

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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DANNY PRICE
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DESIREE HOLLAND
Administrative & Marketing Assistant
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PROPERTY SUMMARY

ADDRESS:	1601 Mono Drive • Modesto	COUNTY:	Stanislaus County
LEASE RATE:	\$0.80 PSF MG	PROPERTY TYPE:	Industrial
SALES PRICE:	\$825,000.00	PARCEL NUMBER:	035-028-012
WAREHOUSE SIZE:	± 8,652 SF	PROCURING BROKER FEE:	2.5%
LOT SIZE (SF/AC):	± 23,333 SF / ± 0.54 AC		

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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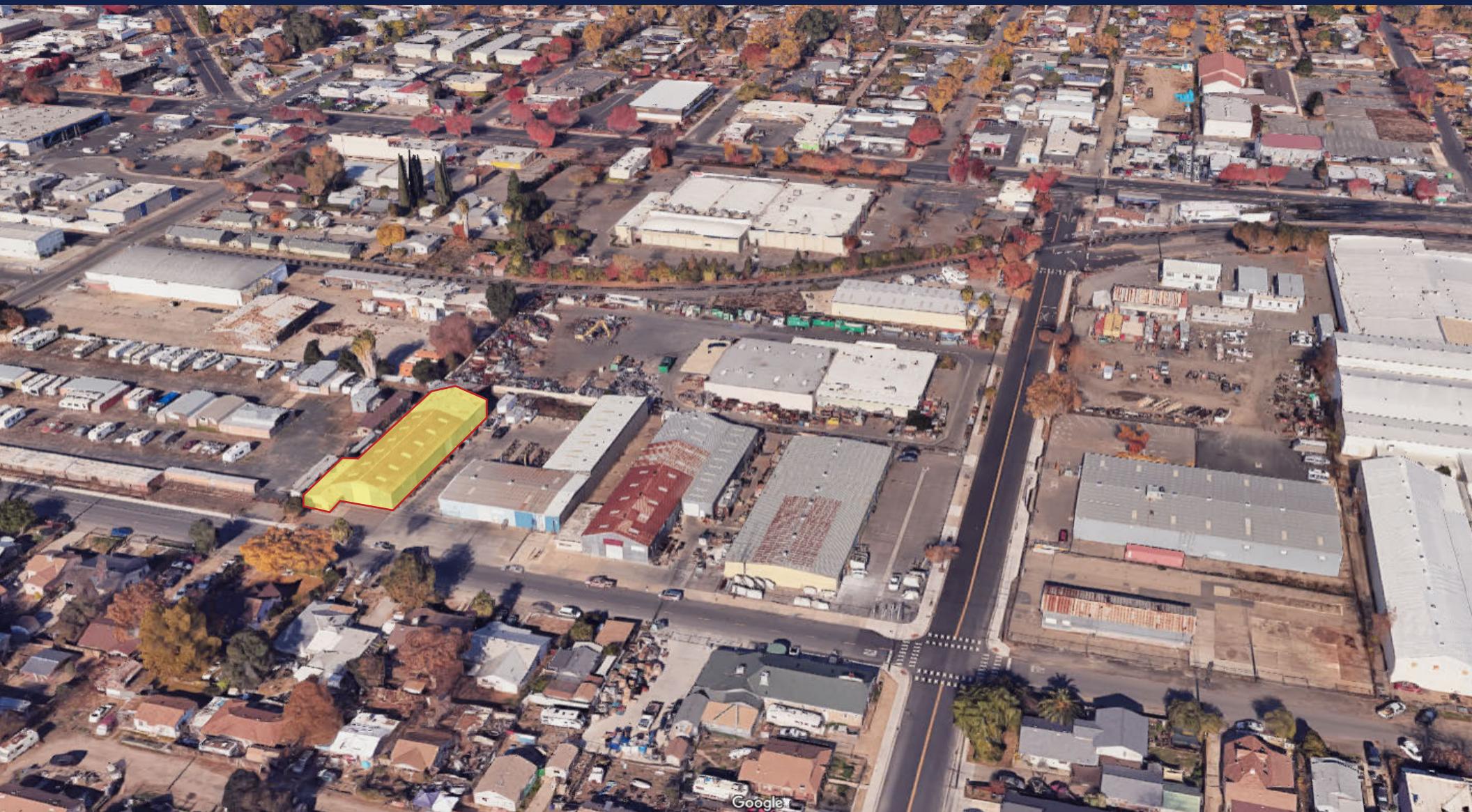
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AERIAL VIEW



