

UNDER CONSTRUCTION - DELIVERY SUMMER 2024  
504 E GLENN AVENUE | MODESTO, CA  
WAREHOUSE # 16 | FOR LEASE | 350,325± SF  
UNION PACIFIC RAIL SERVED

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**WALLS TILTED!**



\* Offering Base Rent and Operating Expenses significantly lower than those of options in neighboring San Joaquin County.

241 Frank West Circle, Suite 300  
Stockton, CA 95206 | 209-983-1111  
[lee-associates.com/centralvalley](http://lee-associates.com/centralvalley)

**MARK J. RECKERS, SIOR**  
BRE#00938704  
Senior Vice President  
[mreckers@lee-associates.com](mailto:mreckers@lee-associates.com)  
C 209.471.4884





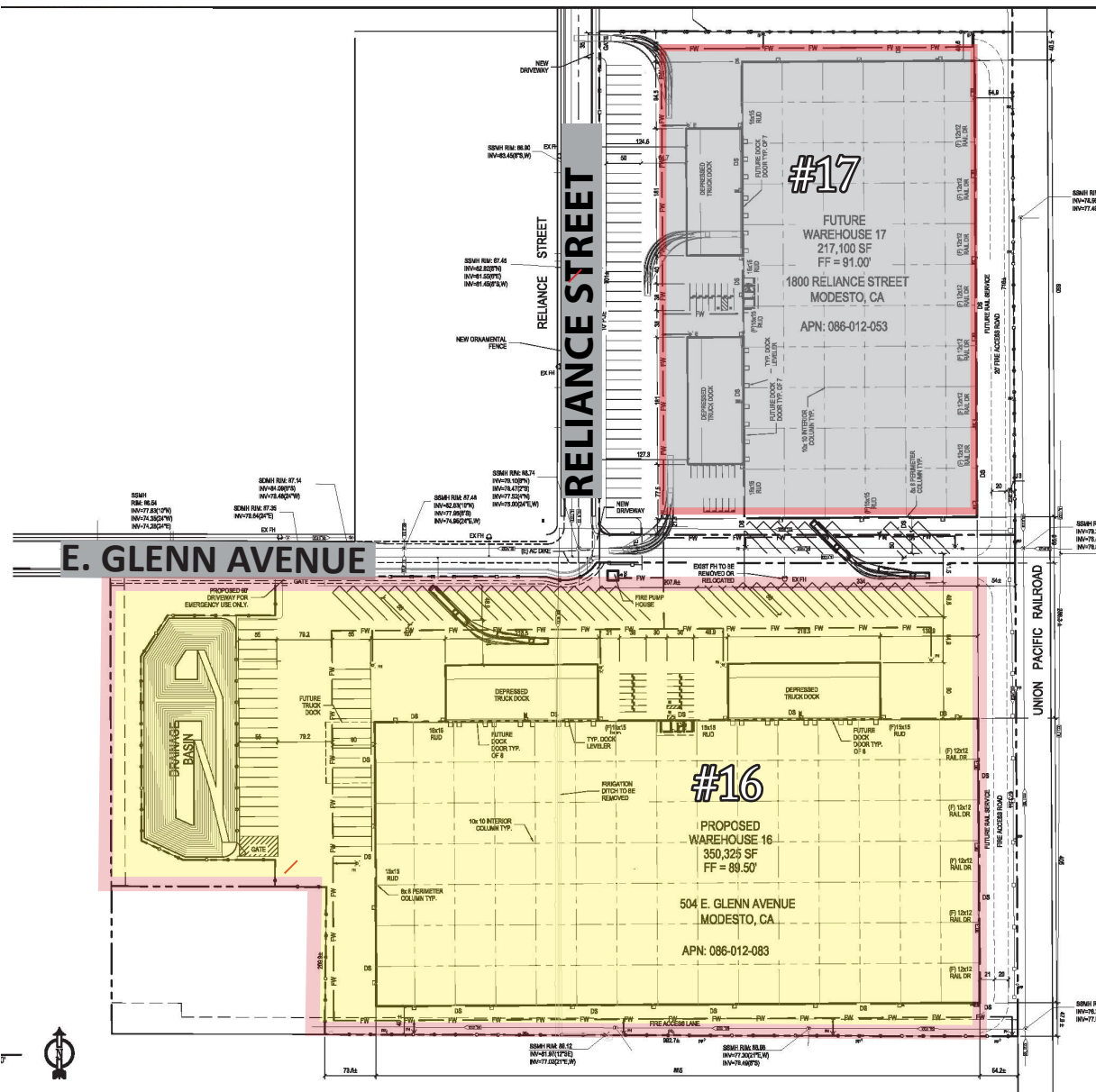
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## FEATURES:

