

FOR SUBLEASE
17,000± SF BUILDING WITH LARGE YARD
NEWLY INSTALLED PAINT BOTH
705 E. WHITMORE AVENUE, MODESTO, CA

- BUILDING:** 17,000± SF (95' X 180') Combination metal and block construction
- YARD AREA:** Up to 1.5± Acres - Part of larger complex
- MINIMUM CLEARANCE:** 16'
- GRADE LEVEL DOORS:** 6
- POWER:** 800 AMP, 240 Volts, 3 Phase
- OFFICE SPACE:** 3,000± SF
- MEZZININE STORAGE:** 4,000± SF
- FIRE SPRINKLERS:** Yes
- PAINT BOOTH:** Has 2± year old (14' x 40') permitted paint booth - negotiated separately
- COMMENTS:** Former maintenance facility for Olan Foods Plant. Building has many possible exterior yard configurations which can be fenced. Secure truck entrance through shared guard house or directly off Whitmore Avenue.



LEASE RATE: \$10,500 / GROSS

“Available for sublease September 2024 through August 2027”
Longer term available.

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SITE PLAN

