

# INDUSTRIAL UNIT FOR LEASE WOODLAND BUSINESS PARK

1064 Woodland Avenue, Unit V, Modesto, CA



## LISTING DATA:

**AVAILABLE SF:** 4,904± SF  
**ZONING:** M (Industrial-Stanislaus County)  
**CONSTRUCTION:** Concrete Tilt-Up  
**GL DOORS:** One (1)  
**CLEAR HEIGHT:** 16'±  
**POWER:** 225 Amp, 277/480 volt, 3 phase distributed throughout

**Lease Rate: \$4,170 Gross/Month**

- \$0.85 gross/month

**\*Brand New Renovation**

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## UNIT V:

- 4,904± SF TOTAL
- 600± SF OFFICE/RECEPTION
- 4,304± SF WAREHOUSE
- TWO (2) RESTROOMS
- 1 GRADE DOOR (12' X 10')

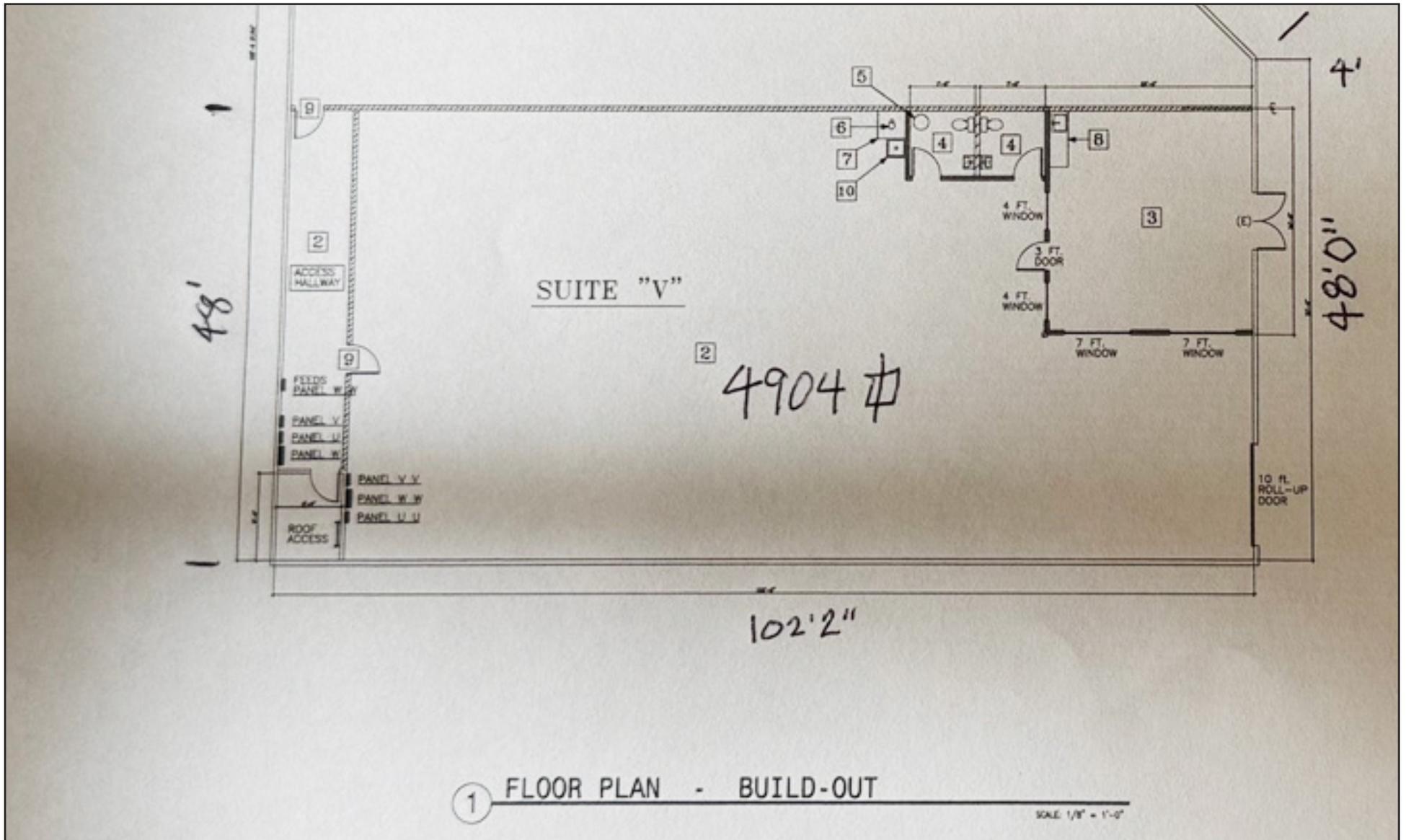
## FEATURES:

