

**INDUSTRIAL
WAREHOUSE**

FOR SALE OR LEASE

1601 MONO DRIVE • MODESTO • CA • 95354-3814



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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DESIREE HOLLAND
Administrative & Marketing Assistant
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PROPERTY SUMMARY

ADDRESS: 1601 Mono Drive • Modesto

LEASE RATE: \$0.80 PSF MG

SALES PRICE: \$825,000.00

WAREHOUSE SIZE: ± 8,652 SF

LOT SIZE (SF/AC): ± 23,333 SF / ± 0.54 AC

COUNTY: Stanislaus County

PROPERTY TYPE: Industrial

PARCEL NUMBER: 035-028-012

PROCURING BROKER FEE: 2.5%

PROPERTY DESCRIPTION:

Situated in the well-established Beard Industrial District, 1601 Mono Drive offers an excellent opportunity for businesses seeking a strategic location. This property features ample square footage, and easy accessibility, making it suitable for a variety of industrial and commercial uses. The Beard Industrial District is known for its thriving business community and convenient proximity to major transportation routes, ensuring great visibility and operational efficiency.

FEATURES:

- Large Warehouse
- Three (3), Two (2) Ton Cranes
- 3 Phase 280/220 400 AMPS
- Two (2) Roll-Up, Grade-Level Doors
- Three (3) Sliding, Barn-Style Doors
- Small Office
- Small Yard



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LOCATION MAP



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AERIAL VIEW



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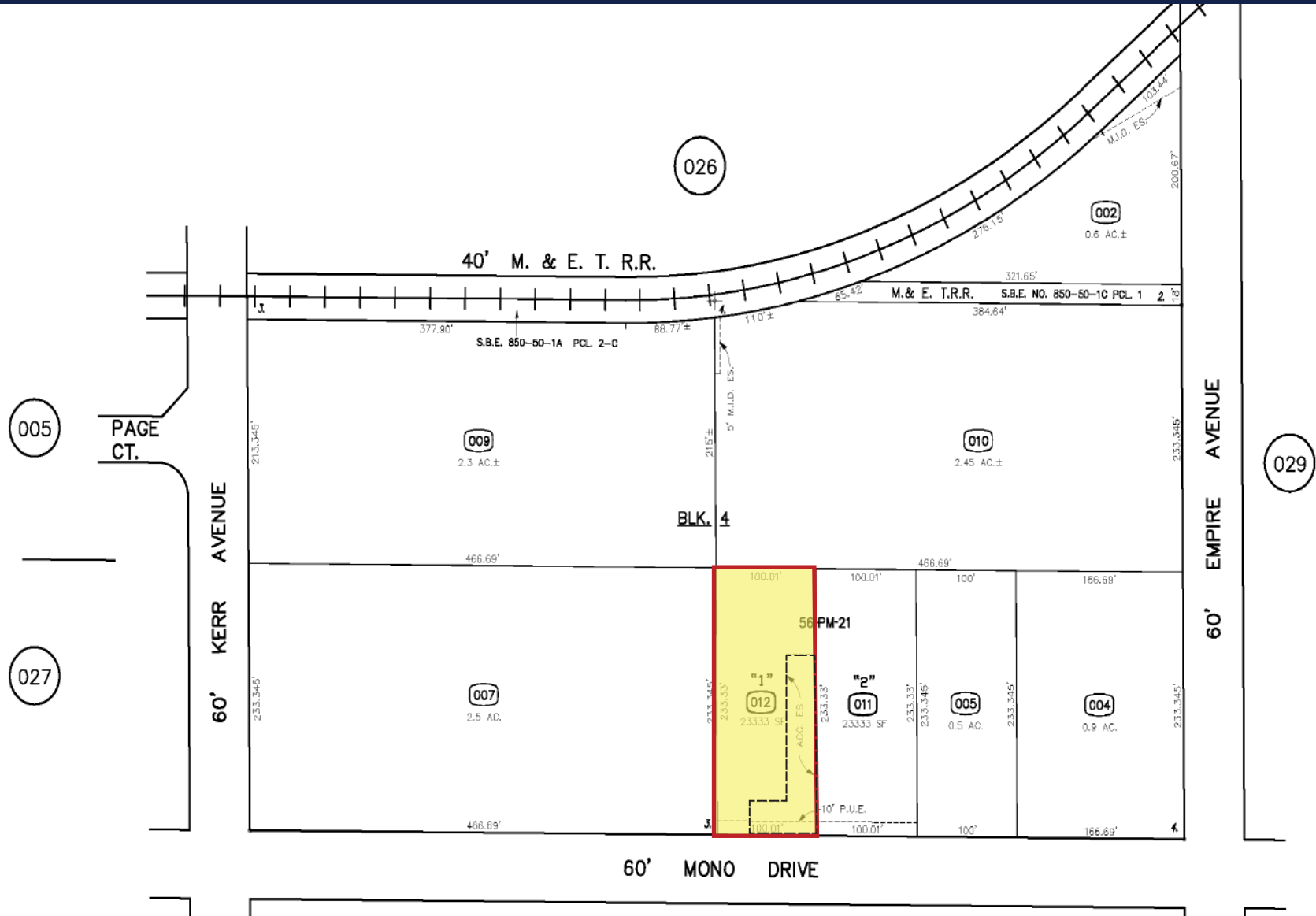
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PARCEL MAP



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