



PANATTONI®



401 | E GLENN
AVENUE

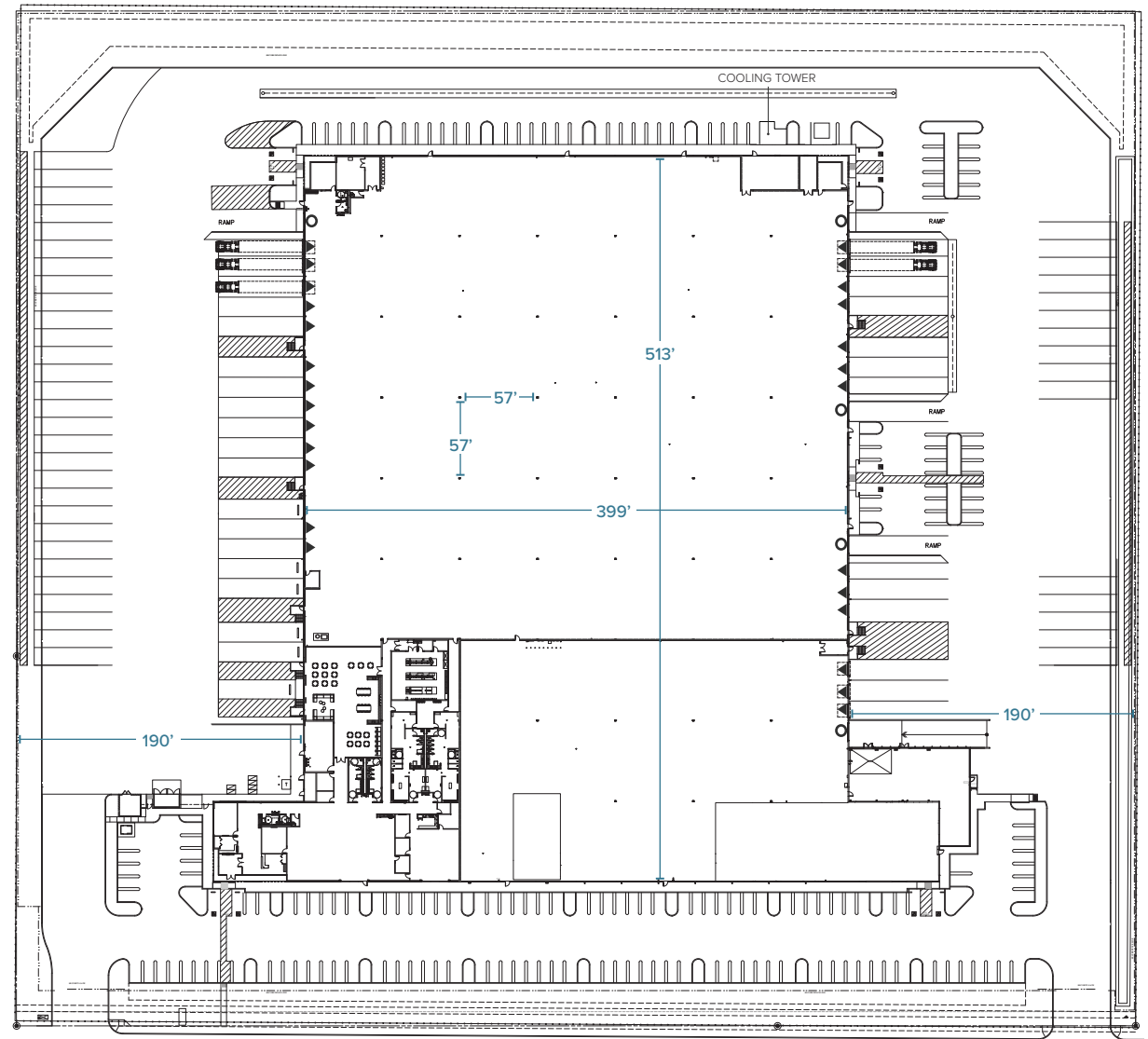
Modesto • California

FOR LEASE
±204,801 SF

TEMPERATURE CONTROLLED FOOD GRADE
WAREHOUSE / MANUFACTURING FACILITY

PROPERTY FEATURES

Address	401 E Glenn Ave, Modesto, CA
APN	086-012-081
Site Size	±12.99 AC
Available SF	±204,801 SF
Office/Lab Area	±21,865 SF (includes employee lounge/cafeteria and restroom with lockers)
Manufacturing Area	±52,000 SF (with floor drains)
Clear Height	±32'
Dimensions	399' x 513'
Truck Court	190'
Column Spacing	57' x 57'
Dock Doors	26 (with insulated doors)
Grade Level Doors	5
Lighting	LED
Skylights	Yes
Fire Suppression	ESFR
Power	±3,100 amps 277/480v
Auto Parking	205
Trailer Parking	Up to 50 possible
Zoning	Heavy Industrial (M-2 per City of Modesto)
Construction	Concrete Tilt-Up
Other Features	Temperature controlled warehouse Insulated warehouse walls and roof deck Cooling tower, boiler Fully fenced, secured site with guard shack Mechanical/equipment yard Existing office furniture included Existing connectivity for backup generator Water clarifying system



