

Warehouse / Distribution • ESFR

# 1733

## ±38,988 SF FOR LEASE

### MORGAN RD

Modesto • California



# PROPERTY FEATURES

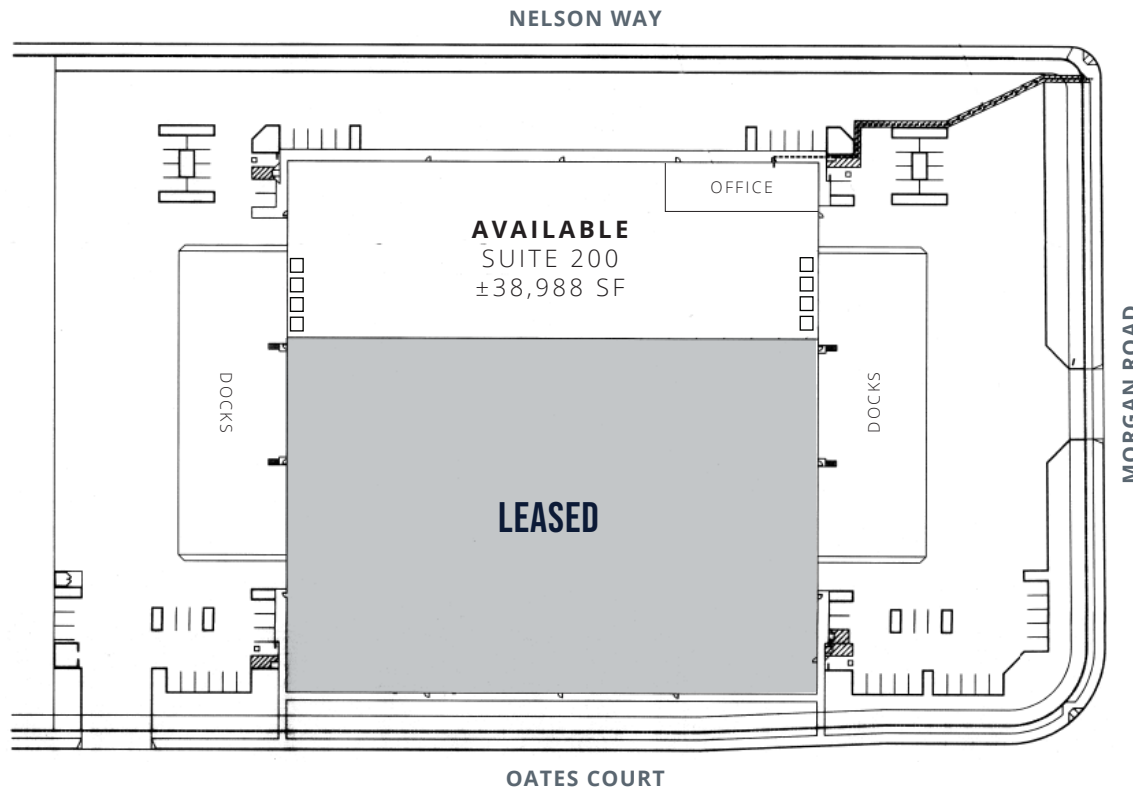


Total Building Size	±116,964 SF
Available	Suite 200   ±38,988 SF
Office	±3,488 SF
Clear Height	28' - 32'
Column Spacing	57' x 57'
Dock Doors	8 (cross dock) with levelers and seals
Grade Level Doors	2

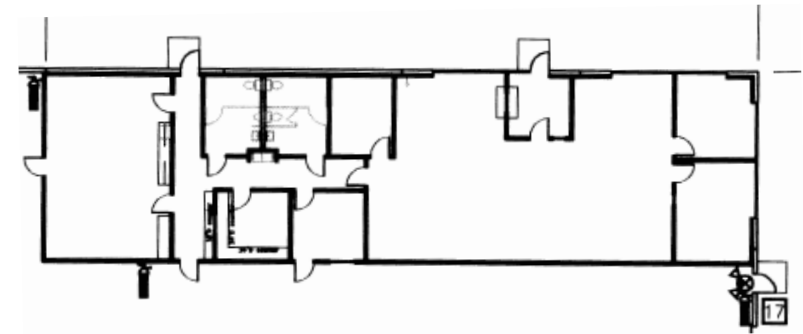
Power	400 amps
Yard	Secured premises
Sprinklers	ESFR
Lighting	LED
Skylights	Yes
Construction	Concrete tilt-up
Lease Rate	Contact Broker

