

# FOR LEASE - CROSS DOCK FREIGHT TERMINAL

1455 LONE PALM AVENUE  
MODESTO, CA 95350



Darren McFadden

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## PROPERTY OVERVIEW

TOTAL SF:	4,960± SF
OFFICE SF:	960± SF
CROSS DOCK:	4,000± SF
LAND AREA:	1.68± Acres
DOORS:	Twelve (12)
DOCK POSITIONS:	23
LOADING RAMP:	1
ZONING:	M - Stanislaus County

## ADDITIONAL FEATURES

- Located in the Lone Palm Industrial Park
- Recently renovated
- Fully paved, fenced and secure facility
- Edge of dock levelers at every dock position
- Hwy 99 frontage and visibility
- Located on Lone Palm Avenue just north of Woodland Avenue

**Lease Rate: Contact Broker**

**For more information contact:** Darren McFadden  
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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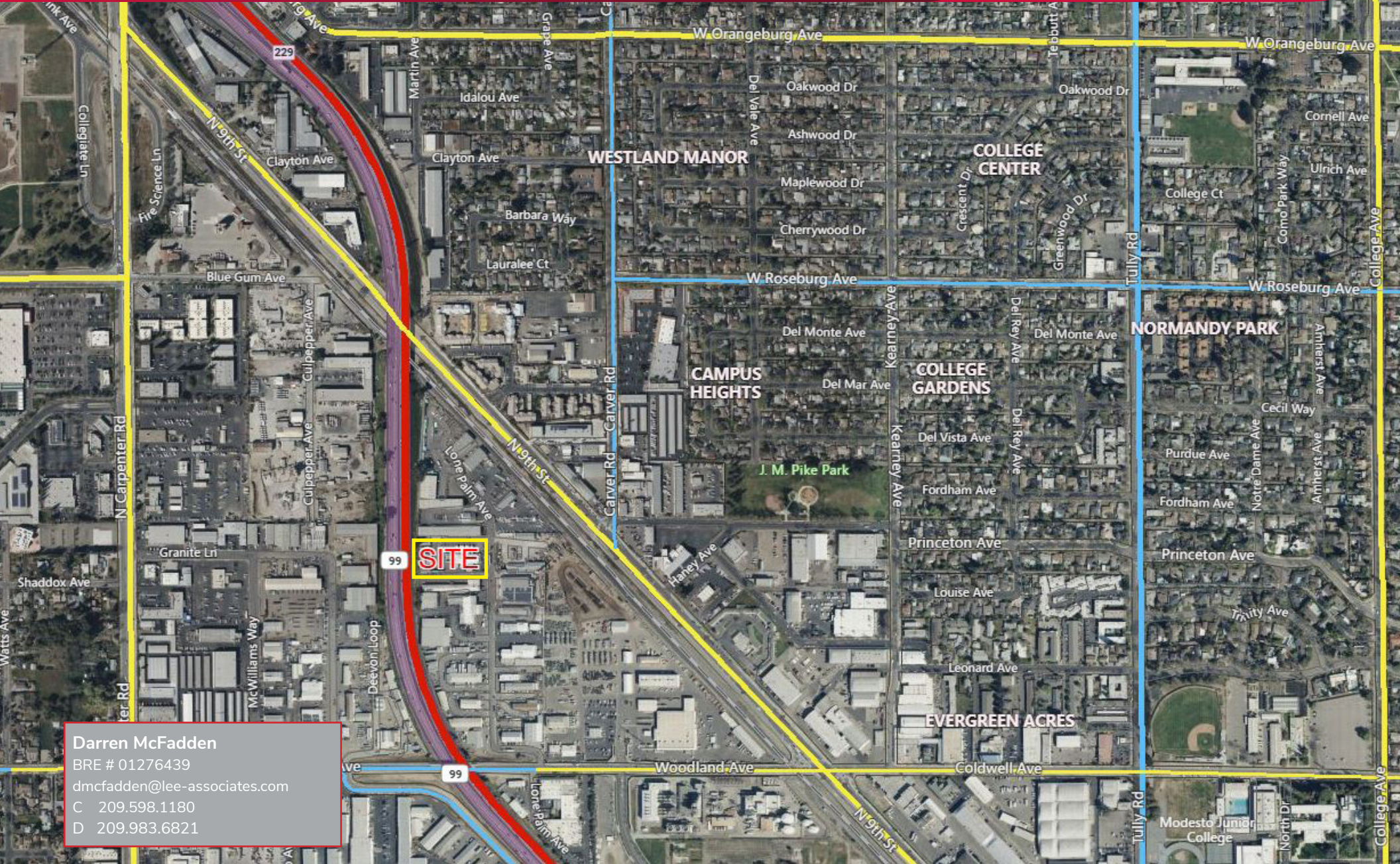
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