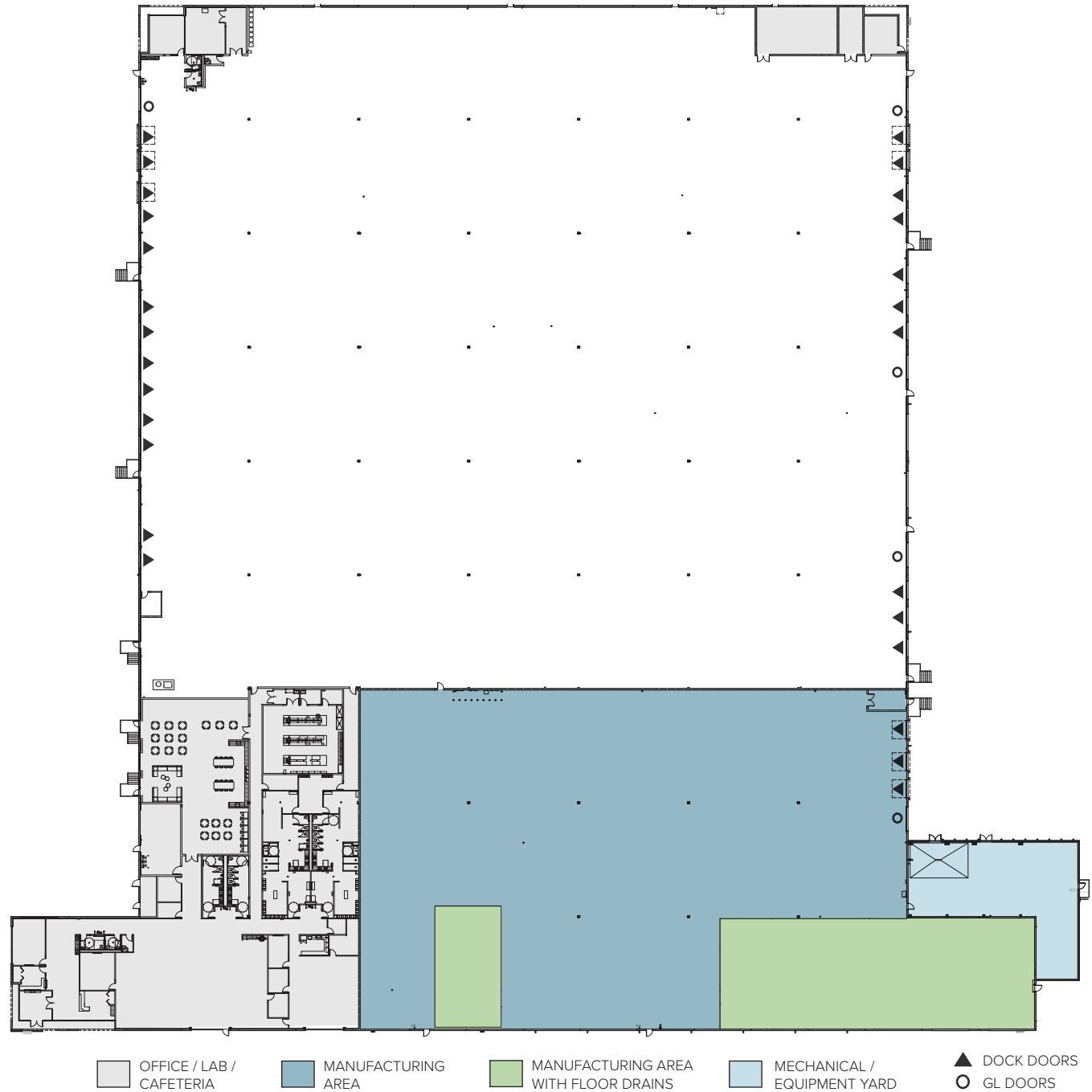
▲ DOCK DOORS
○ GL DOORS

FLOOR PLAN



