

**THREE  
BUILDINGS**

# FOR LEASE

506-530 EL ROYA AVENUE • MODESTO • CA • 95354-4170



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Drone Video



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

**HIGH  
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LEFFLER**  
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<b>ADDRESS:</b>	506-530 El Roya Avenue • Modesto	<b>COUNTY:</b>	Stanislaus
<b>LEASE RATE:</b>	\$0.65 PSF NNN	<b>PROPERTY TYPE:</b>	Industrial
<b>BUILDING SF:</b>	±86,800 SF	<b>PARCEL No.:</b>	036-008-037-000
<b>LOT SIZE:</b>	±269,201 SF / ± 6.18 AC	<b>PROCURING BROKER FEE:</b>	2.5%
<b>BUILT IN:</b>	1990		

**PROPERTY DESCRIPTION:**

The property features three (3) modern metal buildings, two (2) of which are equipped with a 2000 amp, 3-phase electrical service. These buildings are situated on a ±6.18 AC, offering room for potential expansion. Located in the Beard Industrial District, the site is just four miles from Highway 99 and has potential access to rail service. The buildings include three dock-high doors and grade-level loading options. All buildings boast 21-foot ceiling heights, abundant skylights, a fire sprinkler system, an alarm system, and roof ventilation to ensure a safe and well-ventilated environment.

**506 EL ROYA AVE**

- ± 25,000 SF
- 21' Clear Height
- 2,000 AMP 3-Phase Electrical
- Two (2) Grade Level Doors
- Exhaust Fans

**518 EL ROYA AVE**

- ± 35,000 SF
- ±1,200 SF Office Space
- Large Breakroom
- ± 600 SF Tool Room
- 21' Clear Height
- 2,000 AMP 3-Phase Electrical
- Two (2) Grade Level Doors
- Floor Drain

**530 EL ROYA AVE**

- Two (2) Suites
  - ±12,500 SF
  - ±12,800 SF
  - ± 400 SF Office in Suites w/AC
- Restrooms
- Two (2) Grade Level Doors
- 21' Clear Height
- Skylights
- Roof Ventilation
- Sprinkler System
- Three (3) Dock High Doors

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# THREE BUILDINGS

# PHOTO GALLERY

## EXTERIOR



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# PHOTO GALLERY

## INTERIOR



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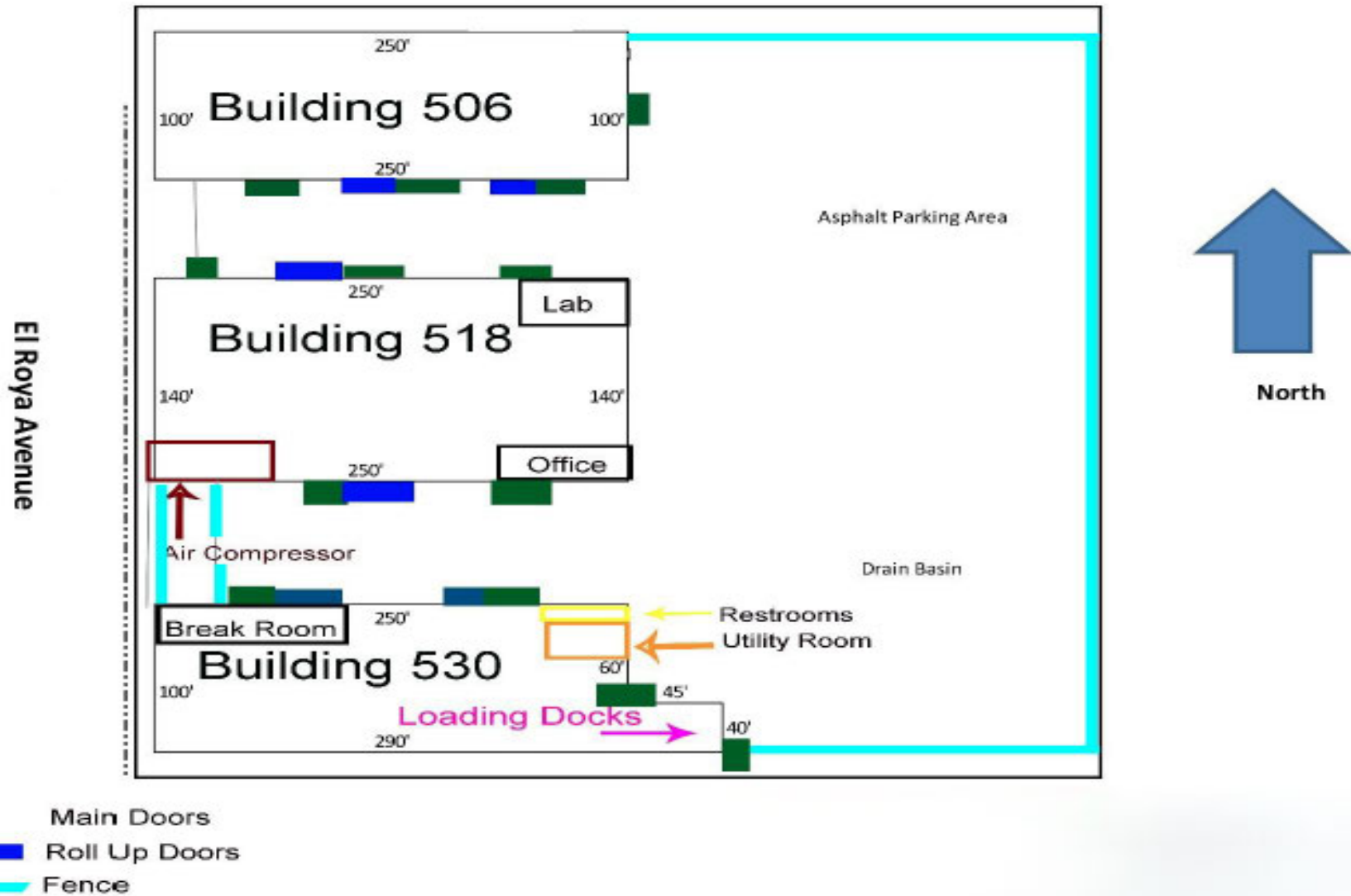
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# SITE PLAN



