

FOR LEASE

1581 Cummins Drive

Building C, Suite 141 · West Campus Business Center

Modesto, California

±4,470 SF · Office / Warehouse / Flex · Grade-Level Roll-Up Doors · Ample Parking · Close to HWY 99

SUITE SIZE

±4,470 SF

TYPE

Office / R&D

LEASE RATE

\$1.30 PSF MG

ZONING

PD-148

PROPERTY

Property Overview

Suite 141 at 1581 Cummins Drive is a $\pm 4,470$ SF office / warehouse / flex suite within the West Campus Business Center, an attractive campus-style business park in Modesto. The suite combines private offices, a restroom, and open work area with warehouse space served by grade-level roll-up door access — plus ample on-site parking and convenient proximity to Highway 99.

Address	1581 Cummins Drive, Bldg C, Ste 141, Modesto, CA 95358
Offering	For Lease
Suite Size	$\pm 4,470$ SF
Building Size	$\pm 16,120$ SF
Use	Office / Warehouse / Flex (R&D)
Zoning	PD-148 (City of Modesto)
Parking	Ample on-site — campus style
Lease Rate	\$1.30 PSF/mo Modified Gross



HIGHLIGHTS

Property Highlights

Office / Warehouse / Flex

±4,470 SF of versatile space combining private offices, open work area, and warehouse.

Private Offices & Restroom

Professional office build-out with multiple private offices and a dedicated restroom.

Grade-Level Roll-Up Access

Warehouse area served by grade-level roll-up door(s) for convenient loading.

Ample On-Site Parking

Generous shared surface parking throughout the campus-style business park.

Campus-Style Business Park

Attractive, well-maintained setting in the established West Campus Business Center.

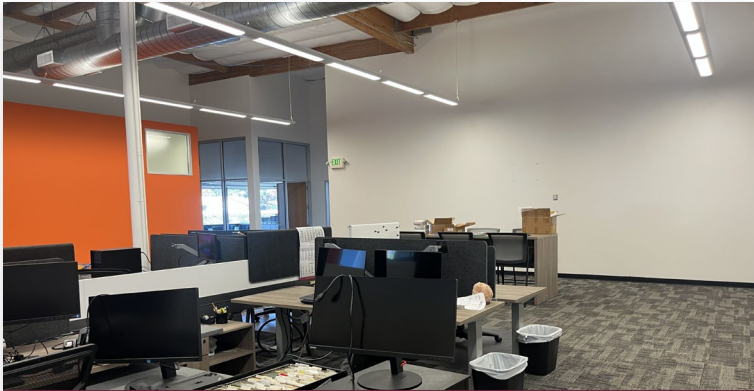
Highway 99 Proximity

Quick connection to HWY 99 via Carpenter Rd & Kansas Ave, linking the region.

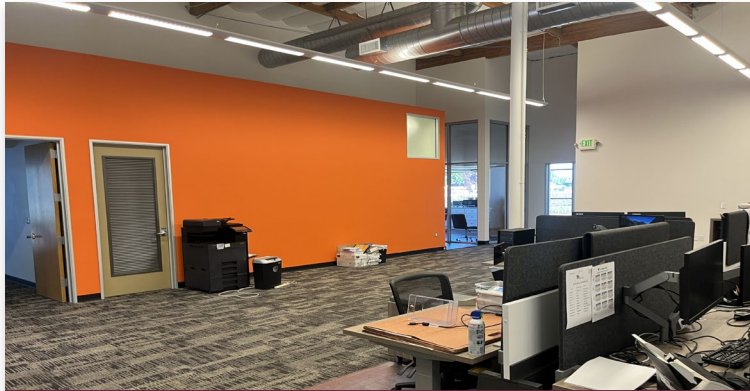


INTERIOR

Interior Spaces



Open Office



Workstations & Copy Area



Private Office



Conference Room



Break Room / Kitchen



IT / Storage Room

WAREHOUSE

Warehouse & Flex Space



FLEX / SHOP AREA

Rear warehouse area with a grade-level roll-up door, high-bay clearance, and exposed-structure ceiling with HVAC.

Well suited for light assembly, R&D, shop, or storage use.