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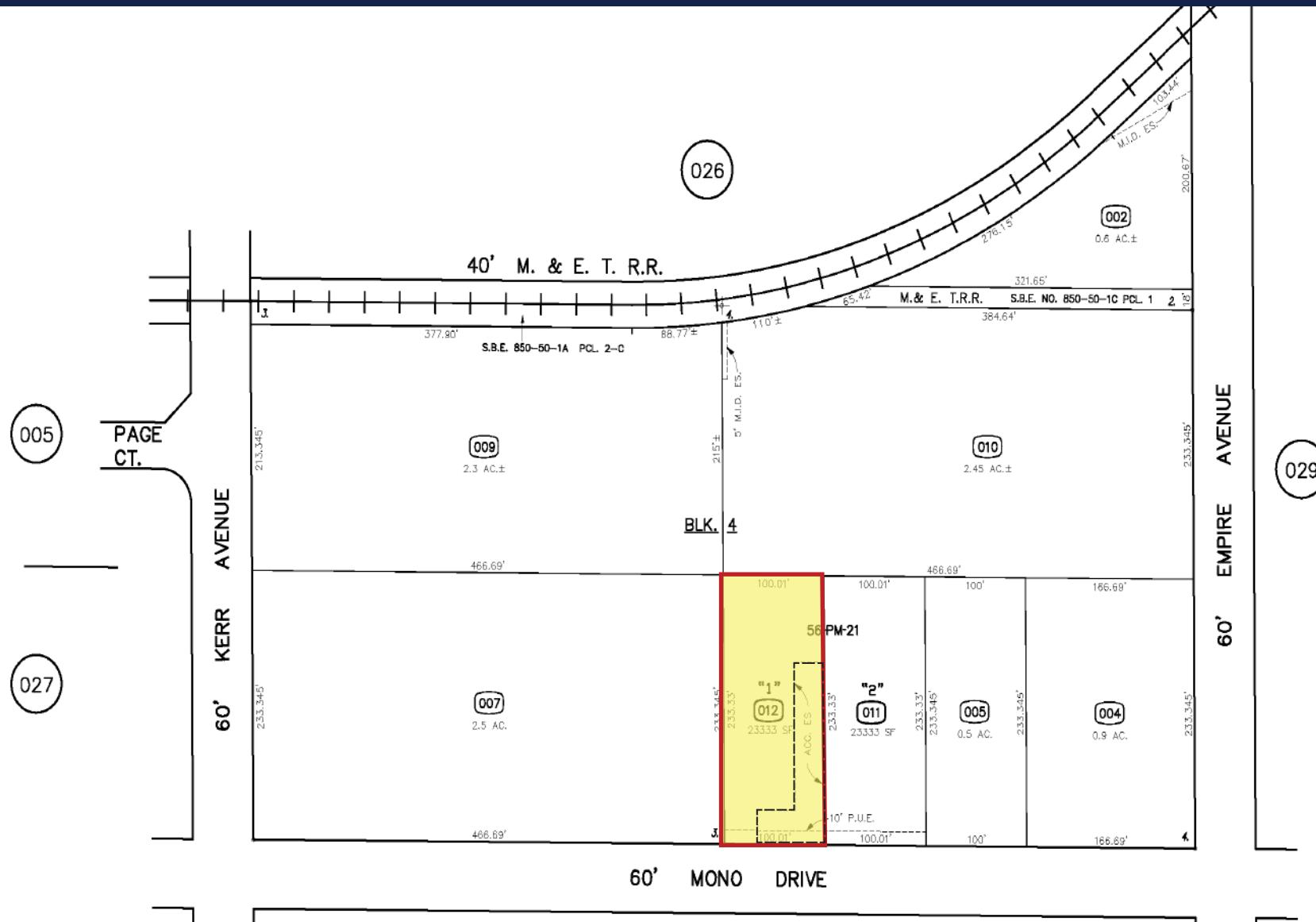
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PARCEL MAP



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