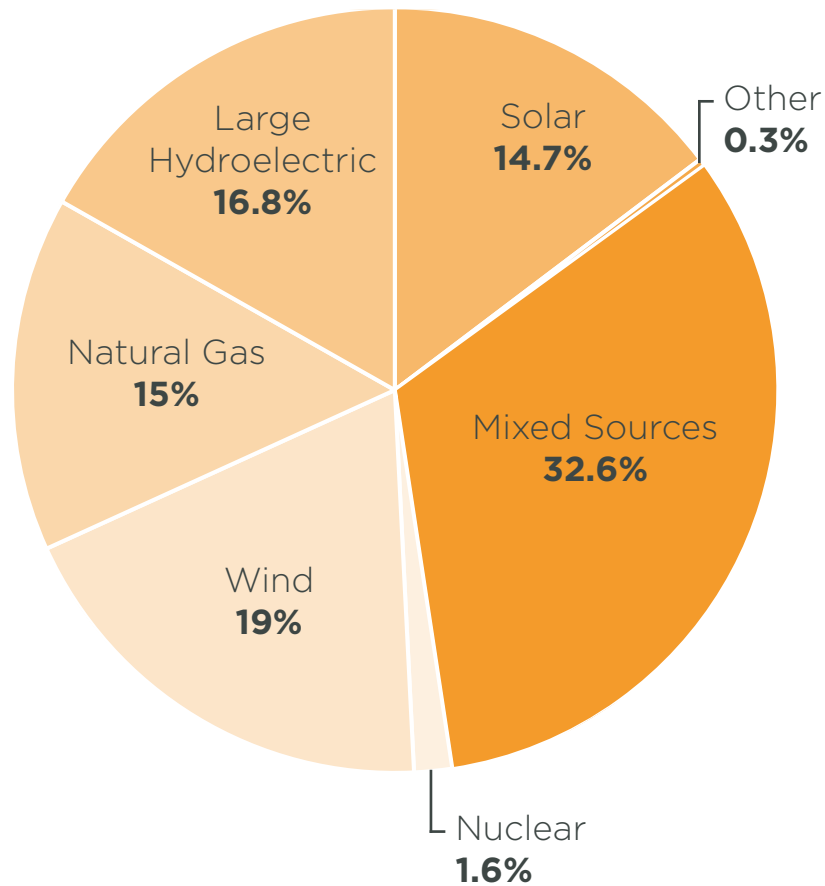
4 HRS 16,971,912 PEOPLE

8 HRS 43,542,379 PEOPLE

12 HRS 60,013,377 PEOPLE

Modesto Power

MID's 2021 POWER MIX

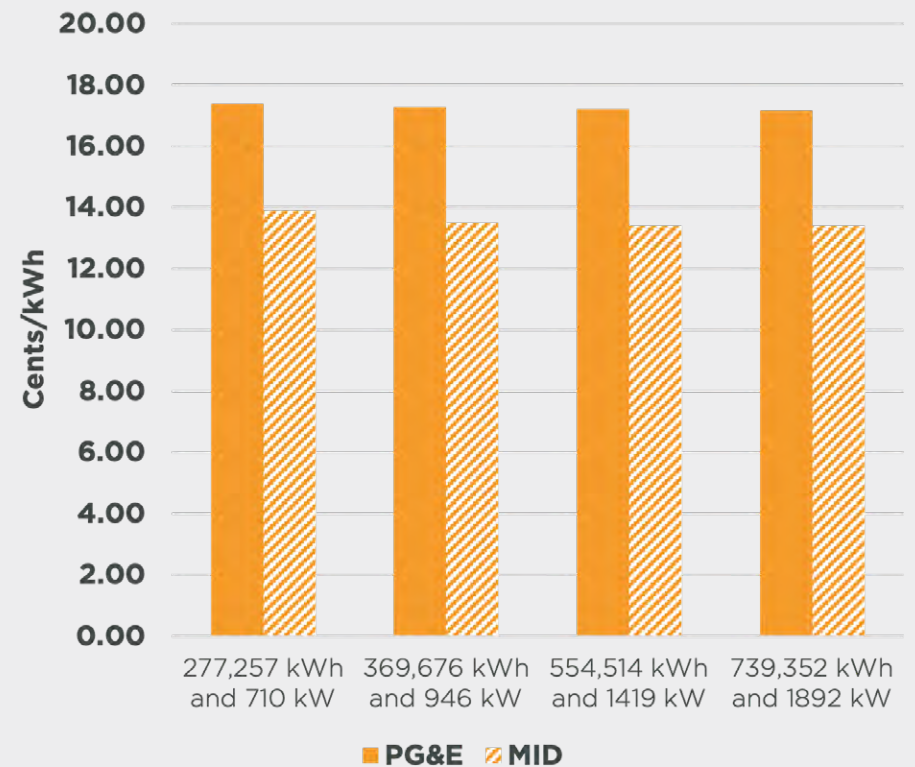


MID's diverse mix of power resources provides the best insurance for MID customers against all kinds of risks - marketplace, legislative, regulatory, technological, weather and climate. The power mix includes solar, wind, natural gas, hydropower and a variety of other resources.