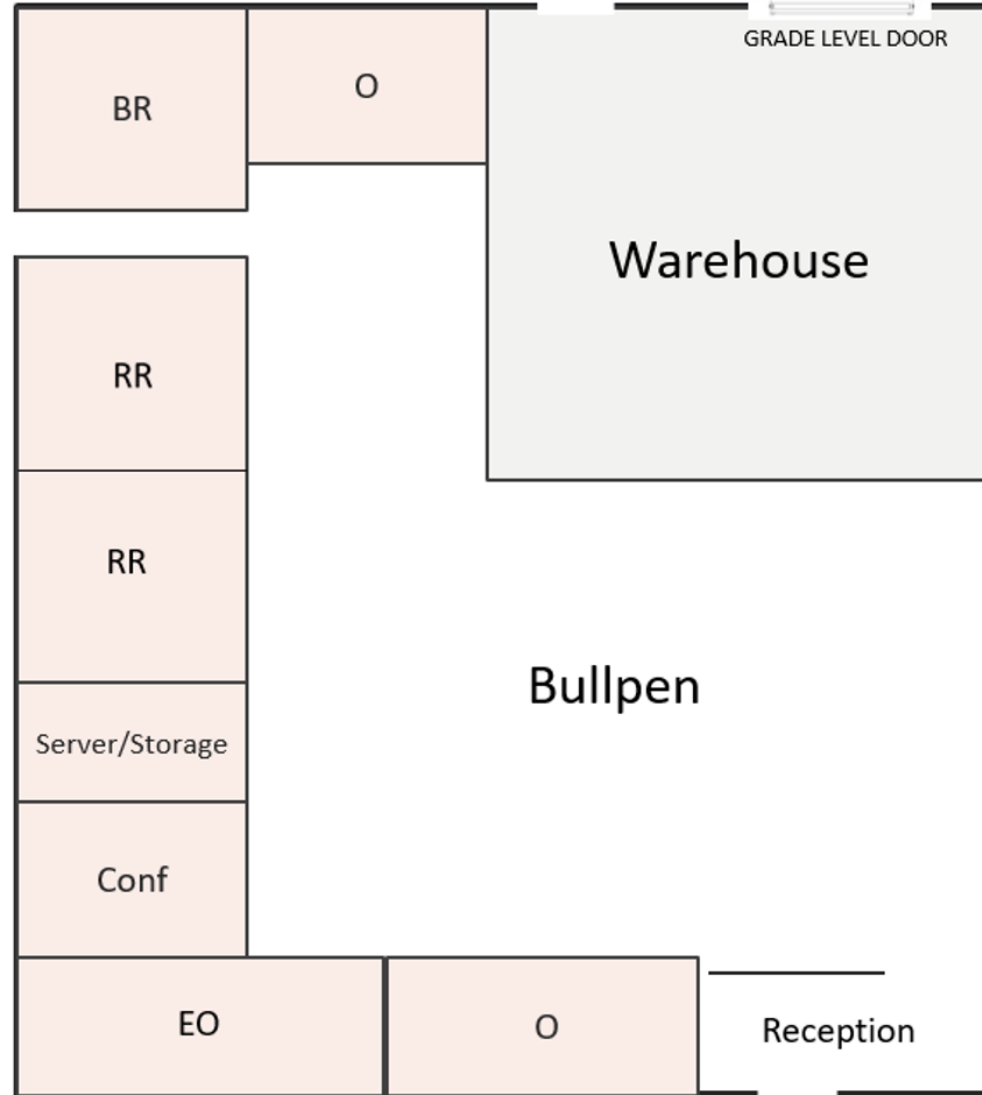
FLOOR PLAN

Floor Plan

SUITE 141 · ±4,470 SF

- Large warehouse / flex area
- Grade-level roll-up door
- Private offices (O) & executive office (EO)
- Conference room (Conf)
- Break room (BR)
- Restrooms (RR)
- Server room

*BR Break Room · O Office · EO Executive Office · RR Restrooms ·
Conf Conference*



AERIAL

Site Aerial



SURROUNDING TENANTS

West Campus Business Park



SURROUNDING TENANTS

- | | |
|----------------------------------|-------------------------------|
| 1 Home Depot | 16 Fleur De Mer Wine Store |
| 2 Johnstone Supply | 17 Extra Space Storage |
| 3 Baker Distributing Co. | 18 California Healthy Harvest |
| 4 Gerling Applied Engineering | 19 Cycle Gear |
| 5 Vituity | 20 Wing Stop |
| 6 Aspiranet | 21 F&M Bank |
| 7 Modesto City Schools | 22 Starbucks |
| 8 Sunlight Daycare | 23 ARCO |
| 9 AVAILABLE — SITE ★ | 24 Interim Health Care |
| 10 DiBuduo & DeFendis Ins. | 25 Wendy's |
| 11 D C Vient Commercial Painting | 26 O'Reilly Auto Parts |
| 12 RF MacDonald Co. | 27 Meineke Car Center |
| 13 Applied Industrial Tech. | 28 Valley Mountain Regional |
| 14 Acme Construction | 29 Modesto City Schools |
| 15 Gallo Laboratories | |

LOCATION

Regional Retail Context



MODESTO MARKET

City Population	±218,000
Stanislaus County	±550,000

FREWAY & ACCESS

Highway 99	Immediate access
Interchanges	Briggsmore · Kansas Ave
Arterials	Carpenter Rd · 9th St

NEARBY ANCHORS

Retail / QSR	Home Depot · In-N-Out Panda Express · Jack in Box
Education	MJC West Campus



EXCLUSIVELY OFFERED BY

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1581 Cummins Drive

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