- **BUILDING** - 350,325± Sq Ft (405'± x 865'±) (Divisible)
- **LAND** - 15.88± Acres
- **POWER** - 2000 Amps, 277/480 volts, 3 phase
- **CEILING** - 36±' Minimum at clearance first column
- **SPRINKLER** - ESFR System
- **ROOF** - R-11 Insulated with skylights
- **COLUMN SPACING** - 58' X 58'
- **OFFICE** - 825±' Office (two restrooms and breakroom)
- **DOCK DOORS** - 18 with levelers, 34 total possible
- **GRADE DOORS** - 5 (15' x 15')
- **RAIL DOORS** - 5 (12' X 12')
- **TRUCK COURT** - 80±' Concrete
- **TRAILER PARKING** - 78± Spots
- **WAREHOUSE #17** - Future adjacent warehouse is 217,100± sf for total project of 567,425± sf.

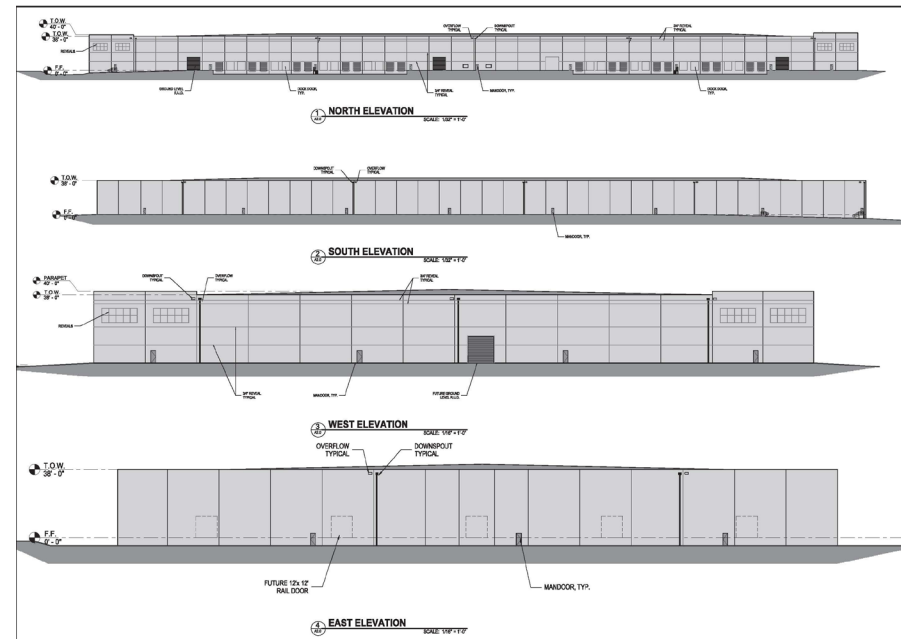
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## ELEVATION



