

# COMMERCIAL PROPERTY FOR SALE

5225 PENTECOST DRIVE #2 | MODESTO, CA 95356

## ABOUT PROPERTY

Well-located commercial property in North Modesto, ideal for an owner-user or professional business. The property offers a functional office layout, strong accessibility, and proximity to surrounding retail, services, and residential neighborhoods.

## PROPERTY HIGHLIGHTS

Professional office property in established business area  
Suitable for owner-user, office, medical, or service-based use  
Functional floor plan with flexible workspace  
Excellent North Modesto location  
Easy access to Highway 99 and major arterial roads  
Ample on-site and shared parking

Lot Size: 1800± SF

Zoning: Warehouse (Industrial)

**FOR ADDITIONAL INFORMATION  
PLEASE CONTACT:**



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