- Attractive glass store front and ample parking within complex
- Insulated shop/warehouse
- Equipped with airlines
- Ideal business park setting, allowing a variety of industrial and office users
- Easy access to HWY 99
- Each unit newly renovated office and shop/fully refreshed
- Two (2) private restrooms
- Hwy 99 visibility
- Office HVAC



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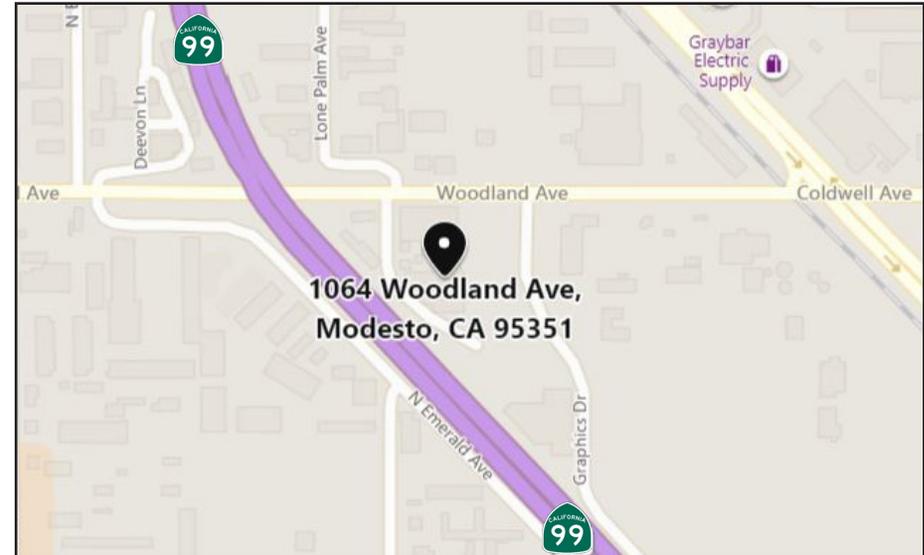
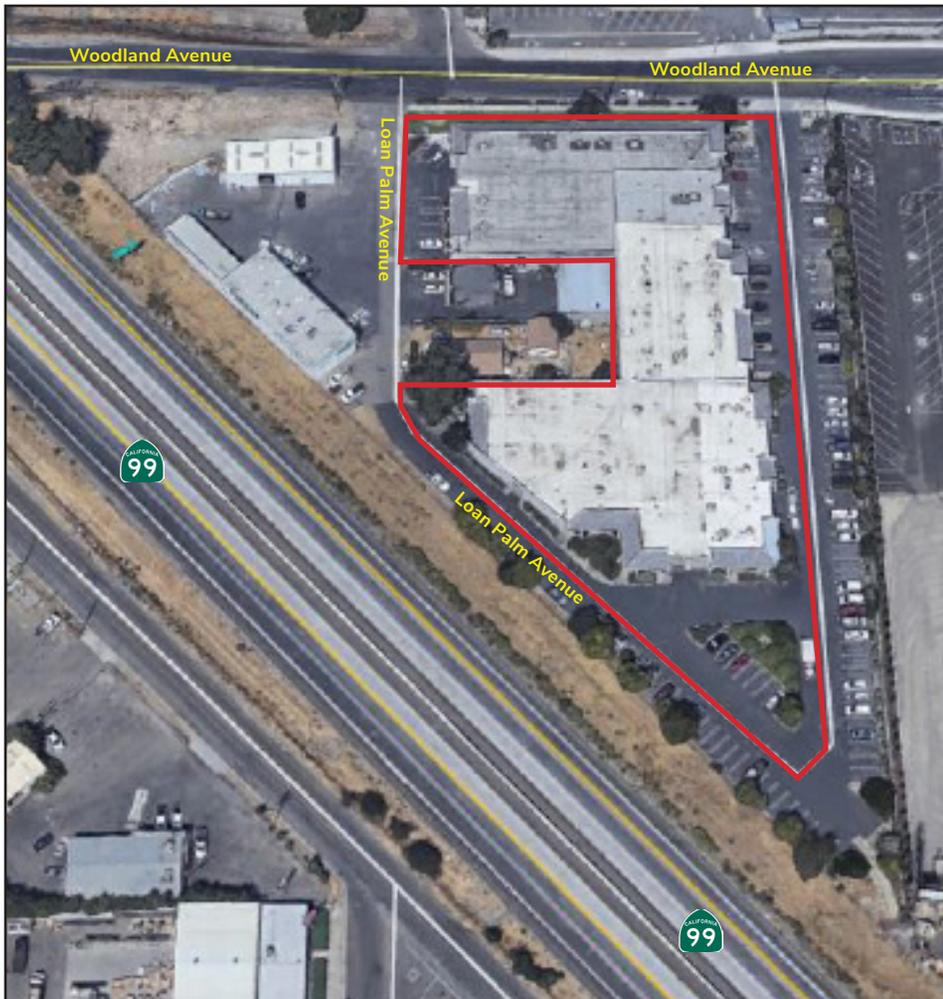
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