



±78,349 SF Industrial Space div. to ±10,744 SF within Larger ±182,223 SF Facility

Tillie Lewis Business Park

301 9th Street

Modesto, CA 95351

Available For Lease

ALEX HOECK, SIOR
Executive Vice President
CA License No. 01943853
alex.hoeck@colliers.com
+1 209 851 1191

WES WIDMER, SIOR
Executive Vice President
CA License No. 01315686
wes.widmer@colliers.com
+1 209 8598 0331

MIKE GOLDSTEIN, SIOR
Vice Chair
Executive Managing Director
CA License No. 01319234
michael.goldstein@colliers.com
+1 209 475 5106

RYAN MCSHANE, SIOR
Vice Chair
CA License No. 01295796
ryan.mchane@colliers.com
+1 209 483 9851



Property Specifications

Tillie Lewis Business Park 301 9th Street

Modesto, CA 95351

Total Building Size:	±182,223 SF
Acres:	±8.9 acres
Unit C2:	±10,744 SF (146'9" x 71'5")
Office:	BTS
Dock Loading:	Two (2) doors
Clear Height:	±22' min.
Power:	100 amps, 240/480v, 3-phase
Unit C3:	±15,100 SF
Office:	±1,119 SF
Grade Level Loading:	Three (3) doors (1- 8' x 9' ; 2- 10' x 9')
Clear Height:	±22' min.
Power:	To be confirmed
Unit B:	±52,505 SF divisible to ±24,125 SF
Office:	±1,741 SF & ±646 SF
Dock Loading:	Two (2) doors
Grade Level Loading:	Five (5) doors
Clear Height:	±21 - ±23.5'
Power:	1,200 amps, 240/480v, 3-phase
Available Date:	November 2025
Water:	City of Modesto
Sewer:	City of Modesto
Electric:	MID, Modesto Irrigation District
Zoning:	M-1, Industrial (City of Modesto)