## 1733 MORGAN ROAD, MODESTO, CA SITE PLAN

□ DOCK HIGH DOOR

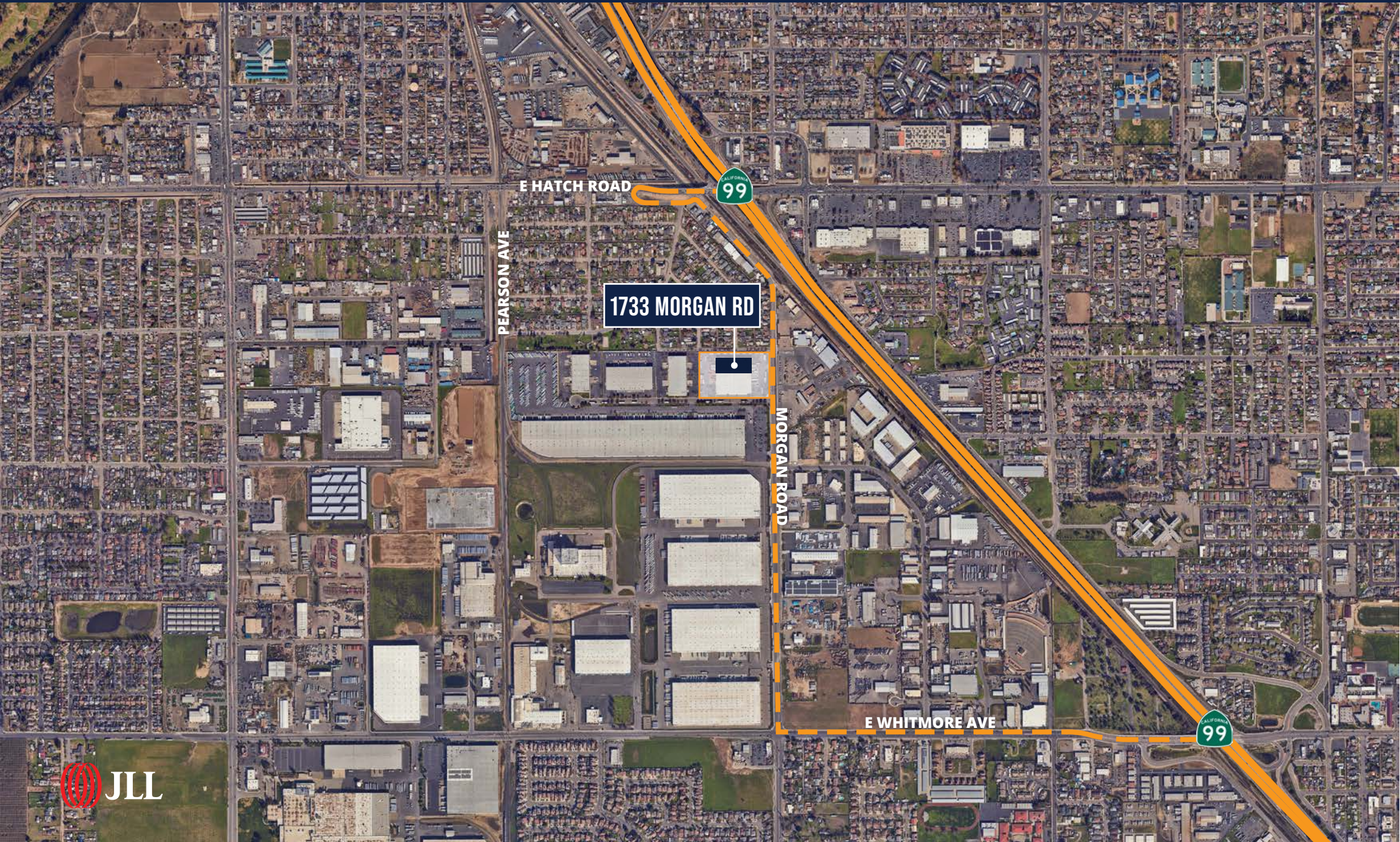


## SUITE 200 OFFICE FLOOR PLAN





# PROPERTY LOCATION & ACCESS



1733 MORGAN RD

E HATCH ROAD

PEARSON AVE

MORGAN ROAD

E WHITMORE AVE







# 1733 MORGAN RD

### EXCLUSIVE BROKERS

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