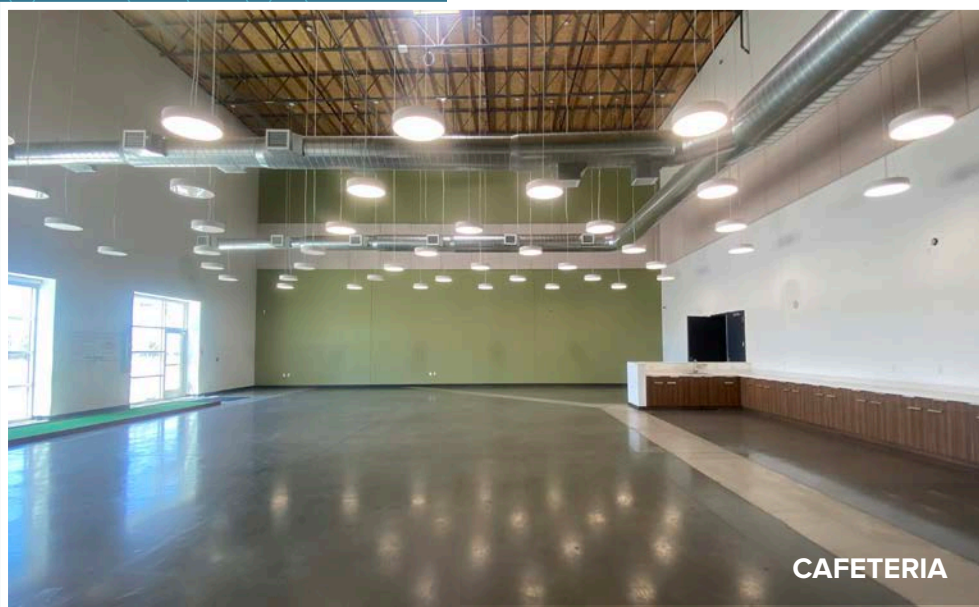
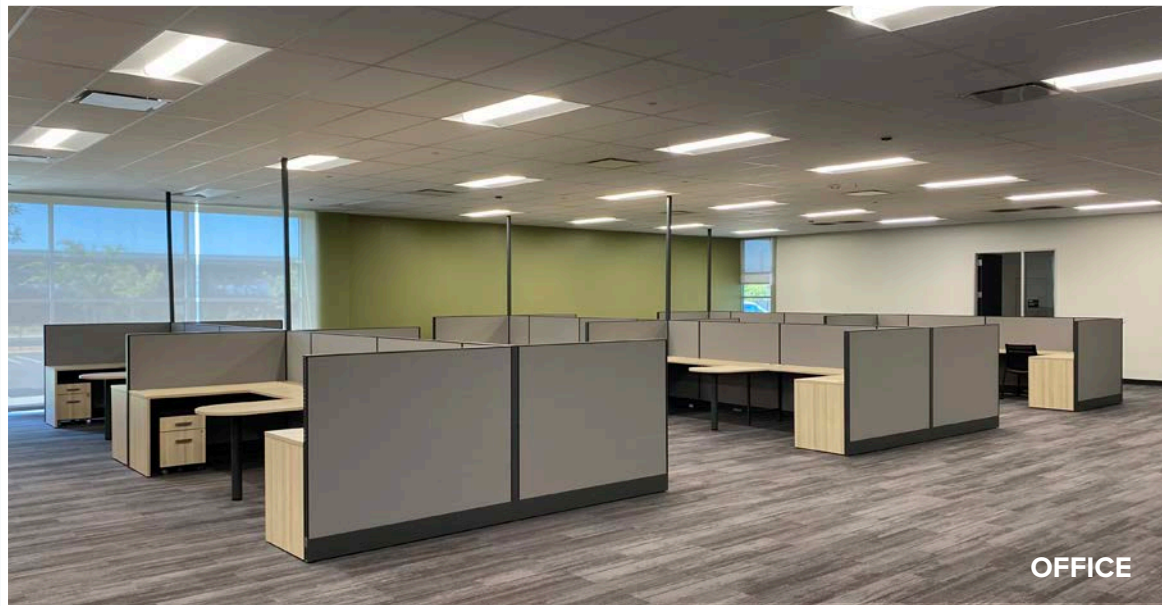
HIGHLIGHTED FEATURES