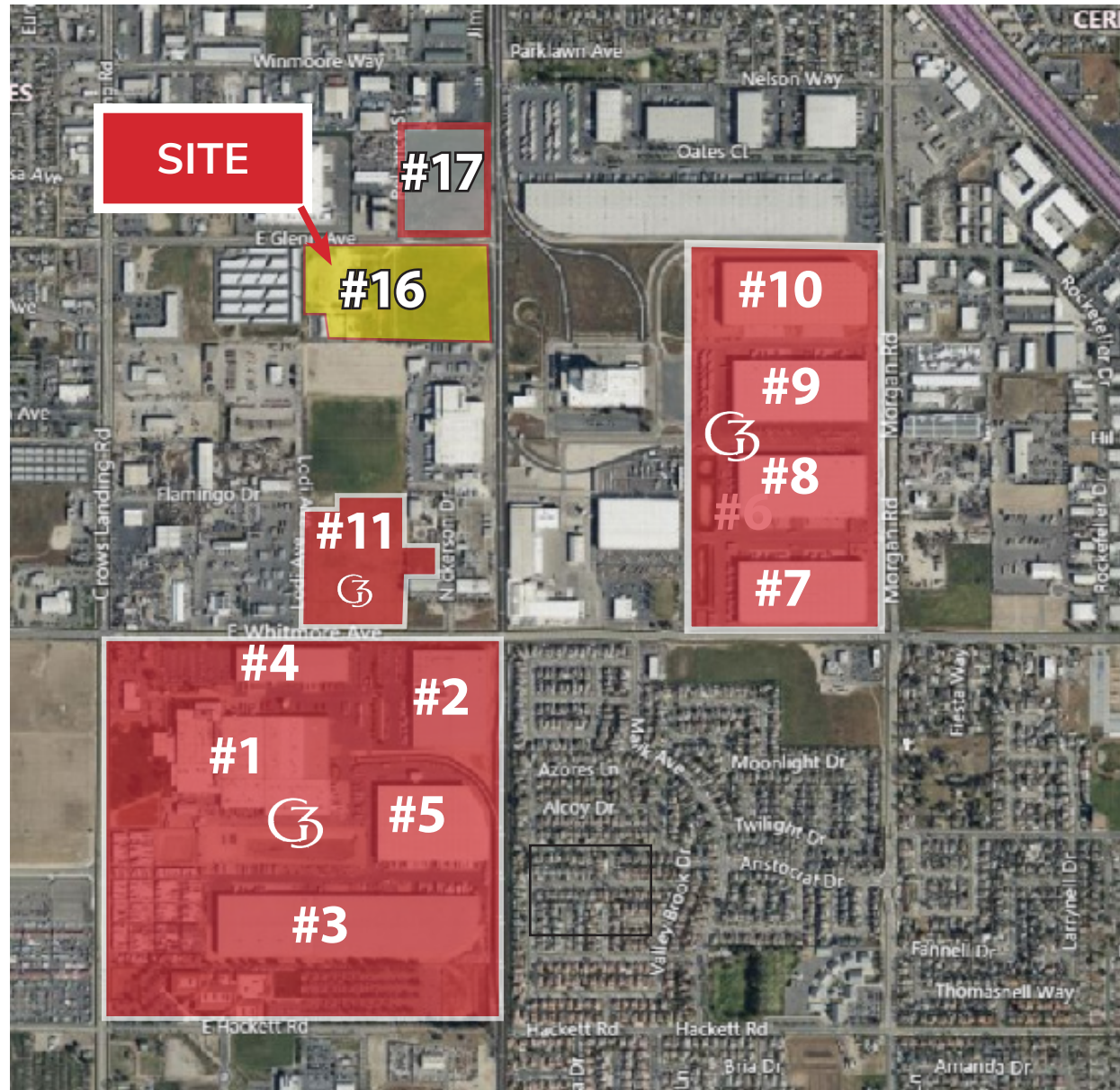
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- Modesto is a business friendly community
- Offering Base Rent and Operating Expenses significantly lower than those of options in neighboring San Joaquin County
- The project is located in the heart of Northern California's Central Valley
- Ideally located west of Highway 99
- Zoning: M-2 (Heavy Industrial) w/ flexible uses
- Low cost electricity provided by: TID (Turlock Irrigation District)
- Entire project fenced and secure

The project consists of two adjacent rail served buildings totaling 567,425-+ square feet. Its master developer and owner G3 Enterprises owns and manages over 6 million square feet in the Modesto area. This inventory creates additional opportunities for G3 Enterprises to meet a wide variety of current and future tenant's space requirements.



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## MODESTO AREA INFORMATION

**Modesto** is the county seat and largest city in Stanislaus County. With a population of approximately 219,440, it is the 18th largest city in the state of California and forms part of the Modesto-Merced combined Statistical Area.

Modesto is located in the Central Valley, 90 miles north of Fresno, 40 miles north of Merced, 92 miles east of San Francisco, 68 miles south of Sacramento, 66 miles west of Yosemite National Park, and 24 miles south of Stockton. Modesto is surrounded by 961,838 acres of rich farmland, led by almonds, milk, chickens, and cattle. The county grossed nearly \$3.6 billion in agricultural production in 2019. The farm-to-table movement plays a central role in Modesto living.

### ECONOMY

Modesto has a large agricultural industry which is based on the fertile farmland surrounding the city. Modesto is home to the largest winery in the world, E & J Gallo Winery. The Gallo Glass Company, a company of Gallo Winery, is the largest wine bottle manufacturing company in the world. The company provides thousands of office and manufacturing jobs to Stanislaus County residents. Other major privately-owned companies based in Modesto include Foster Farms Dairy, Pacific Southwest Container, international award winner Fiscalini Cheese, Sciabica Olive Oil, Acme Construction, and Aderholt Specialty.

### TRANSPORTATION

#### Highways

Interstate 5 and California State Route 99 provide major highway access to Modesto. California State Route 132 links the city to Interstate 580, providing commuter access to highways into the Bay Area. California State Route 108 connects to Oakdale and east to the foothills.

#### Rail

Modesto is served by one of the busiest rail corridors in the country. The Amtrak San Joaquin makes eight daily stops on the route between Oakland and Bakersfield, and four stops daily on the route between Sacramento and Bakersfield.

