

# Office/Retail Opportunity - Emerald Industrial

1117 Lone Palm Ave | Modesto, CA. 95351

## FOR LEASE





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- 1117 Lone Palm Ave, Modesto
- Lease Rate: \$1.25/SF/Month, MG
- Total RSF: 2,800, approximate
- Office Space: 2,800 SF
- Restrooms: 2
- Tenancy: Multiple
- Utilities: Seperate
- Features: Kitchen, Private Offices

**Description:** This 2,800 SF office unit features six private offices and open area for reception, waiting room, or other customer facing needs. This office includes a sizable kitchen and two restrooms. Off street parking with 8-12 spaces, and a low-entry rate, makes this office a unique opportunity for expansion or first location operators. Located in the Emerald Industrial Business Park, this property is zone IBP for symbiotic business operations and controlled uses. Positioned just off 99, this location offers easy access and is suitable for a variety of uses.

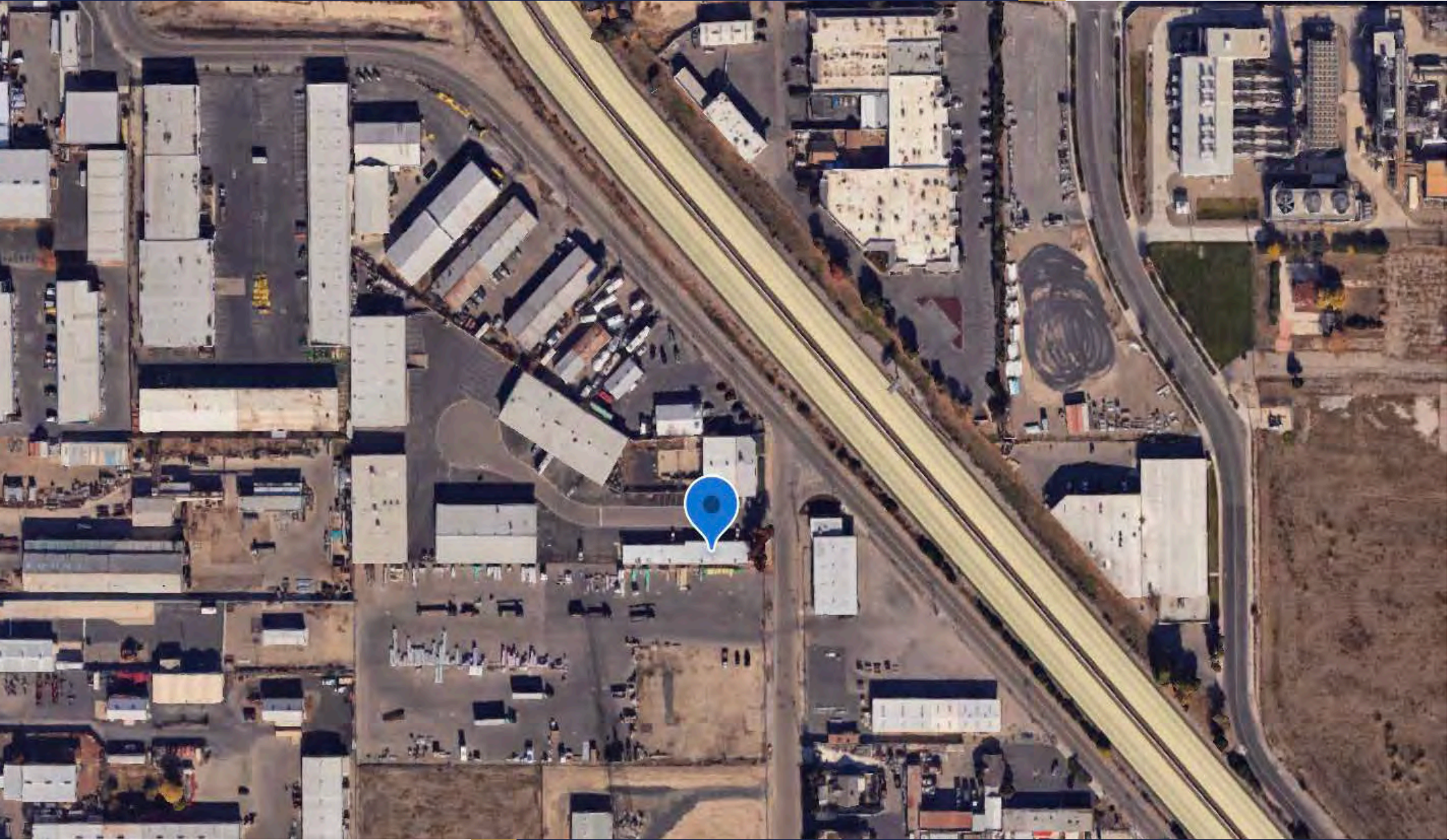
### Features:

