

BEARD INDUSTRIAL DISTRICT 533 DOHERTY AVE, MODESTO, CA

RAIL SERVED



BUILDING SIZE:	81,000± square feet
BUILDING DIMENSIONS:	225'± x 366'±
GRADE LEVEL DOORS:	Five (5) 12' x 14'
DOCK HIGH DOORS:	Six (6) Type: Exterior covered dock, shared with 501 Doherty
RAIL DOORS:	Four (4) into building from exterior dock, served by M&ET Shortline Railroad
CEILING CLEARANCE:	Minimum - 25' 10"±
WAREHOUSE LIGHTS:	LED with sensors
COLUMN SPACING:	20' x 90'
POWER:	800 amp, 240 v, 3 phase
LOADING:	Building shares the same parcel with 501 Doherty Avenue (50,625± SF) which is also available. Total available building area is 131,625± SF. Neighboring bldg. is 50,625± SF
FEATURES:	<ul style="list-style-type: none"> • 30,000± square foot concrete side yard • Includes 30,000± sf paved/fenced yard • Additional dock high doors possible on south side yard • 15'± concrete exterior rail dock

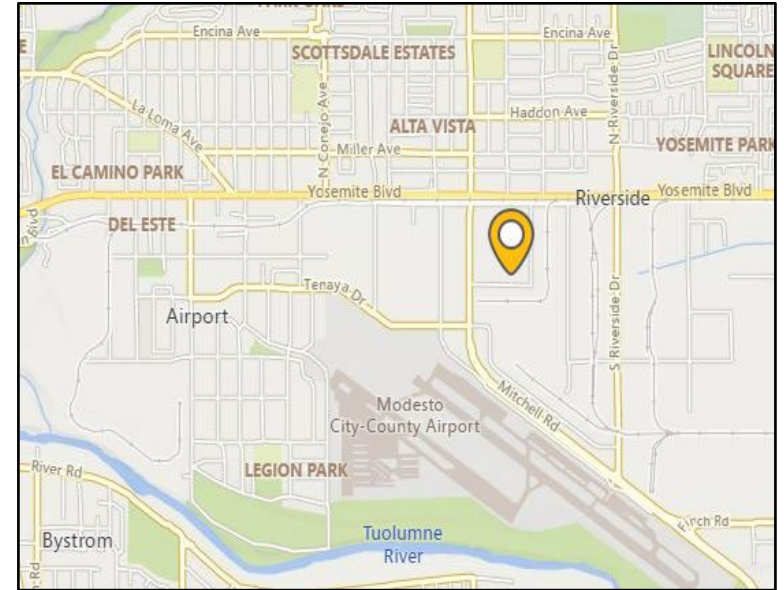
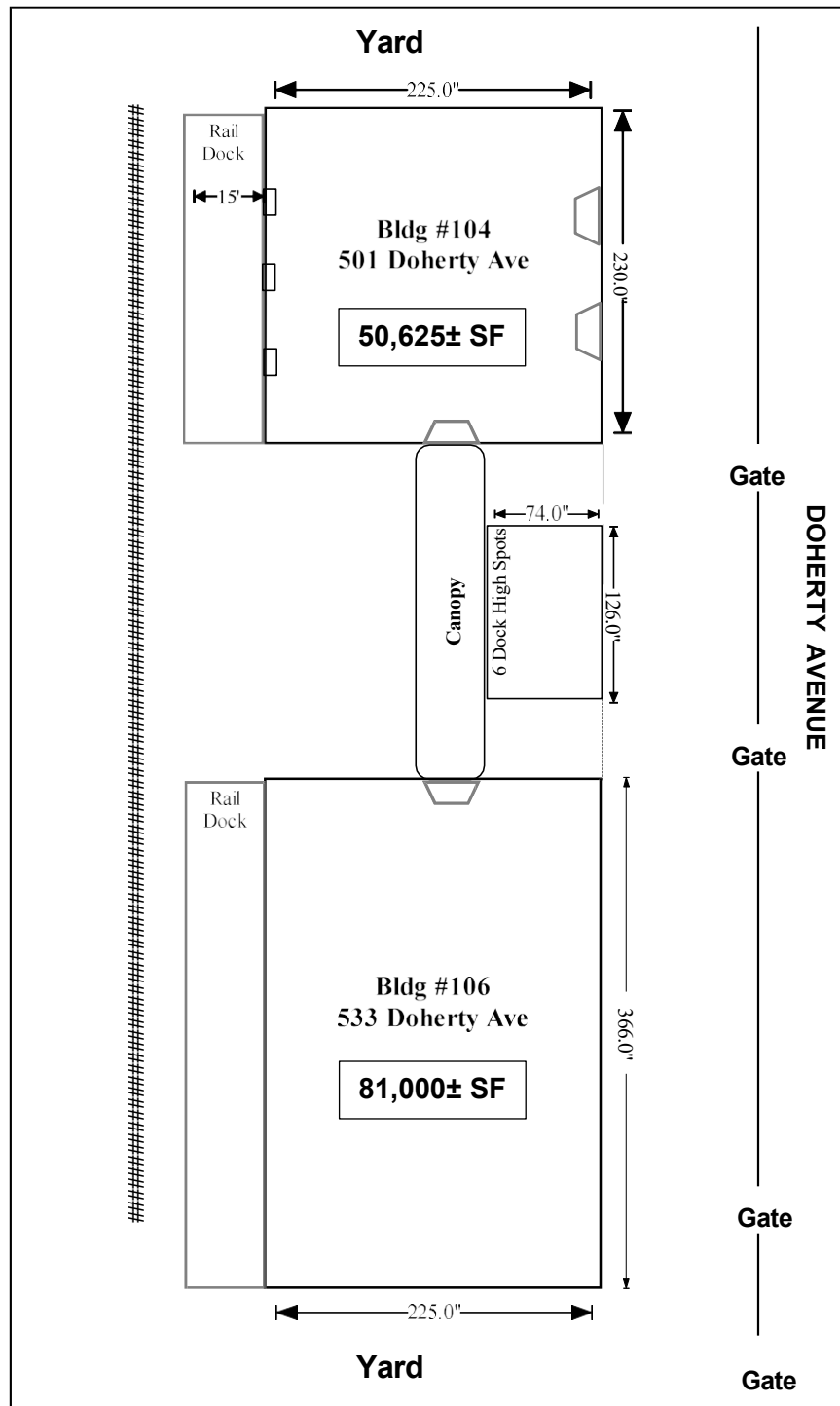
PRICING: *Contact Agent for Pricing*



