

COMMERCIAL BUILDING WITH LARGE PAVED YARD

12,400± SF - FOR SALE OR LEASE

2517 YOSEMITE BLVD. | MODESTO | CA

BUILDING: 12,400± SF (80' X 155')

LAND SIZE: 0.93± Acres

ZONING: C-G - City of Modesto

APN: 033-030-002

FEATURES:

- Situated on a gated 0.93± acre lot with wrought iron fencing and extensive high output LED lighting ensuring security and privacy making it ideal for businesses that require protected storage of operational uses.
- Free span metal building - no columns
- 200 amp, 240 volt, 3 phase power provided by MID with outlets distributed throughout
- Fully sprinklered
- Significant daytime traffic, enhancing visibility and accessibility for businesses
- Onsite billboards (2) for passive income
- Flexible zoning allows for a wide variety of uses with a combination of warehouse, office and yard area



SALE PRICE: \$1,595,000

LEASE RATE: \$0.75 PSF/NNN

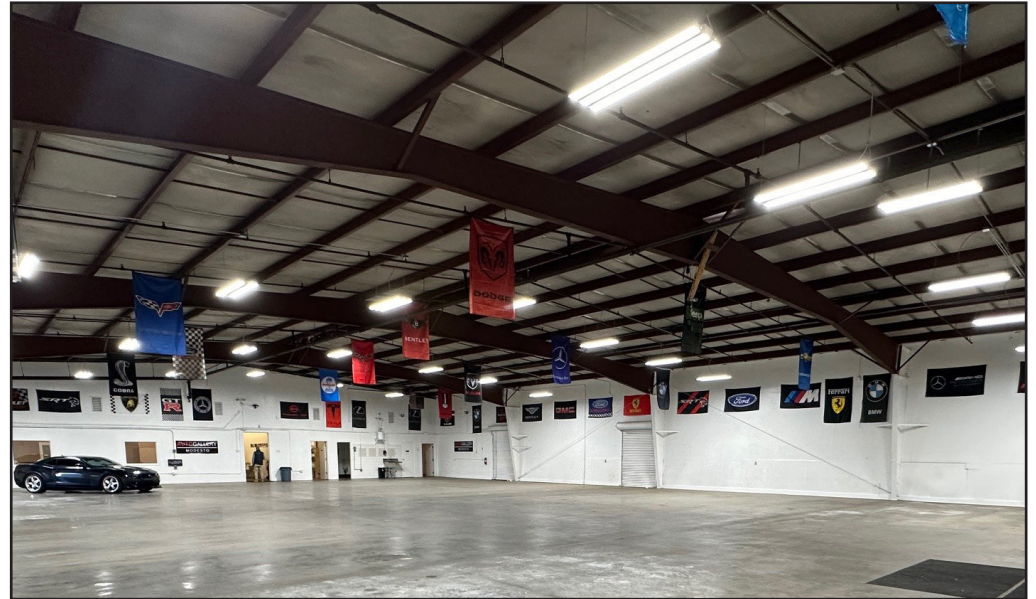
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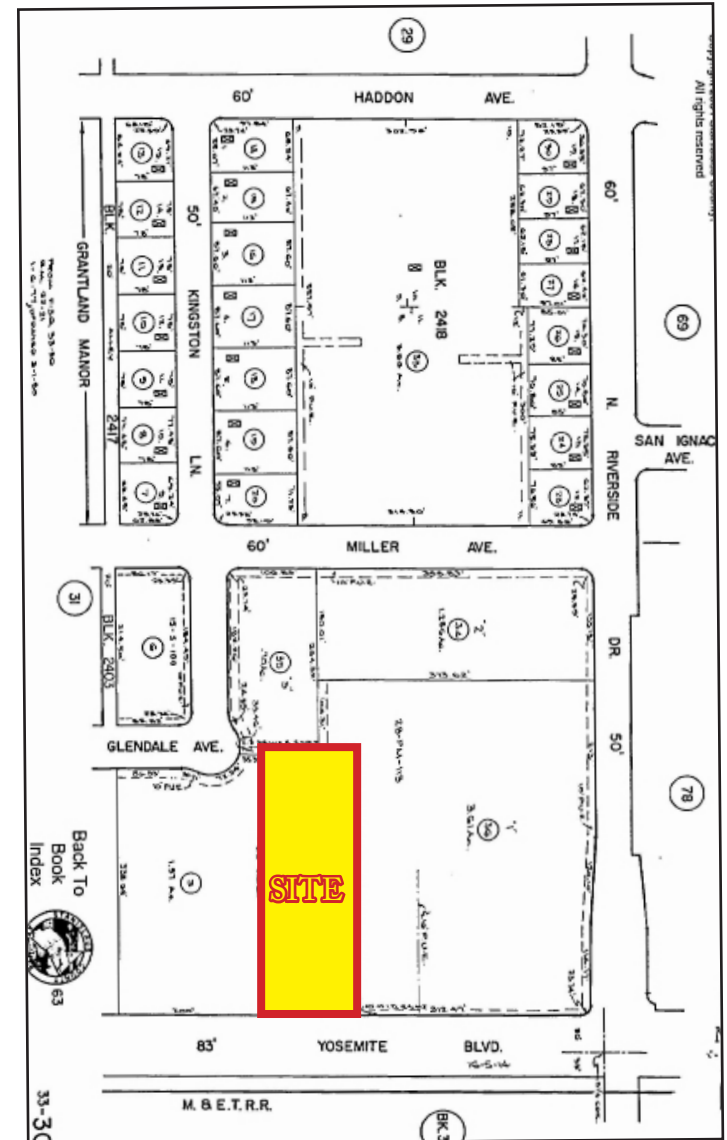
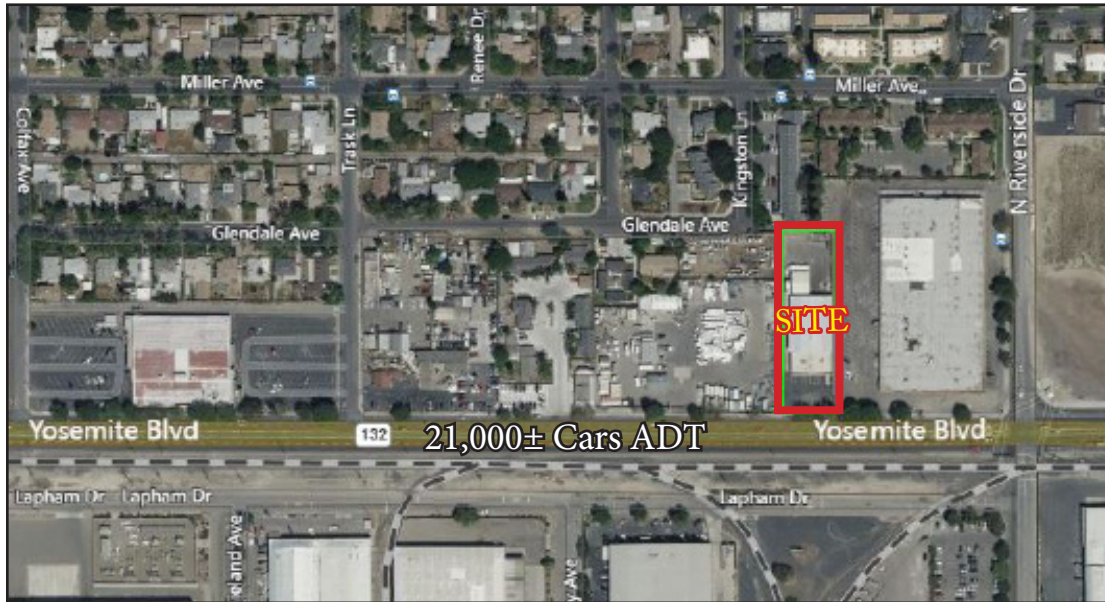
- 3,000± SF of freshly remodeled office w/ conference room, private offices and two (2) restrooms allowing for immediate occupancy without the need for additional improvements
- Additional 1,400± SF storage shop w/ 2 GL doors and 1,050± SF storage shop w/ 2 GL doors plus covered car port, all with lighting/ electrical
- One (1) GL doors and one (1) depressed dock well
- New LED lighting, interior painted white, fully insulated

