

TILLIE LEWIS BUSINESS PARK FOR LEASE

301 NINTH STREET, UNITS C2 & C3, MODESTO, CA

11,468± SF to 26,828± SF
AVAILABLE



B STREET

BEARD STREET

YARD

C3

C2

D STREET

9TH STREET

CONTACT:
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UNIT C2:

- AVAILABLE SF: 11,468± SF
- OFFICE: BTS
- DH DOORS: Two (2)
- POWER: 100 amps, 240/480 volt, 3 phase

UNIT C3:

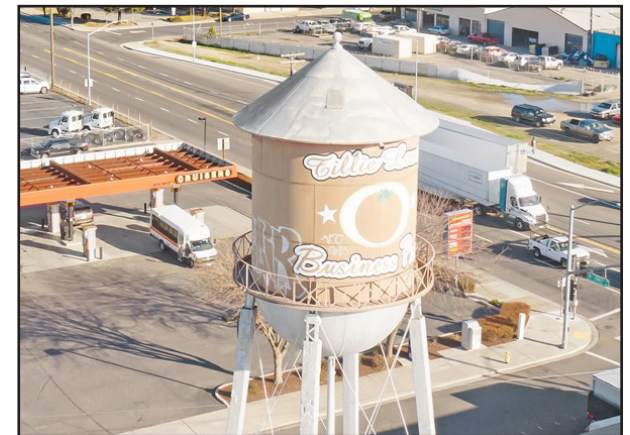
- AVAILABLE SF: 15,360± SF
 - OFFICE: 1,000± SF, two (2) restrooms, two (2) private training room doors
 - DH DOORS: One (1) possible
 - GL DOORS: Three (3)
 - POWER: 100 amps, 240/480 volt, 3 phase
 - FEATURES: Fenced 15,000± sf exclusive yard with exterior dock
 - CEILING HEIGHT: 22' minimum
- **TOTAL AVAILABLE COMBINED: 26,828± SF WHEN THE TWO LARGE DOORS BETWEEN THE UNITS ARE OPENED.**

FEATURES:

- Excellent access to Highway 99 via Tuolumne Blvd Exit
- Ideal supply/branch location with park neighbors: US Air Conditioning, Heating Cooling Supply and CFM Equipment
- Entire Park fenced and secure

CONTACT BROKER FOR PRICING!

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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**HEATING AND
COOLING SUPPLY**
A DIVISION OF GEMAIRE

1967-2007
**Foam
Fabricators**

C2

C3

YARD

js west
AND COMPANIES

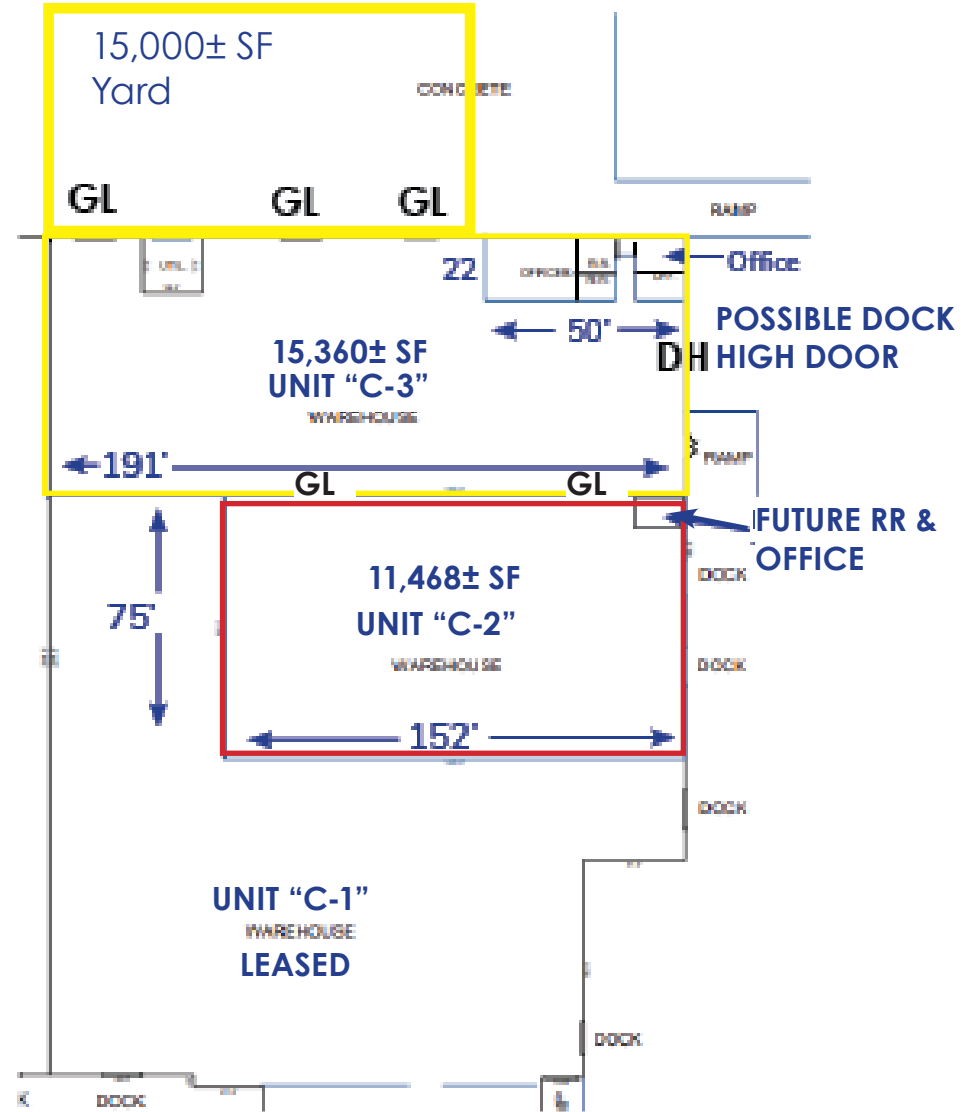
**CFM
COMPANY**

USAirconditioning
DISTRIBUTORS
the world's largest privately-owned HVAC equipment Distributor

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