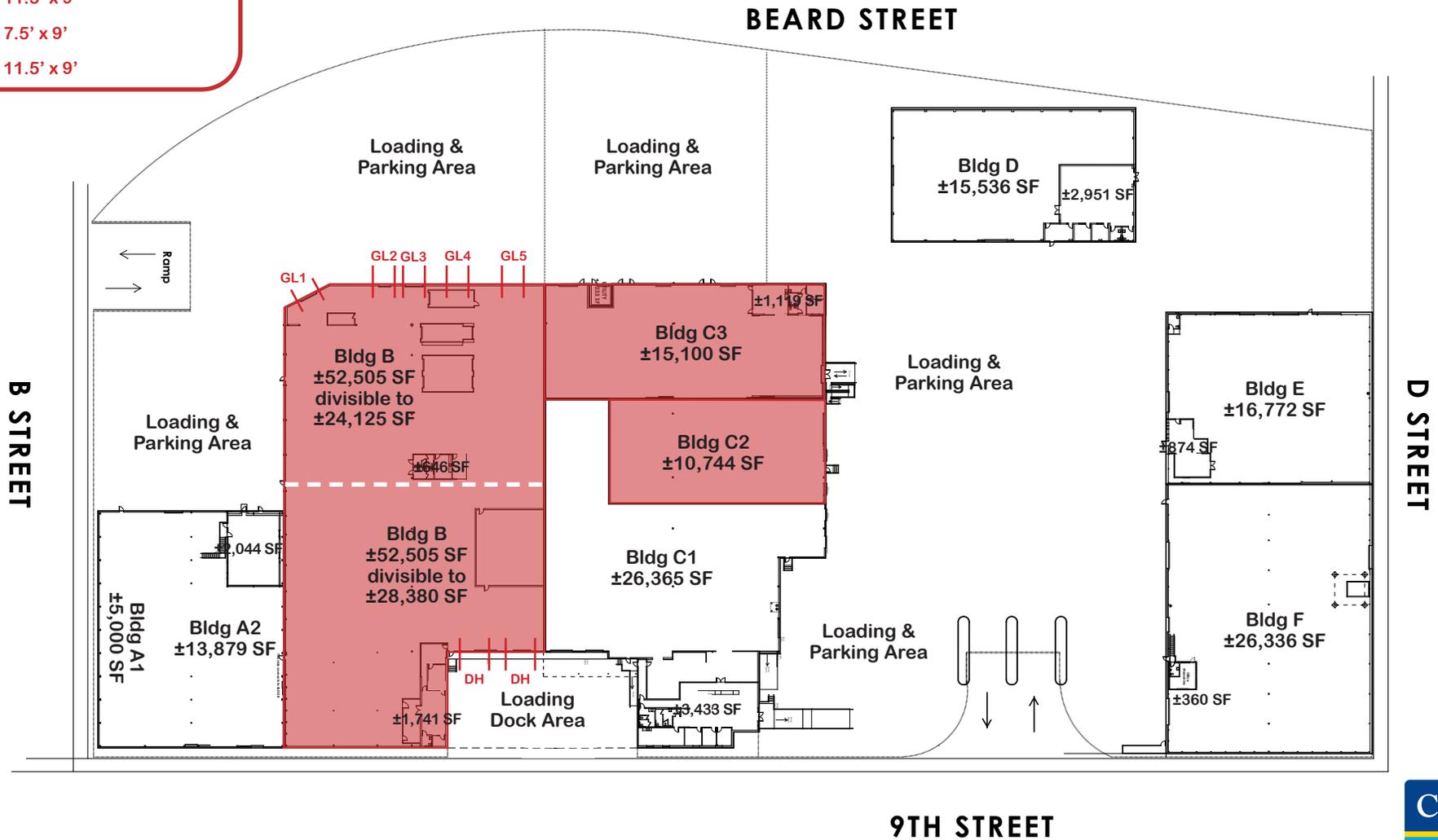
Site Plan

Tillie Lewis Business Park
301 9th Street
Modesto, CA 95351



Grade Level Door: Width & Height:

- GL1: 11.5' x 13.5'
- GL2: 7.5' x 9'
- GL3: 11.5' x 9'
- GL4: 7.5' x 9'
- GL5: 11.5' x 9'



Location & Access

Tillie Lewis Business Park
301 9th Street
Modesto, CA 95351





3439 Brookside Road, Suite 108
 Stockton, CA 95219
 P: +1 209 475 5100
 F: +1 209 475 5102
 colliers.com

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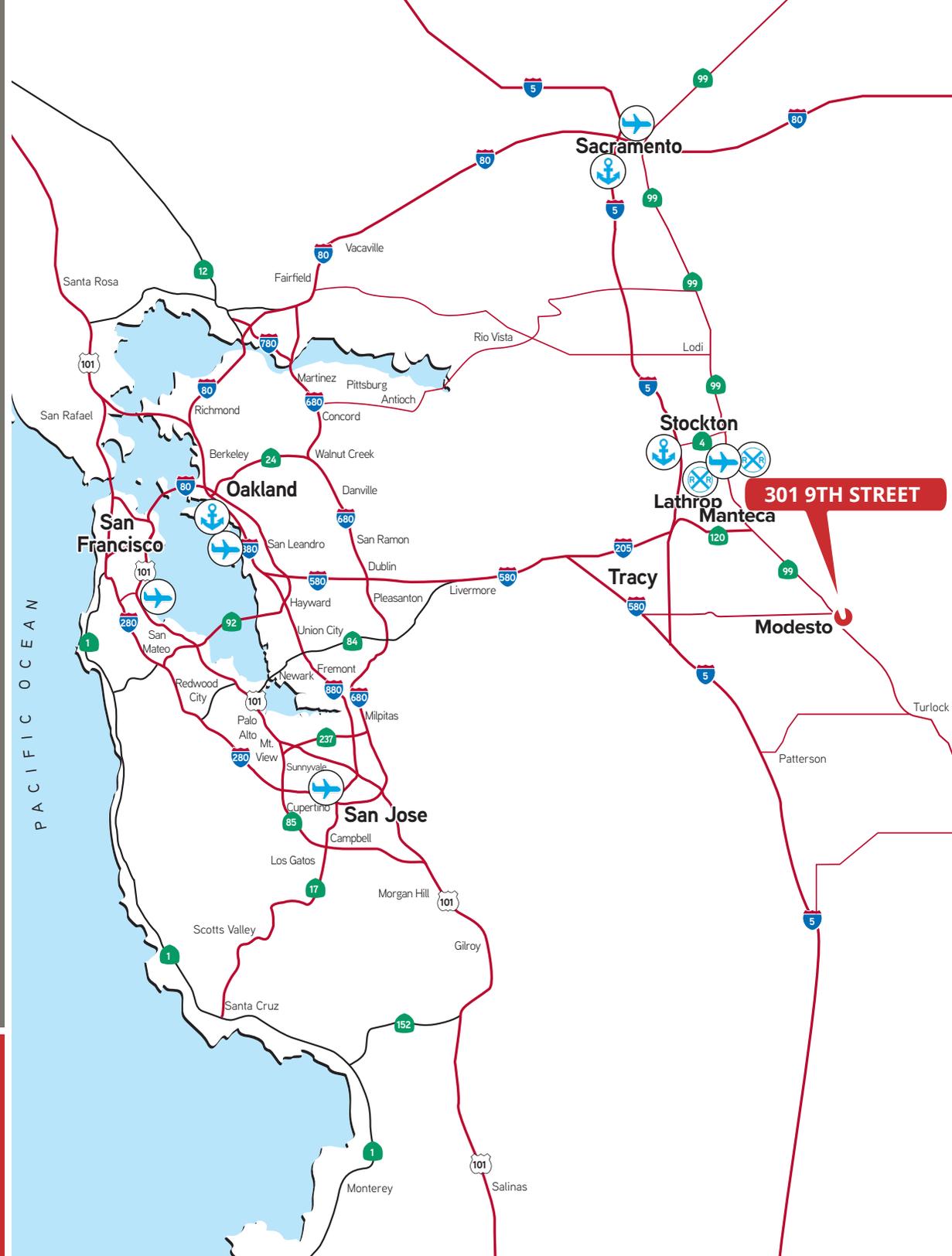
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301 9TH STREET

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