

3643 Finch Rd.
Modesto, CA 95357

Your Next Investment

THIS SPACIOUS PROPERTY
ENCOMPASSES 202,060 SQUARE FEET
AND IS LOCATED ON PRIME
COMMERCIAL LAND IN BEARD
INDUSTRIAL DISTRICT.



Property Features

- Available Space: +98,560 SF
- Dock Doors: 11
- Grade Level Doors: 1
- Fenced Parking Lot
- LED Lighting: Yes
- Office: Build to Suit
- Electricity/Power: 800 AMP 480/2277 Volt, 3-Phase 4-Wire
- Temperature Conditioned Down to 65 Degrees
- Rail Served with Rail Dock

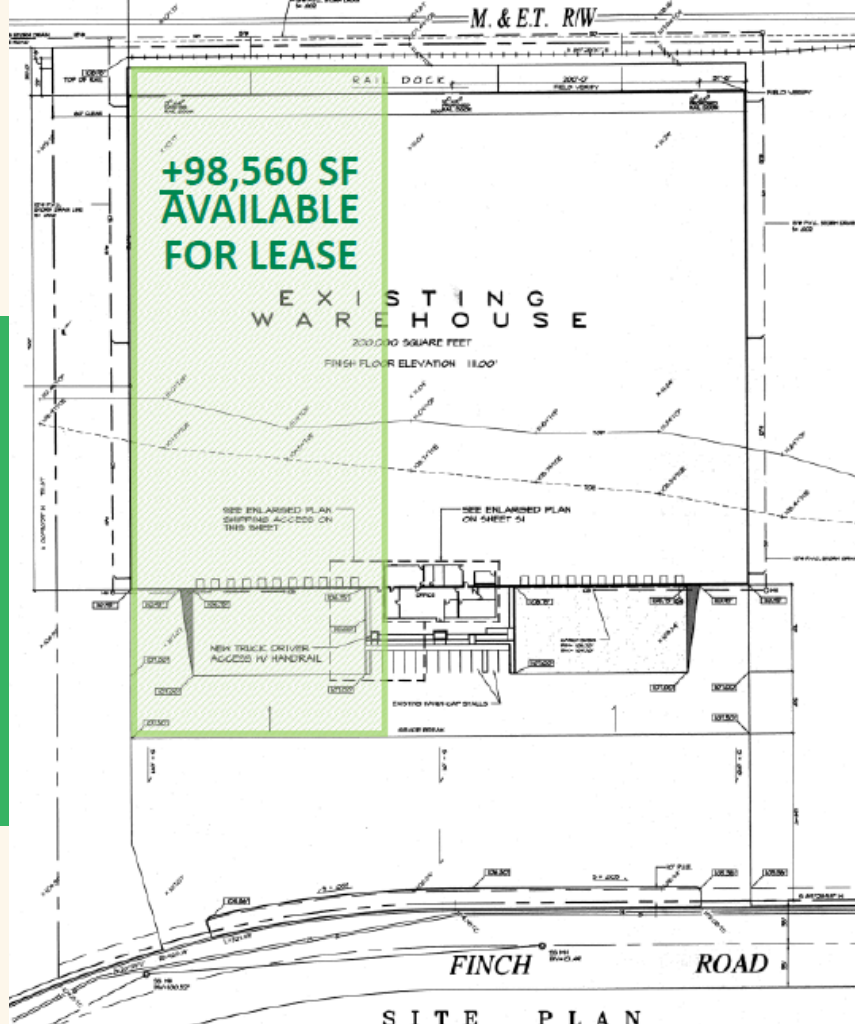
Contact us today for more information on our
properties and services at **209.481.9111!**

BEARD

Chris Conklin
cconklin@beardland.com

530 11th Street Modesto, CA 95354
209.481.9111

Site Plan



Area Highlights

- 2,000+ acre business park
- Central & Northern CA strategic location
- 9+ million SF industrial, warehouse, manufacturing space
- Build-to-suit: 25,000 SF to 1+ million SF
- Home to major brands: Frito-Lay, Del Monte, Nestlé, Gallo, Plastipak, Graham Packaging

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