

INDUSTRIAL / FLEX WAREHOUSE WITH YARD

1236 Woodland Ave | Modesto, CA 95351

FOR SALE



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INFORMATION:

- 1236 Woodland Ave, Modesto, Stanislaus County
- APN: 029-011-036
- Sales Price: \$1,200,000.00
- Property Total: ± 7,000 SF across two buildings
- Lot Size: 37,987 SF / .87 Acres
- Type: Commercial - Office & Warehouse
- Procurement Fee: 2.5%

HIGHLIGHTS:

- Standalone warehouse with 4 roll up doors, three phase power, water, and sewer.
- Standalone office with 3 roll up doors, 8 private offices, reception, and 15 surface parking spaces.
- Proximity to major vendors, retailers, and high visibility on corner lot.
- Two access points, automatic gate, managers office in yard with AC.

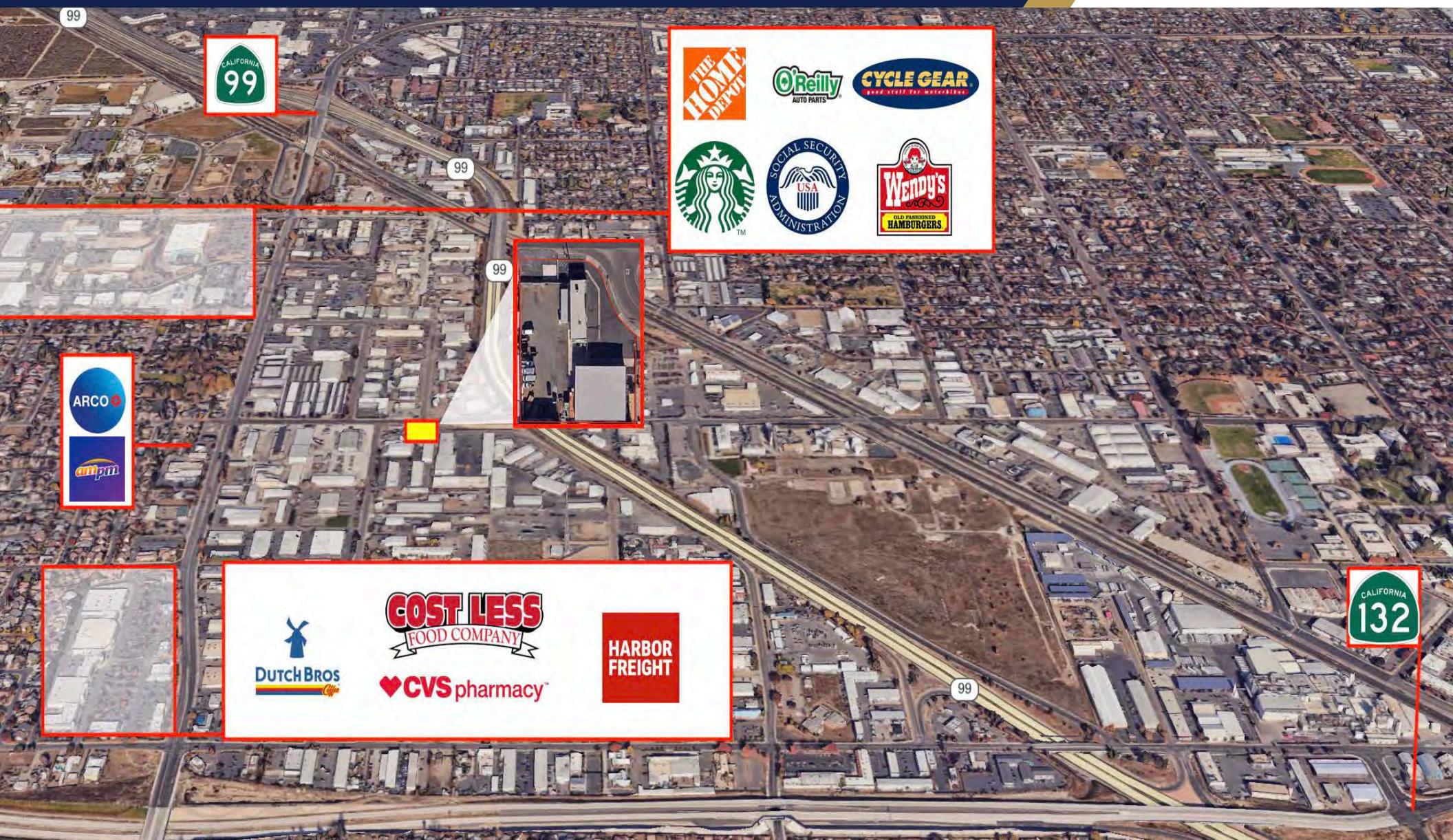
DESCRIPTION: This property features two freestanding buildings totaling ± 7,000 SF - the only property of its kind currently available in Stanislaus County. Large warehouse offers nearly 5,000 SF of steel-frame and metal construction, built in 2016. The second warehouse is ± 2,000 SF block construction with office constructed inside (removable) and central heat and air. A mobile office with AC, plumbing, and shower adds flexibility for operations or staff use. The site includes a large yard with containers, multiple access points, and ample room for storage and parking. With high visibility on a corner lot and close proximity to CA-99 and CA-132, this property is strategically positioned near major vendors and retailers for maximum efficiency.



