



Available For Lease

02/01/2025

3643 Finch Road

Modesto, CA

**Chris Conklin**

VP of Real Estate

+1 209 557 2706

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### **BUILDING FEATURES**

- ◆ Building Size:  $\pm 202,060$  SF
- ◆ Available Space:  $\pm 98,560$  SF
- ◆ Dock Doors: 11
- ◆ Grade Level Doors: 1
- ◆ Fenced Parking Lot
- ◆ Office: Build to Suit
- ◆ Electricity/Power: 800 AMP  
480/2277 Volt, 3-Phase 4-Wire
- ◆ Temperature Conditioned  
Down to 65 Degrees if Needed
- ◆ Rail Served W/ Rail Dock
- ◆ Connection to UP and BNSF



# 3643 Finch Road

## Site Plan

**+98,560 SF  
AVAILABLE  
FOR LEASE**

**EXISTING  
WAREHOUSE**

200,000 SQUARE FEET  
FINISH FLOOR ELEVATION 111.00'



Not to scale.

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**S I T E   P L A N**



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### PROPERTY HIGHLIGHTS

- ◆  $\pm 2,000$  Acre Business Park
- ◆ Strategic location serving Central and Northern California
- ◆ Industrial Warehouse Distribution, Manufacturing, and related space totaling over  $\pm 9$  Million SF
- ◆ Build to Suit Opportunities ( $\pm 25,000$  SF to over  $\pm 1$  Million SF)
- ◆ Beard Industrial District is home to globally recognized companies including Frito Lay, Del Monte, Nestle, Gallo, Plastipak, and Graham Packaging.
- ◆  $\pm 80$  Miles to the Port of Oakland
- ◆ Modesto Irrigation District Electrical Service
- ◆ Abundant Sewer and Water Capacity
- ◆ Zoned Industrial Manufacturing, Stanislaus County
- ◆ Transload and Rail Logistics Solutions provided by M&ET Railroad
- ◆ M&ET connects with both BNSF and UP Railroads



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## Distance Maps

VICINITY MAP



**MILEAGE TO MARKET**

- Sacramento: ±75.31 mi
- San Francisco: ±91.56 mi
- Reno: ±203.99 mi
- Los Angeles: ±313.55 mi
- Las Vegas: ±488.05 mi
- Portland: ±655.62 mi
- Phoenix: ±683.60 mi

PORTS & INTERMODALS



- Port of Oakland: ±71.2 mi
- Port of Stockton: ±27.3 mi
- Port of Sacramento: ±70.3 mi
- BNSF Intermodal (Oakland): ±72.8 mi
- BNSF Intermodal (Stockton): ±20.9 mi
- UP Intermodal (Oakland): ±72.0 mi
- UP Intermodal (Lathrop): ±21.3 mi

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