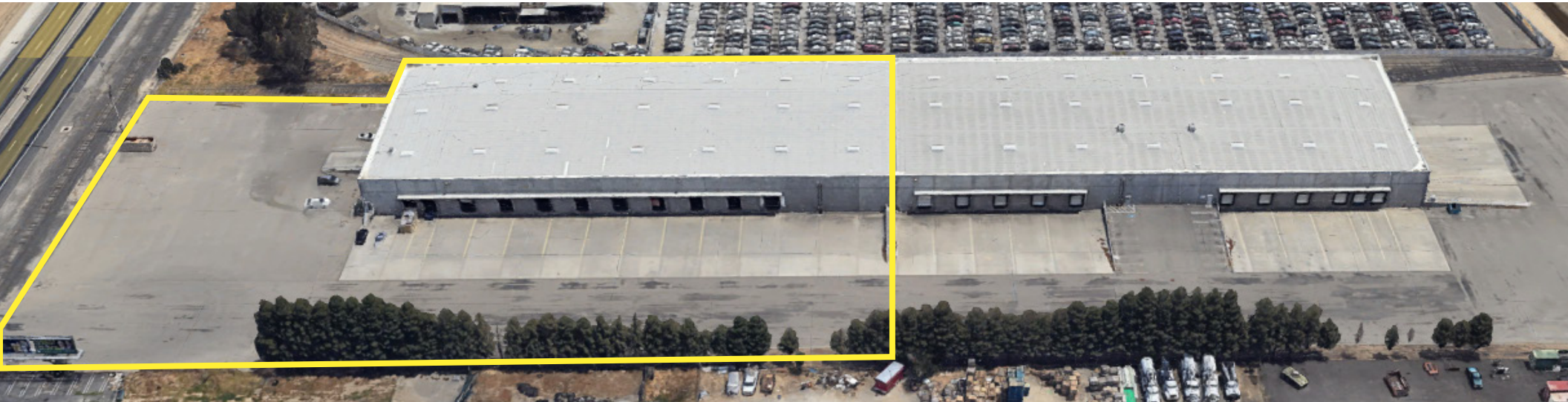


INDUSTRIAL SPACE FOR LEASE

2640 YOSEMITE BOULEVARD
MODESTO, CA

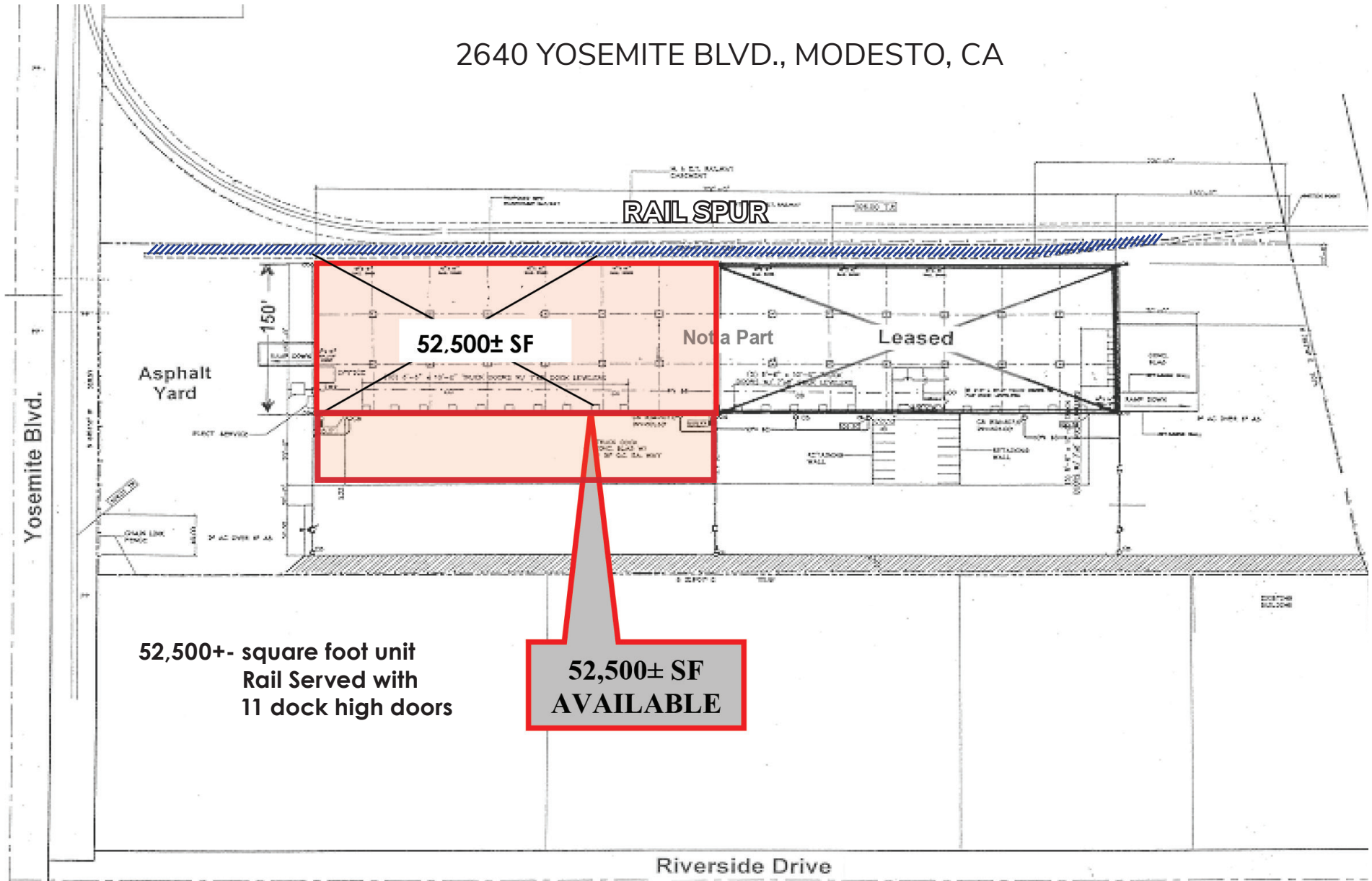


52,500+- SQUARE FOOT UNIT SITUATED ON AN 8+- ACRE PARCEL
11 DOCK HIGH DOORS AND LARGE FENCED YARD
RAIL SERVED BY M&ET SHORT LINE RAILROAD
LOCATED IN THE BEARD INDUSTRIAL DISTRICT

5

SITE PLAN

2640 YOSEMITE BLVD., MODESTO, CA



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PROPERTY FEATURES:

OFFICE SF: 1,543± SF
DOORS :
 Dock High: Eleven (11) more possible
 Grade Level: One (1) 14' X 14'
 Rail Doors: Four (4)
POWER : 200 amps, 277/480 v, 3 phase
SPRINKLERS : Yes
CLEAR HEIGHT : 22'± minimum
TRAILER PARKING : Up to 30 spots
CONSTRUCTION: Concrete Tilt Up

COMMENTS:

- Rail served by Modesto and Empire Traction Company short line railroad (M&ET). Providing service to both UP and BNSF carriers.
- Designed to provide excellent Rail to Dock loading
- All doors have Pit Levelers
- Excellent visibility on Yosemite Blvd.
- Located in Beard Industrial District
- Column spacing 50' x 50'
- Entire 105,000± square foot building on 8± acre may be available



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