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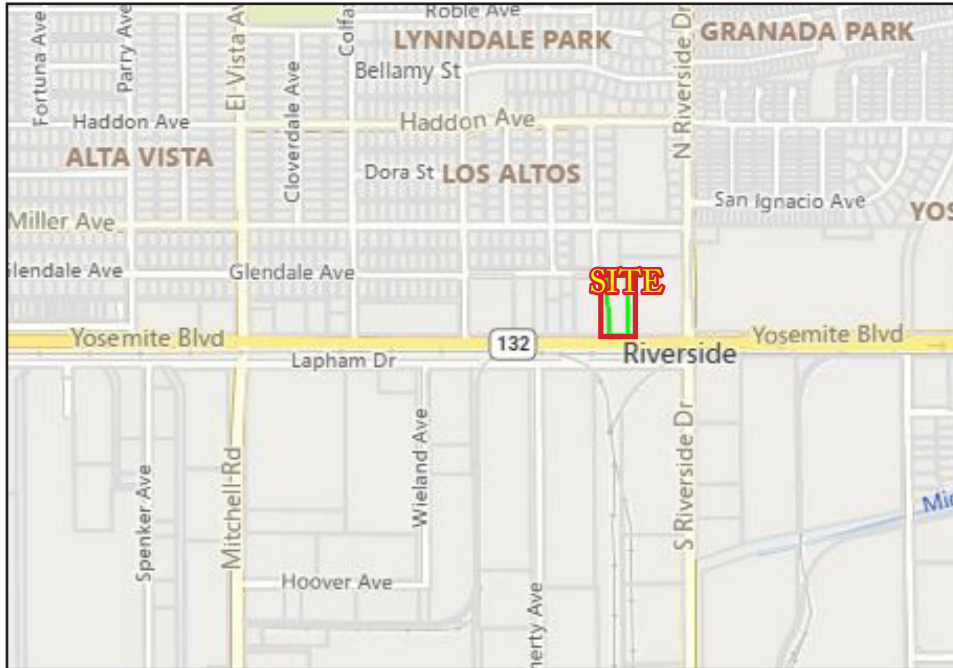
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- High traffic location fronting Yosemite Blvd, 21,000± Cars, ADT

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