

FOR LEASE

115 Mark Randy Place | Modesto | CA | 95350



This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers/tenants should conduct their own due diligence.

**HIGH
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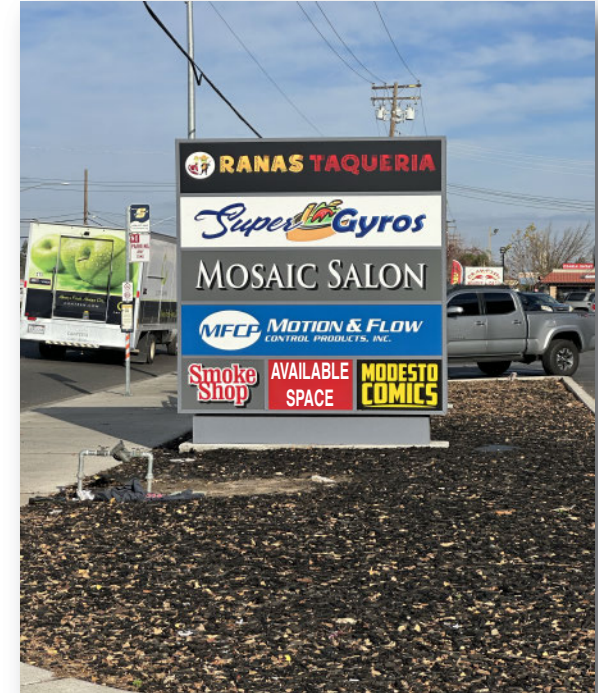
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Property Overview

Address:	115 Mark Randy Place, Modesto, CA 95350	County:	Stanislaus County
Lease Rate:	\$1.35 PSF + \$0.32 PSF NNN	Tenancy:	Multi
Building Size:	± 10,553 SF	Property Type:	Commercial Retail
Lot Size:	± 33,541 SF / ± 0.77 AC	Parcel Numbers:	120-052-037
Year Built:	1979	Procuring Broker Fee:	2.5%

Description:

115 Mark Randy Place presents a well-located commercial opportunity in Northwest Modesto, positioned at the corner of Mark Randy Place and McHenry Avenue within an established commercial corridor. The property encompasses approximately ±0.77 acres and features a commercial building with a flexible showroom/retail layout, providing versatility for a variety of retail, service, office, or owner-user applications. The property has historically offered prominent monument signage along McHenry Avenue, storefront signage, multiple restrooms, and open interior space. Its location provides convenient access to McHenry Avenue and surrounding residential and commercial areas, with established businesses and services nearby. The property is also identified by the City of Modesto as a commercial site with C-3 zoning under the previous zoning designation, with updated land-use planning allowing for additional development considerations.



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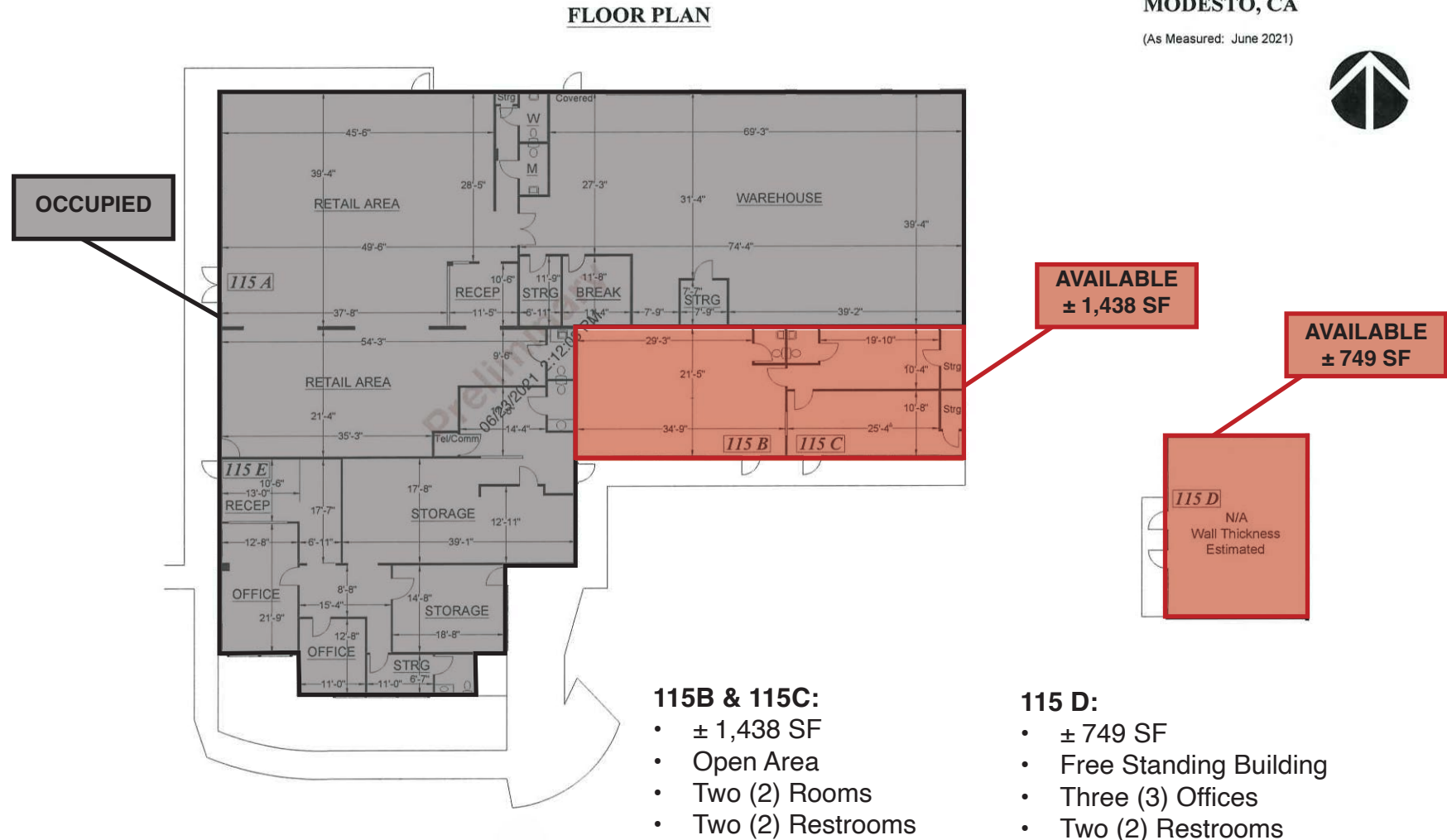
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Floor Plan