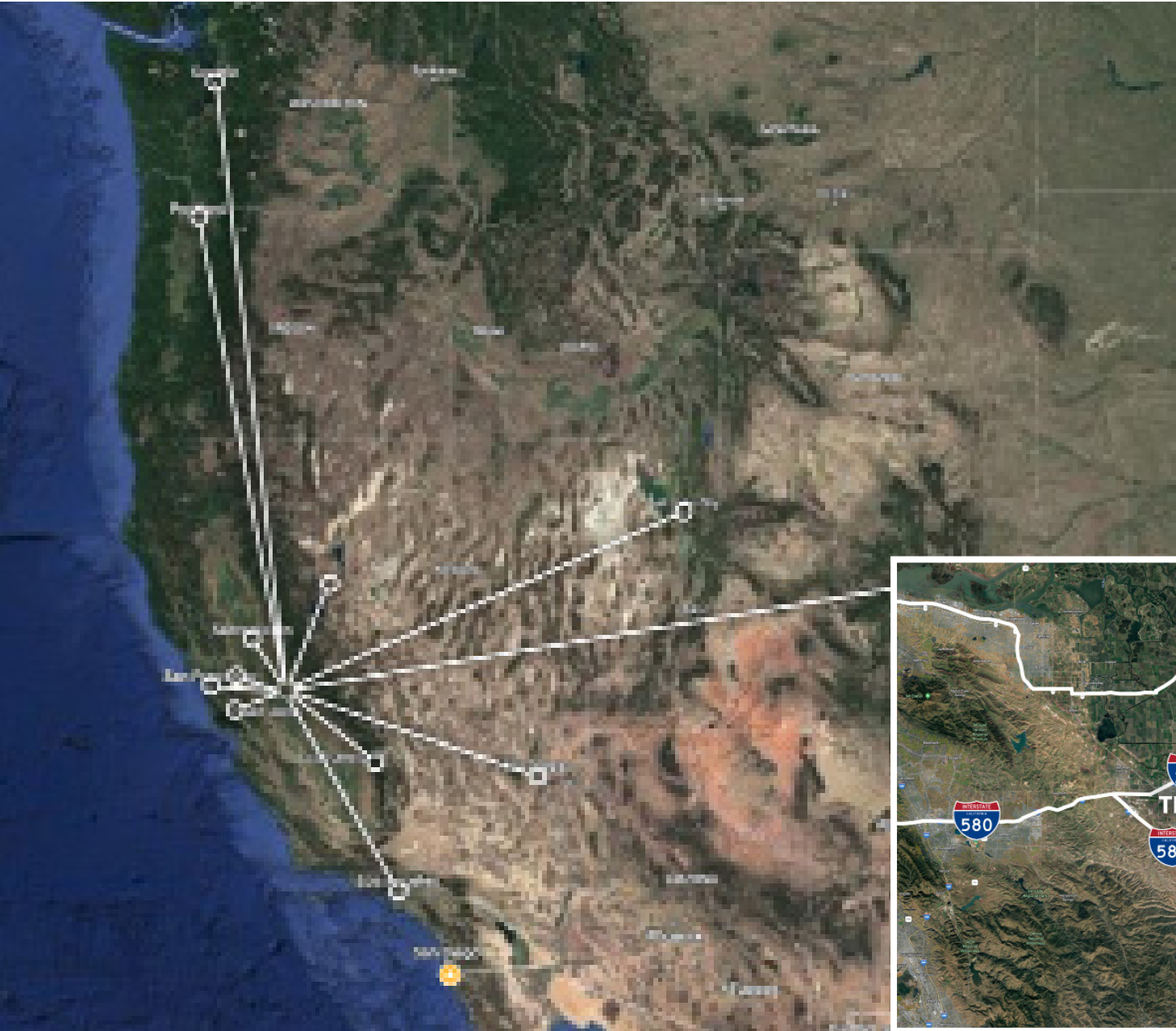
#### Air

Modesto is served by the Modesto City-County Airport that lies east of California State Route 99 within the city limits. The airport is used for manufacturing and the shipping industries throughout California and the United States. The closest international airport is Oakland (OAK) approximately 73 miles west.



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## WEST COAST MARKET

### CITIES

Sacramento	78 Miles
Oakland	87 Miles
San Jose	86 Miles
San Francisco	94 Miles
Fresno	93 Miles
Reno	210 Miles
Los Angeles	310 Miles
Las Vegas	486 Miles
Portland	659 Miles
Salt Lake City	727 Miles
Seattle	833 Miles
Denver	1,159 Miles

### PORTS

Stockton	41 Miles
Sacramento	87 Miles
Oakland	87 Miles
San Francisco	97 Miles
LA/Long Beach	335 Miles
Seattle	832 Miles

### AIRPORTS

Stockton	31 Miles
Oakland	81 Miles
Sacramento	92 Miles
San Jose	88 Miles
San Francisco	99 Miles