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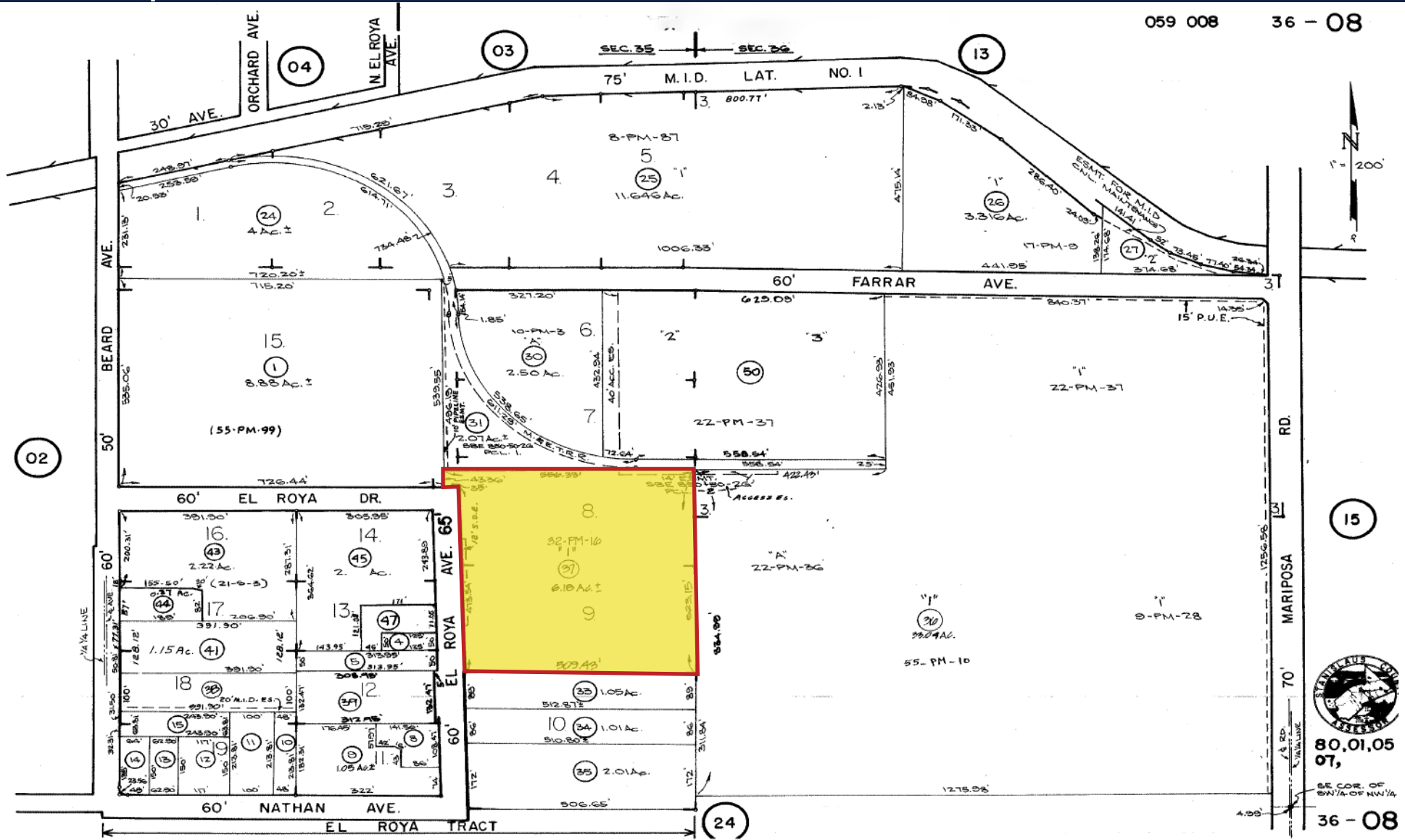
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# PARCEL MAP

059 008 36 - 08



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# LOCATION MAP



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# AERIAL VIEW



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