115 MARK RANDY PLACE
MODESTO, CA

(As Measured: June 2021)



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Location Map



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Photo Gallery

Suites 115B and 115C



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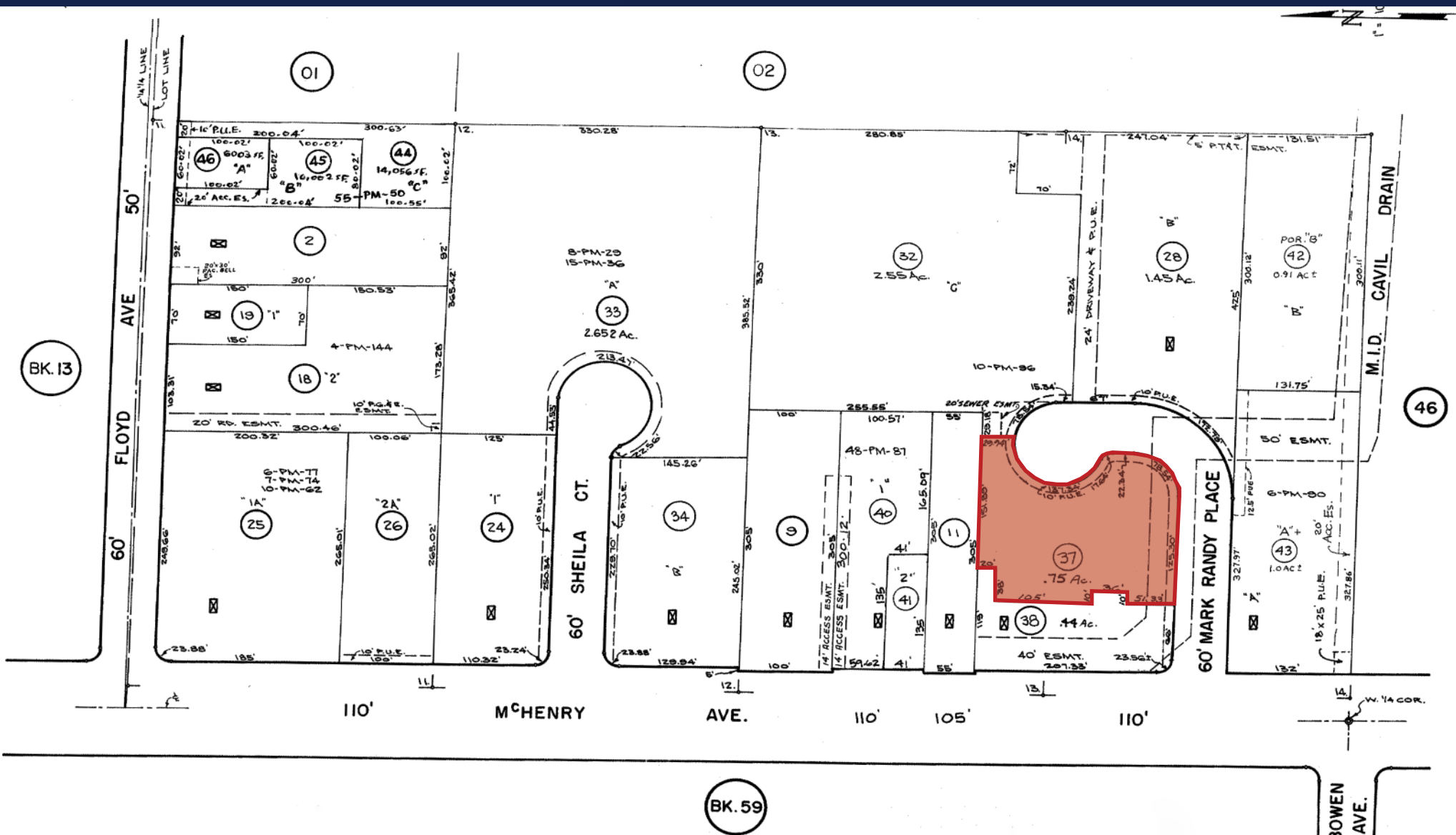
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Parcel Map



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