- Temperature controlled warehouse
- Insulated warehouse walls and roof deck
- Cooling tower, boiler
- Fully fenced, secured site with guard shack
- Mechanical/equipment yard
- Existing office furniture included
- Existing connectivity for backup generator
- Water clarifying system



BUILDING PHOTOS

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ACCESS TO WEST COAST

Ports

Port of Stockton	37 miles
Port of Oakland	82 miles
Port of Los Angeles	336 miles
Port of Long Beach	336 miles

Intermodals

Union Pacific Intermodal (Lathrop)	25 miles
BNSF Intermodal (Stockton)	30 miles

Airports

Stockton Metropolitan Airport	28 miles
Oakland International Airport	78 miles
San Jose International Airport	88 miles
Sacramento International Airport	90 miles
San Francisco International Airport	97 miles

Notable Cities

Manteca	19 miles
Lathrop	24 miles
Tracy	30 miles
Stockton	34 miles
Merced	38 miles
Sacramento	77 miles
Oakland	85 miles
Fresno	93 miles
San Francisco	94 miles
Visalia	135 miles
Bakersfield	201 miles
Reno	206 miles

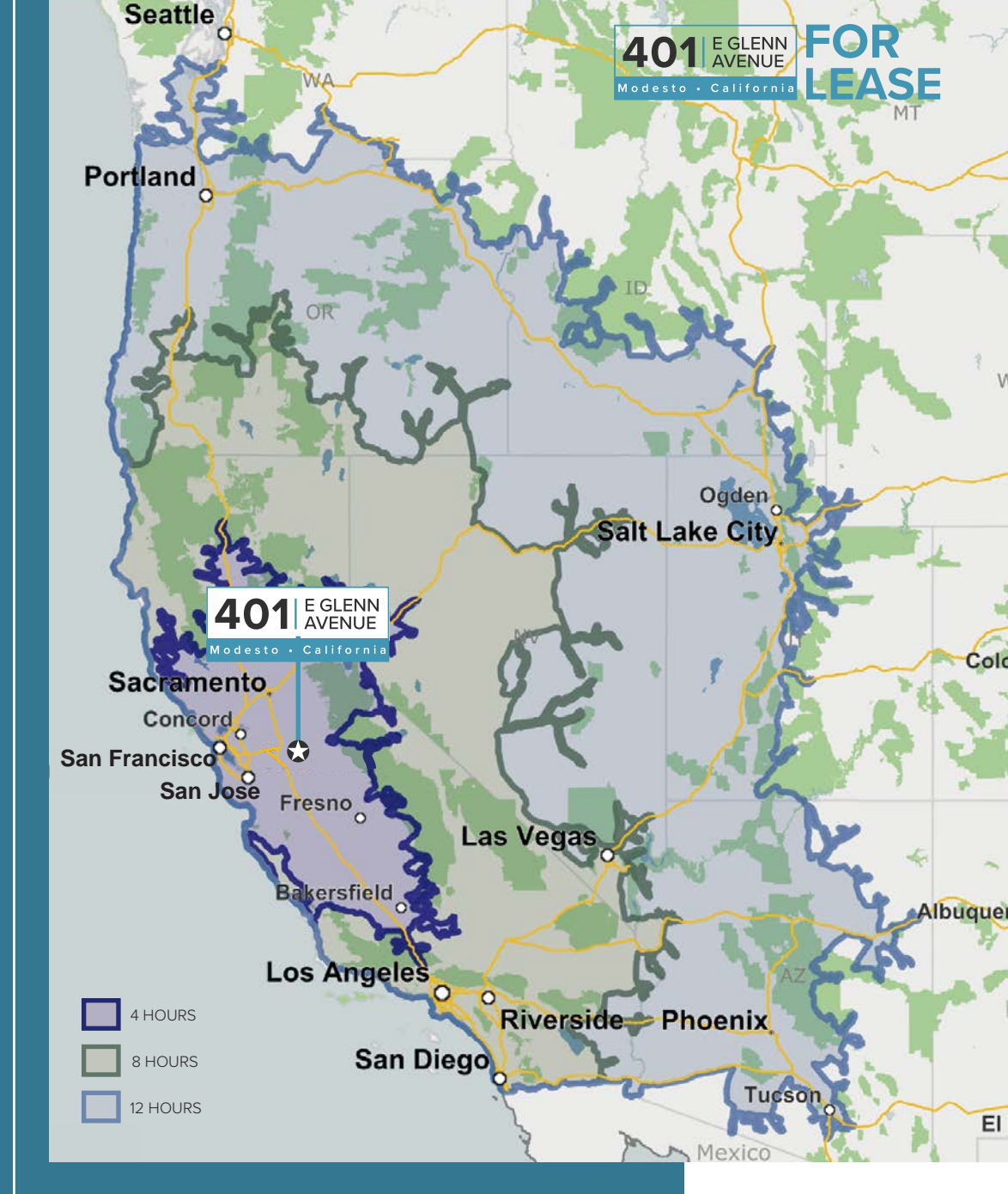


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DRIVE TIME MAP AND CONSUMER LABOR DEMOGRAPHICS

2023 CONSUMER & LABOR DEMOGRAPHICS