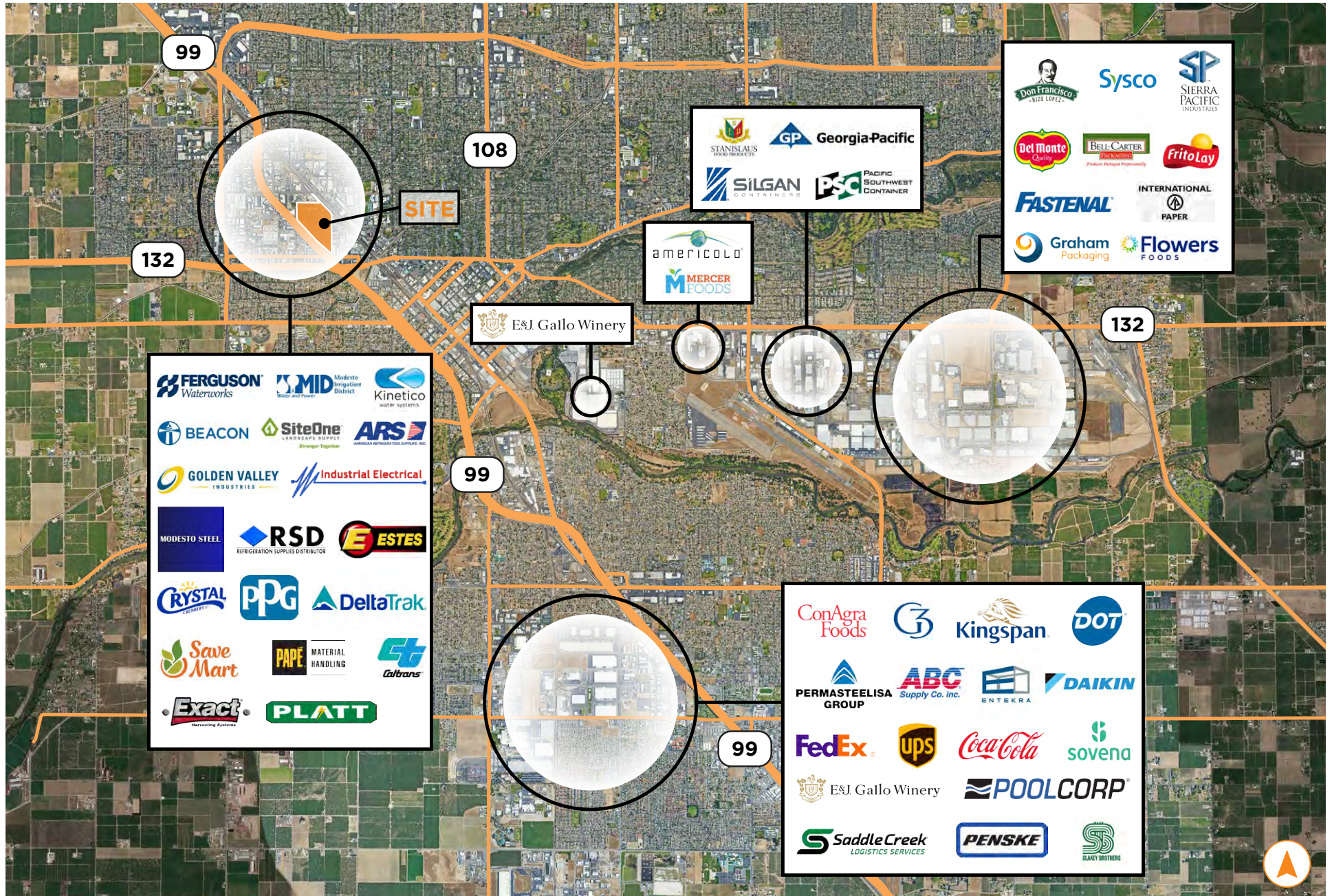
MODESTO ELECTRIC RATE ADVANTAGE

MID (POWER PROVIDER IN MODESTO, CA) VS. PG&E

Large Industrial (HT) Average Annual Rate Comparison Based on Currently Effective 2021 Rates including the PSA & Environmental Charge






Corporate Neighbors



Amenities





Destination	Miles
 Union Pacific Intermodal (Lathrop)	24
 BNSF Intermodal (Stockton)	27
Port Of Stockton	34
Port Of Oakland	78
 Port Of Los Angeles	338
Port Of Long Beach	339
Port Of Seattle	828
Turlock	16
Tracy	29
Sacramento	75
San Jose	82
San Francisco	90
Fresno	97
Reno	203
Las Vegas	490
Portland	653
Phoenix	686
Salt Lake City	721



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