

# INDUSTRIAL UNITS FOR LEASE WOODLAND BUSINESS PARK

1064 Woodland Avenue, Suites U and V, Modesto, CA

## LISTING DATA:

**AVAILABLE SF:** 4,630± SF - 9,534± SF  
**ZONING:** M (Industrial-Stanislaus County)  
**CONSTRUCTION:** Concrete Tilt-Up  
**GL DOORS:** Two (2) - one per unit  
**CLEAR HEIGHT:** 16'±  
**POWER:** 225 Amp, 277/480 volt, 3 phase distributed throughout

## FEATURES:

- Attractive glass store front and ample parking within complex
- Insulated shop/warehouse
- Equipped with airlines
- Ideal business park setting, allowing a variety of industrial and office users
- Easy access to HWY 99
- Each unit newly renovated office and shop/fully refreshed

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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

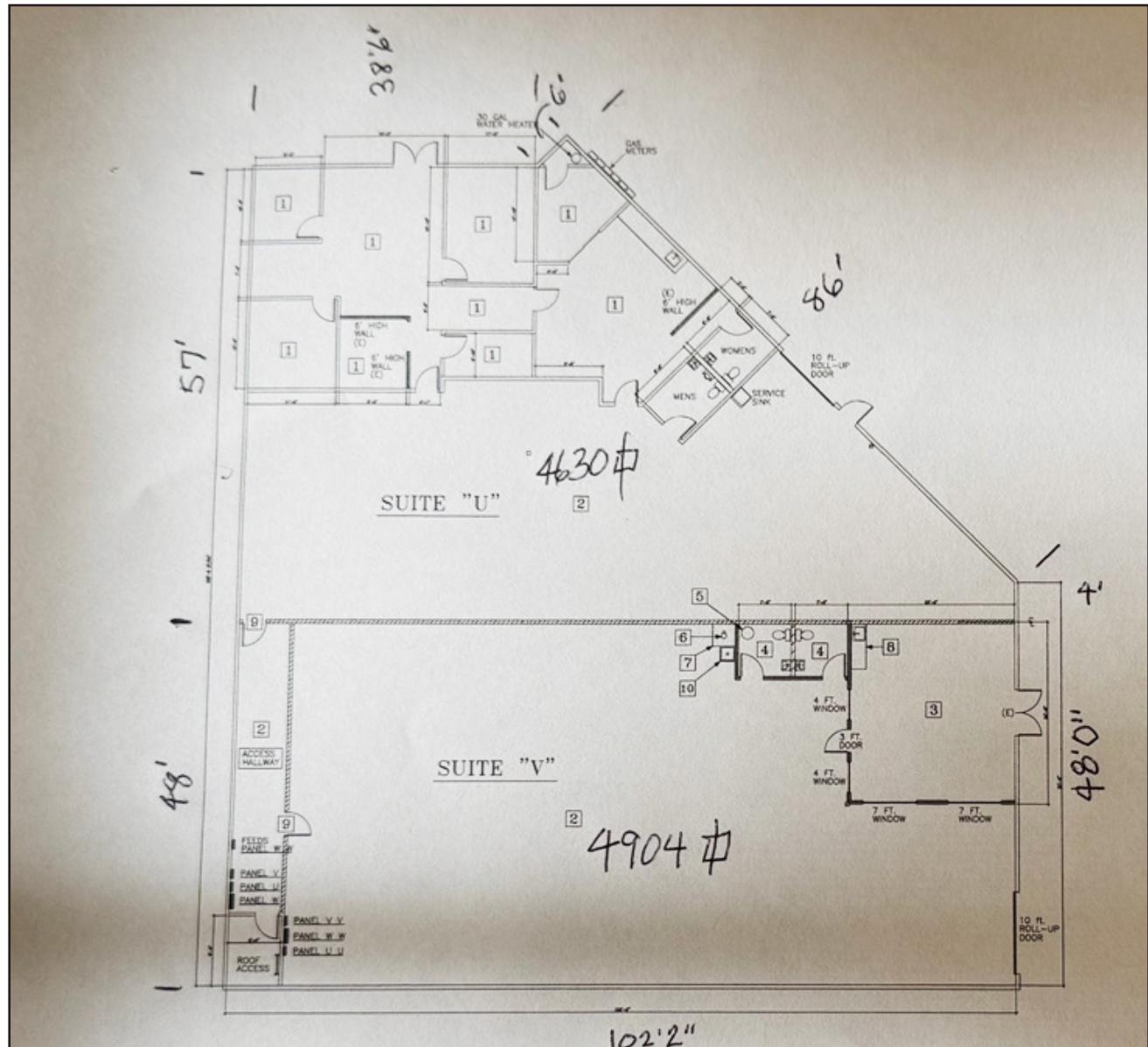


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## FLOOR PLAN FOR UNITS U AND V



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## UNIT U:

- 2,000± SF OFFICE
- 2,630± SF WAREHOUSE
- SIX (6) OFFICES
- TWO (2) RESTROOMS
- 1 GRADE DOOR (12' X 10')
- 4,630± SF TOTAL

Lease Rate: \$4,170. gross/month

- \$0.90 gross/month

**\*Brand New Renovation**



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## UNIT V:

- 4,904± SF TOTAL
- 600± SF OFFICE/RECEPTION
- 4,304± SF WAREHOUSE
- TWO (2) RESTROOMS
- 1 GRADE DOOR (12' X 10')

**Lease Rate: \$4,170 gross/month**

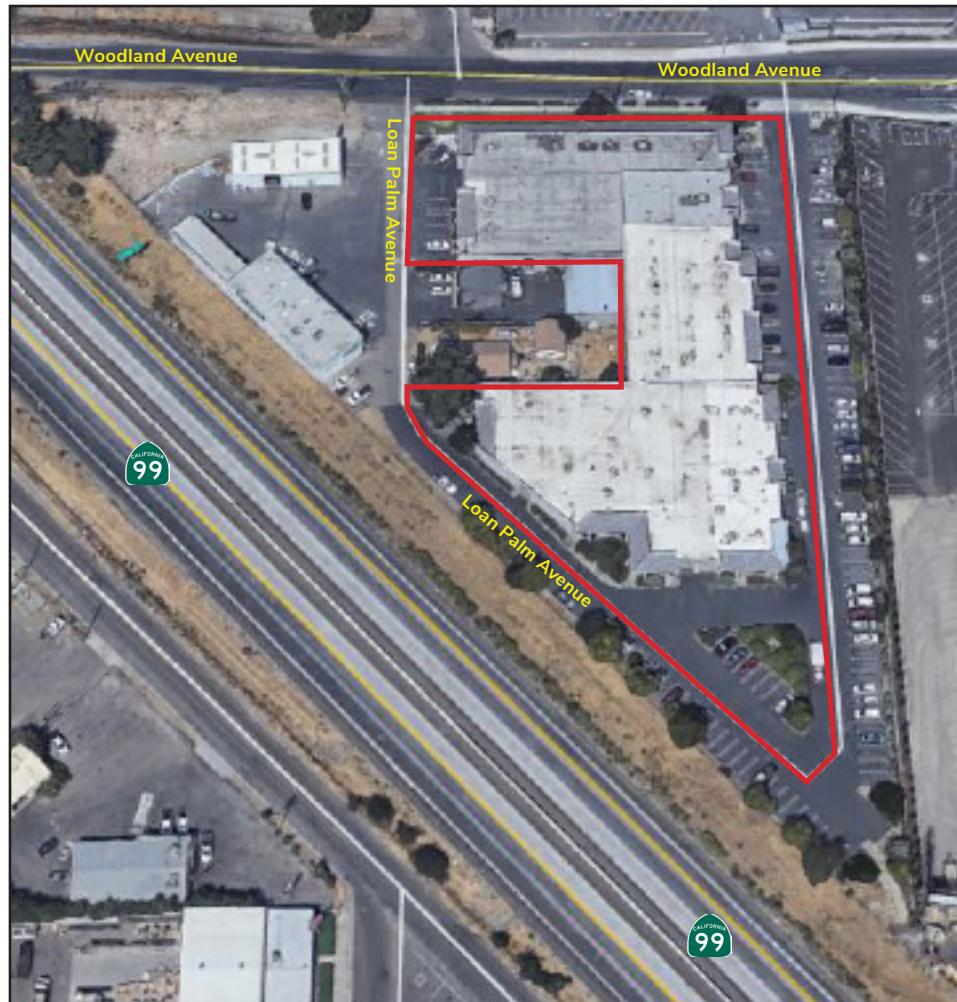
- **\$0.85 gross/month**

**\*Brand New Renovation**



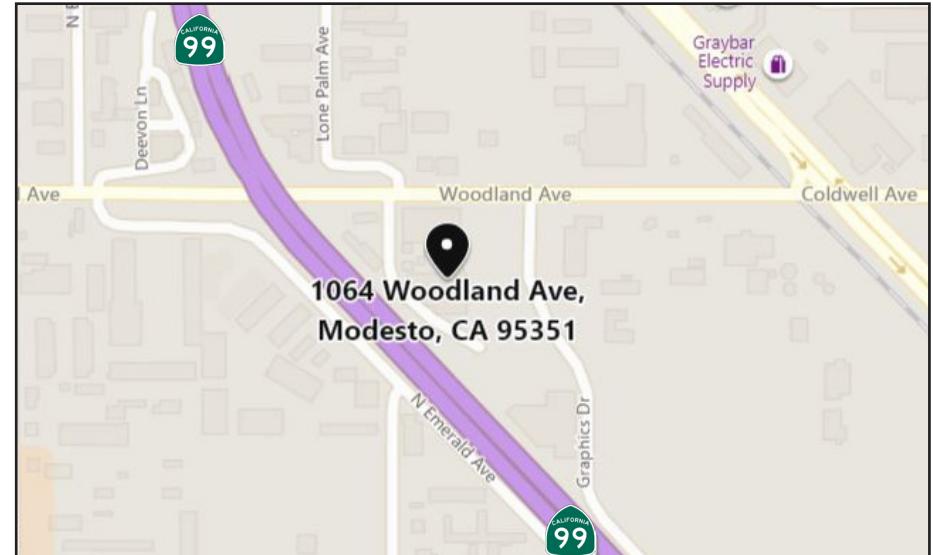
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