

# FOR SALE

2242-2272 Hoover Avenue • Modesto • CA • 95354



*The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:*

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# Property Overview

|                        |  |                              |                      |
|------------------------|--|------------------------------|----------------------|
| <b>Address:</b>        | 2242-2272 Hoover Avenue, Modesto, CA 95354 | <b>County:</b>               | Stanislaus County    |
| <b>Sales Price:</b>    | \$2,295,000.00                             | <b>Year Built:</b>           | 2015                 |
| <b>Available Size:</b> | ±25,375 SF                                 | <b>Property Type:</b>        | Industrial Warehouse |
| <b>Yard Area:</b>      | ± 0.64 AC                                  | <b>Parcel Numbers:</b>       | 036-001-032          |
| <b>Lot Size:</b>       | ± 63,162 SF / ± 1.45 AC                    | <b>Procuring Broker Fee:</b> | 2.5%                 |

2242-2272 Hoover Ave presents an excellent opportunity for an owner-user or investor seeking a well-located property in an established Modesto corridor. The property benefits from convenient access to major thoroughfares, allowing for efficient connectivity throughout the city and surrounding areas. Its central location places it near a variety of commercial and industrial businesses, supporting strong operational functionality and long-term value. Suitable for a range of potential uses (buyer to verify), 2242-2272 Hoover Avenue offers a practical and strategically positioned asset for those looking to invest or establish a presence in the Modesto market.

## 2242 Hoover Ave:

This ±15,575 SF Warehouse is constructed of 80% concrete tilt-up and 20% metal. The front portion of the building contains an entryway, a bullpen area and four (4) offices, and two (2) restrooms. The total office area is ±2,360 SF, which includes a parts area. The concrete portion of the structure is accessed via two (2) grade level doors that face East and three (3) that face North.

- Five (5) grade level doors
  - Two (2): 12' X 14'
  - Three (3): 10' X 10'
- 18' - 22' Clear Height
- 400 amps power

## 2272 Hoover Ave:

This ±9,800 SF metal warehouse has a ±720 office. There are two (2) grade level doors on the West side of the building and one (1) along the South side. The warehouse has skylights and evaporative coolers.

- Three (3) grade level doors
  - One (1): 10' X 10'
  - Two (2): 12' X 114'
- 18' Clear Height
- 200 amps power

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# Beard Industrial District

The Beard Industrial District in Modesto, California, is a well-established, 2,000-acre industrial hub known for its strong logistical advantages and long-standing presence in the region. The district offers more than 17 million square feet\* of industrial space, with additional land available for build-to-suit development, making it suitable for a wide range of manufacturing, distribution, and logistics operations. A key benefit of the area is its dedicated rail service through the Modesto & Empire Traction Company, which provides seamless daily interchange with both BNSF and Union Pacific railroads. The district is home to numerous major food, beverage, and packaging companies and benefits from excellent access to Highway 99 and Interstate 5, along with competitively priced utilities. With its combination of infrastructure, transportation access, and established industrial presence, the Beard Industrial District continues to serve as a prime location for regional and national businesses. Industry in the Beard District has attracted several globally recognized firms, especially in the food and beverage sector, including Nestlé, Del Monte, Frito-Lay, Stanislaus Foods, E & J Gallo Winery, and Graham Packaging. Its proximity to major transportation routes —namely Highway 99 and Interstate 5 — further enhances its appeal for distribution, manufacturing, and logistics companies.