- Centrally located, immediate access to 99
- Zoning allows for a variety of business uses
- Spacious office with kitchen and multiple private offices

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**PMZ** COMMERCIAL  
SINCE 1957 REAL ESTATE

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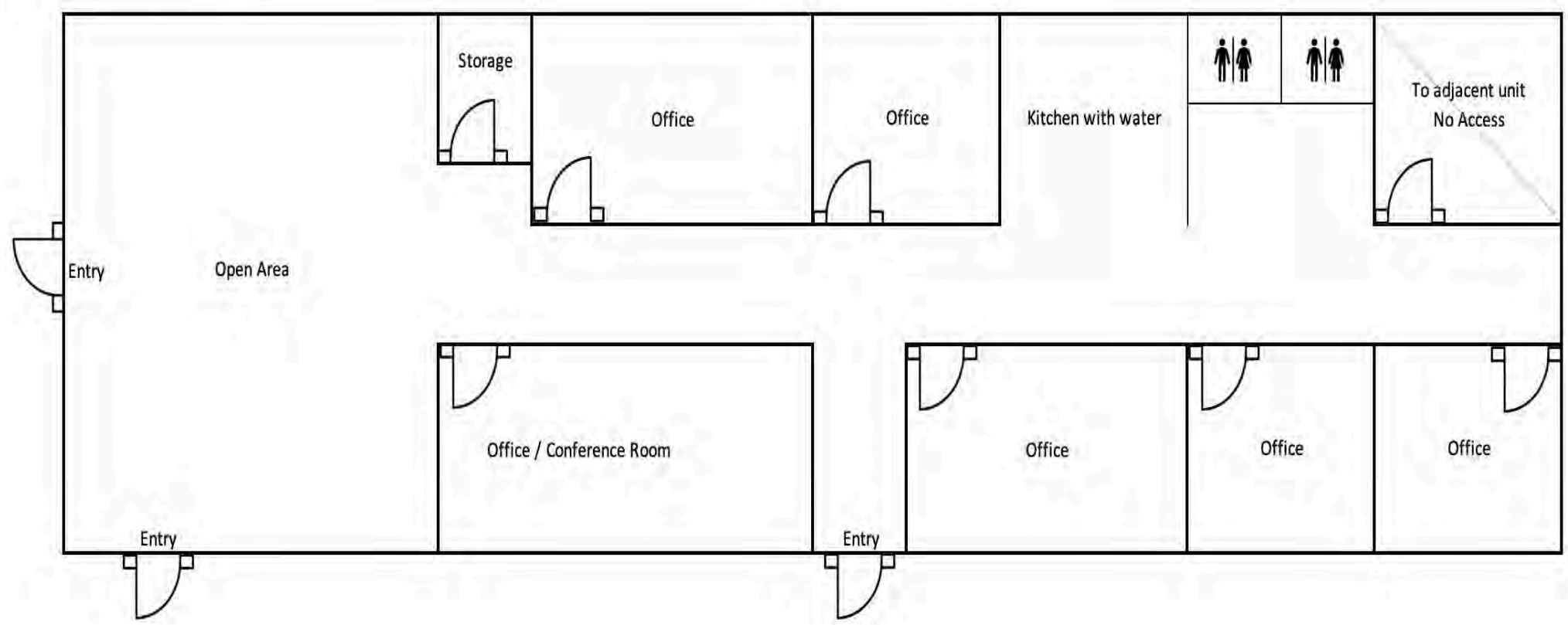