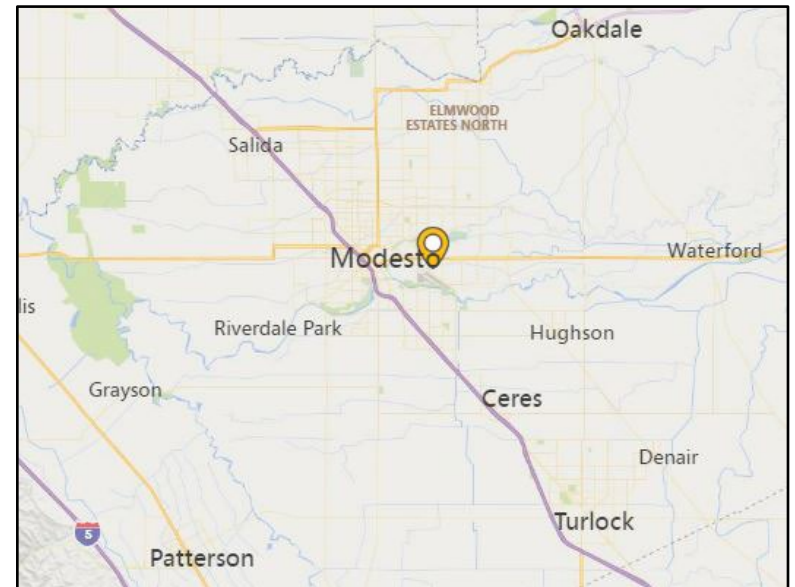
Mark J. Reckers

BRE# 00938704

LEE & ASSOCIATES-CENTRAL VALLEY INC.
Office 209-577-2600 / Fax 209-982-0167



Location Map



Regional Map



This property is located in the Beard Industrial District. It is ideally located for distribution to the West Coast and beyond being situated just 35 miles south of Stockton and 85 miles east of the San Francisco Bay area, out of the high-cost, congested metropolitan areas. The Beard Industrial District has major modes of transportation including rail, truck and air. State Highways 99, 108 and 132 run through Modesto with reasonable access to Interstate 5.



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