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# Location Map



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# Aerial View



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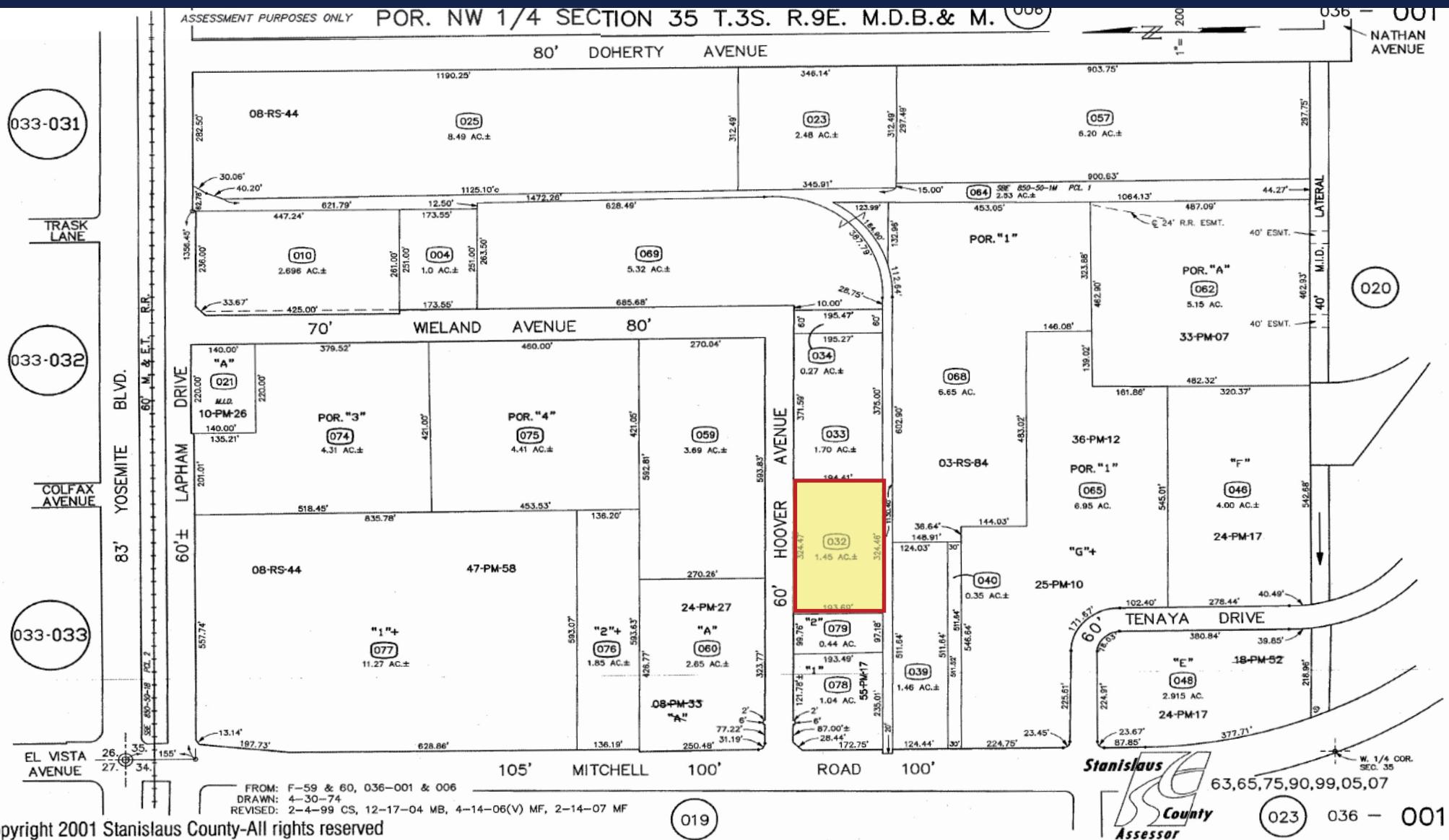
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# Parcel Map



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# Drone Photo Gallery



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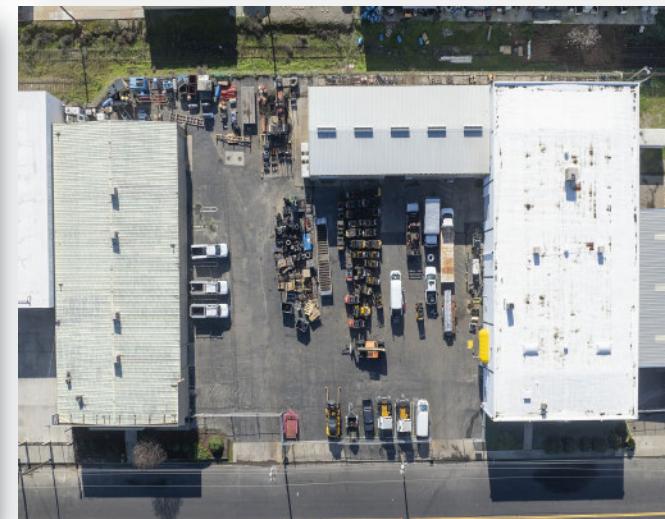


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