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1117A Lone Palm, ± 2,800 SF

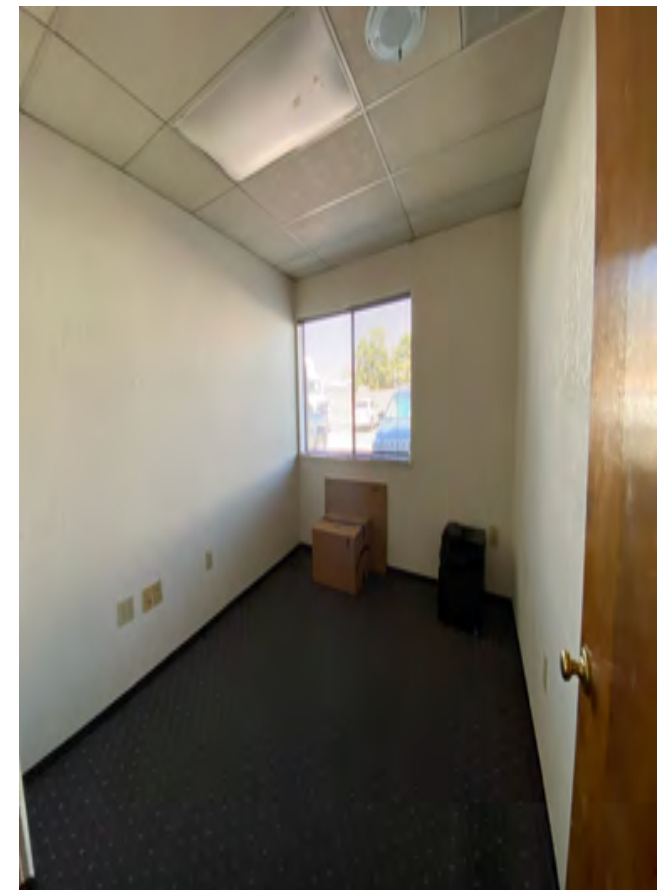




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# MULTI-STORY OFFICE OPPORTUNITY

1421 Oakdale Rd | Modesto, CA 95350

## FOR LEASE

### ABOUT PMZ COMMERCIAL REAL ESTATE: From Humble Beginnings to Industry Leader

PMZ Real Estate was founded by Paul M. Zagaris, who started his real estate practice in 1947. Our organization is family-owned and managed.

We are an independent real estate firm with over 550 professional sales associates. We are ranked in the top 50 mega-brokers in the country. With sales over 1.2 billion dollar annually, PMZ Real Estate is the most successful real estate organization in the East Bay and Central Valley regions.



**NICK MAUGERI**  
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### ABOUT NICK: From Military Service to Real Estate Investment Strategy

A dedicated commercial real estate professional specializing in investment, leasing, and sales throughout the Central Valley. A U.S. Army Infantry Veteran and former Platoon Sergeant, he brings a disciplined, mission-driven approach to every client relationship.

With a decade of experience, Nick combines strong underwriting and financial analysis skills with an investor's perspective to help clients identify opportunities, maximize value, and achieve lasting growth. His background in lending, acquisitions, and 1031 exchanges provides a deep understanding of complex transactions and financing structures.

Nick holds a B.A. in Entrepreneurship with a minor in Business Analytics from American Military University. He approaches real estate with strategy, transparency, and collaboration—focused on advising clients toward smart, sustainable decisions.

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BROKERAGE, LEASING & SALES

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DEVELOPMENT MANAGEMENT

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