Drive Times	30 mins	45 mins	60 mins
Total Population	688,472	1,324,469	1,703,316
Total Households	218,925	410,616	532,772
Generation Z Population (Born 1999 to 2016)	169,142	336,730	430,751
Millennial Population (Born 1981 to 1998)	182,788	353,677	449,399
Generation X Population (Born 1965 to 1980)	124,009	234,583	304,948
Baby Boomer Population (Born 1946 to 1964)	117,314	214,272	280,317
Median Home Value	\$450,497	\$452,235	\$463,937
Spent \$500+ on Internet Orders Last 12 Months	225,588	423,339	555,467
Median Household Income	\$77,256	\$74,797	\$77,438
2023 Household Income \$100K+	83,050	149,412	203,497
Transportation/Warehouse Employees	6,066	14,830	18,270
Manufacturing Employees	32,710	52,057	61,455



CORPORATE NEIGHBORS

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- 1 E & J Gallo
- 2 SCP Distributors LLC
- 3 Slakey Brothers
- 4 Goodman
- 5 Reyes Coca Cola Bottling
- 6 Conagra Grocery Products Co
- 7 Saddle Creek Logistics Services
- 8 Innmar
- 9 FedEx
- 10 G3 WAREHOUSE 7
- 11 Kingspan Insulated Panels
- 12 UPS
- 13 Penske Truck Rental
- 14 ABC Supply Co. Inc.
- 15 Sovena
- 16 Dot Foods Inc
- 17 Walmart
- 18 Permasteelisa Group



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