

# FOR LEASE

991 PREMIER DR | CERES, CA



**12,500 SF Industrial Building**  
**Available for Lease +/- 1,250 SF to +/- 12,500 SF**

**BOWEN CARDOZA**  
209-996-7418 cell  
[bcardoz@cosol.net](mailto:bcardoz@cosol.net)  
Lic: 01419028

**JACOB FRIEDRICH**  
209-481-5438 CELL  
[jfriedrich@cosol.net](mailto:jfriedrich@cosol.net)  
Lic: 02017662

2020 Standiford Ave, Bldg A  
Modesto, CA 95350  
[www.CoSol.net](http://www.CoSol.net)

CoSol Commercial Real Estate License: 00713735





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2020 Standiford Ave, Bldg A  
Modesto, CA 95350  
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CoSol Commercial Real Estate is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge, CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.

### **BOWEN CARDOZA**

209.521.1591 office  
[bcardoz@cosol.net](mailto:bcardoz@cosol.net)  
Lic: 01453218

### **JACOB FRIEDRICH**

209.521.1591 office  
[jfriedrich@cosol.net](mailto:jfriedrich@cosol.net)  
Lic: 02017662

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Lic: 00713735

# FOR LEASE

## 991 PREMIER DR.

<b>ADDRESS:</b>	991 Premier St. Ceres, CA 95307
<b>APN:</b>	041-064-019
<b>SIZE:</b>	12,500 SF
<b>PRICE:</b>	Contact Broker for details
<b>COUNTY:</b>	Stanislaus
<b>ZONING:</b>	M-1, light industrial

## PROPERTY OVERVIEW

### Overview:

This 12,500 SF building offers flexibility with leasing options ranging from +/- 1,250 SF to +/- 12,500 SF. Ideal for a variety of industrial uses, the

### Property features:

- Eight (8) oversized grade level doors: 12' x 16' dimensions for easy access.
- Clear height: 16' to 18'
- Clear span metal construction
- One small office and restroom. Additional office build out as needed.
- Fire Sprinklered
- LED warehouse lights
- Sky lights
- Fully insulated.
- Concrete parking lot

**ASKING PRICE: Contact broker for details.**





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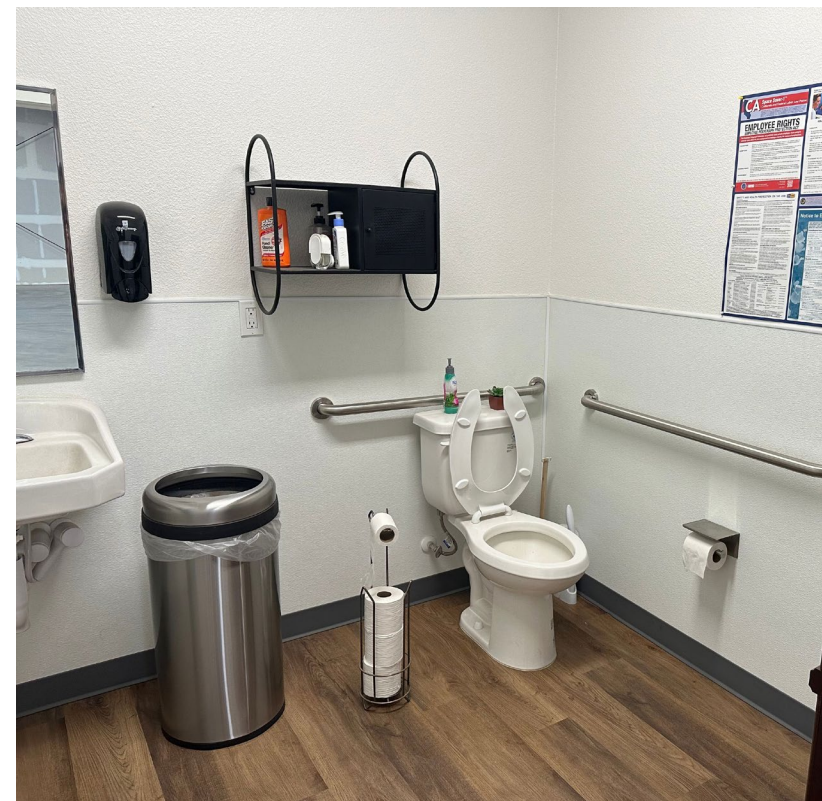
## 991 PREMIER DR.



















## CERES, CA

Ceres, California, is a close-knit and steadily growing community located in Stanislaus County, just south of Modesto. Known for its agricultural roots and family-friendly atmosphere, Ceres offers a peaceful, suburban lifestyle while maintaining easy access to the amenities of nearby cities via Highway 99. The city is proud of its heritage and community spirit, with local events like the Ceres Street Faire and Concerts in the Park that bring residents together throughout the year. Ceres is also home to a variety of parks and recreational facilities, making it ideal for families and outdoor enthusiasts. With an emphasis on economic development and infrastructure improvement, Ceres is attracting more residential and commercial growth, providing excellent opportunities for investors looking to capitalize on its expanding population. Combining the charm of small-town living with the convenience of being near Modesto and other Central Valley hubs, Ceres offers both a warm community atmosphere and promising potential for future growth.





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**PREMIER DR**

CERES, CA

AVAILABLE FOR LEASE

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