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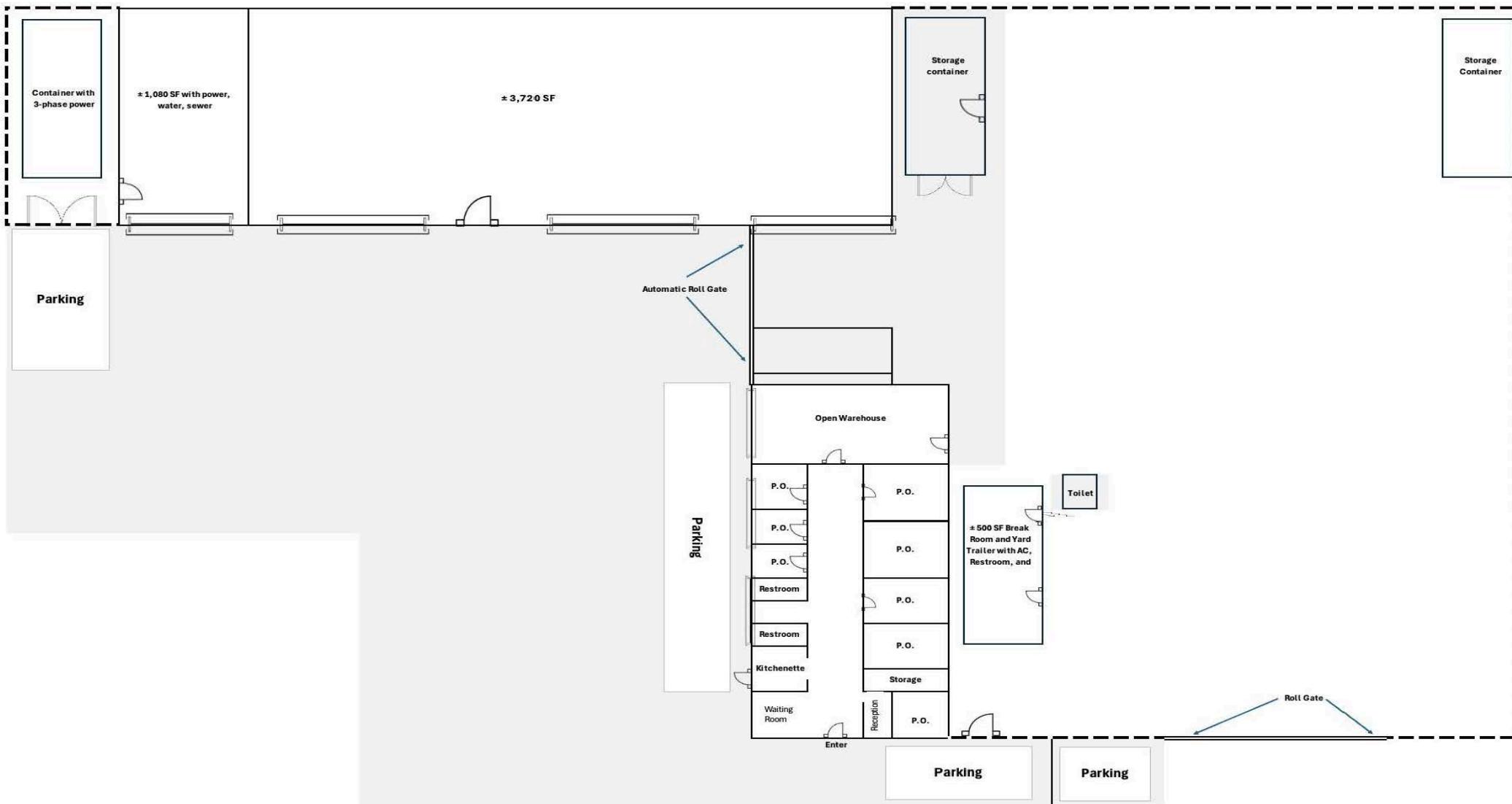
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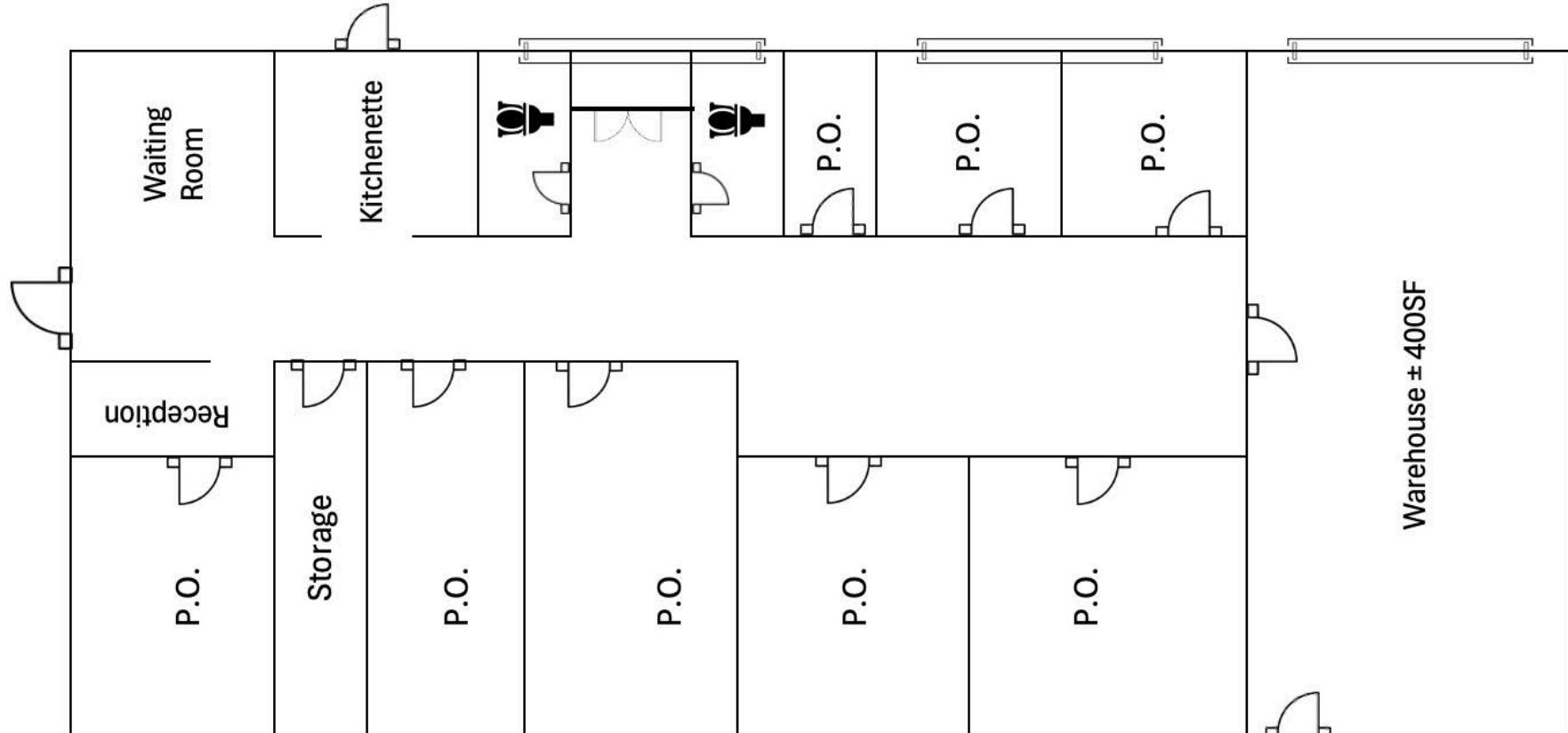
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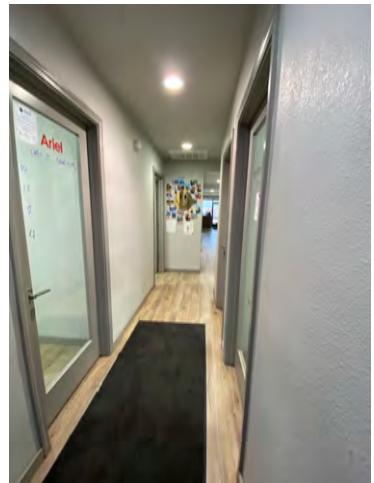
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