

FOR SALE OR LEASE

2068 Lapham Drive • Modesto • CA • 95354-3909



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

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Property Overview

Address:	2068 Lapham Drive • Modesto • CA • 95354	County:	Stanislaus County
Pricing:	Call Agent for Details	Property Type:	Industrial/Food Processing
Building Size:	± 45,614 SF	Parcel Numbers:	036-018-026
Lot Size:	± 132,422 SF / ± 3.04 AC	Procuring Broker Fee:	2%

Highlights:

- Abundant waste water capacity to support intensive food processing and production operations.
- Purpose-built facility for industrial food production and cold storage, featuring a temperature-controlled freezer area.
- Strategically positioned within Modesto's Beard Industrial District, surrounded by prominent national food and storage companies.
- Offers a unique 38.5-foot clear height in the freezer section—an uncommon feature in the region.
- Outfitted with robust 4,000 Amp power capacity, ideal for supporting heavy-duty equipment and energy-intensive operations.
- Situated on a 3.04-acre parcel, allowing ample room for vehicle parking, outdoor storage, and streamlined logistics.
- Suitable for food manufacturing, processing, cold storage, and freezer operations.
- Includes a 15,000 sq. ft. high-cube flash freezer with full racking in place.
- Energy supplied by MID, known for offering cost-effective rates around ± \$0.11 per kilowatt-hour.
- Flexible sale and lease terms available for qualified buyers or tenants.

Space Components:

- ±15,310 SF Freezer
- ±26,019 SF Dry Warehouse
- ±4,818 SF Office

Dock Door(s):

- Four (4) Dock High Doors

Ramp(s):

- One (1) High Ramp for Equipment and Loading

Ceiling Height:

- ±38.5 FT Freezer Ceiling Height

Additional Features:

- Fully Sprinklered
- Grease Trap
- Two (2) Boilers
- Vault

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Property Summary

Previously occupied by La Michoacana, this industrial property presents an excellent opportunity for investors or users in search of a well-equipped facility near the Modesto City Airport.

Set on approximately 3.04 acres, the building offers $\pm 45,880$ square feet of total space, including $\pm 15,320$ square feet of temperature-controlled freezer area. With zoning designated M-3 for heavy industrial use, the property is well-suited for a variety of operational needs—from food production and cold storage to high-power manufacturing.

The facility includes:

- Four dock-high loading doors and a ramp for streamlined shipping and receiving
- A freezer with soaring ± 38.5 -foot clear heights, optimizing vertical storage capacity
- Robust power infrastructure with 4,000 amps of electrical service
- Versatile layout to accommodate both high-volume and specialized users

La Michoacana previously manufactured its popular Mexican-style frozen treats on-site, showcasing the property's ability to support food-grade production. Its location, utility capacity, and specialized features make it a rare find in the Modesto industrial market.

Located in the heart of Modesto's industrial hub, 2068 Lapham Drive offers a rare opportunity to acquire or lease a fully equipped industrial food processing and cold storage facility. Surrounded by national food production and storage businesses, this $\pm 45,614$ square foot building sits on a 3.04-acre parcel, providing ample space for parking, outdoor storage, and efficient truck access. The facility features approximately $\pm 15,320$ square feet of temperature-controlled freezer space, including a high-cube, fully racked flash freezer with an impressive 38.5-foot clear height—ideal for maximizing vertical storage capacity.

Designed for demanding operations, the property is equipped with a robust 4,000 Amp electrical service, supporting power-intensive equipment and high-capacity production lines. Zoned M-3 for heavy industrial use, the site is well-suited for food processing, manufacturing, cold storage, or freezer-specific operations. Utility services are provided by Modesto Irrigation District (MID), offering competitively low electricity rates at approximately \$0.11/kWh, contributing to long-term operational efficiency.

This is a standout industrial asset offering a flexible layout, high-end infrastructure, and favorable lease or sale terms for qualified parties—ideal for businesses seeking a turnkey solution in a strategic Central Valley location.

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Beard Industrial District

The Beard Industrial District spans $\pm 2,000$ acres and features over Nine (9) million square feet of industrial space, including warehouse, food processing facilities, and logistics operations.

It includes around thirty (30) warehouses, with more than 300 AC still available for future development, and about ± 260 AC currently entitled for build-to-suit projects ranging from $\pm 25,000$ to over 1 Million SF.

The district is served by the Modesto & Empire Traction Company (MET), a Class III short-line railroad owned by the Beard family. MET operates:

- A five (5) mainline connecting to Union Pacific and BNSF
- ± 48.7 miles of industry track and yards within the district
- Two yards - Riverside yard (West side) and McClure yard (East side) - facilitating efficient rail switching.

With daily interchange to both major railroads, competitive rates, and support for intermodal traffic, Beard offers strong logistics capabilities to its Tenants.

Key Tenants:

- E & J Gallo Winery
- Del Monte Foods
- Nestle
- Plastipak
- Graham Packaging
- Stanislaus Foods

These businesses underscore the area's focus on food and beverage manufacturing and packaging, and they provide significant employment opportunities for Modesto and Stanislaus County residents.



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An aerial photograph of an industrial area in Stanislaus County, California. The map is overlaid with numerous business logos and labels. A green line represents Mitchell Rd, and a yellow line represents Yosemite Blvd. A red dot marks a specific location, which is highlighted by a yellow rectangle. This location is associated with the text: **AVAILABLE FOOD PROCESSING COLD STORAGE ± 45,880 SF**. The MET RAILROAD is shown at the bottom. Various other businesses are labeled, including Del Monte, Frito Lay, Nestle, Graham Packaging, capacity chemical, Stanislaus Food Products, Georgia-Pacific, Silgan Containers, Rogers Machinery Company, Inc., Habitat for Humanity, Burger King, Dutch Bros, Auto Zone, O'Reilly, Diamond Gas & Mart, Sysco, Newby Wicks, Pick-n-Pull, Gilwin Company, Western Pacific Truck School, Sciabica Family, Usalco, TCI, Ryan Herco Flow Solutions, and Mercer Foods. An airplane icon is also present near the top right.

AVAILABLE FOOD PROCESSING COLD STORAGE ± 45,880 SF

MET RAILROAD

MITCHELL RD

YOSEMITE BLVD

99

Del Monte

Frito Lay

Nestle

Graham Packaging

capacity chemical

STANISLAUS FOOD PRODUCTS

Georgia-Pacific

SILGAN CONTAINERS

ROGERS MACHINERY COMPANY, INC.

Habitat for Humanity Merced/Stanislaus Counties

BURGER KING

Dutch Bros. COMING SOON

Auto Zone

O'Reilly

Diamond Gas & Mart

Sysco

NEWBY WICKS

PICK-N-PULL

GILWIN COMPANY

Western Pacific Truck School

Sciabica Family

usalco

TCI

DEDICATED LOGISTICS LEASING & RENTAL

Ryan Herco Flow Solutions

MERCER FOODS

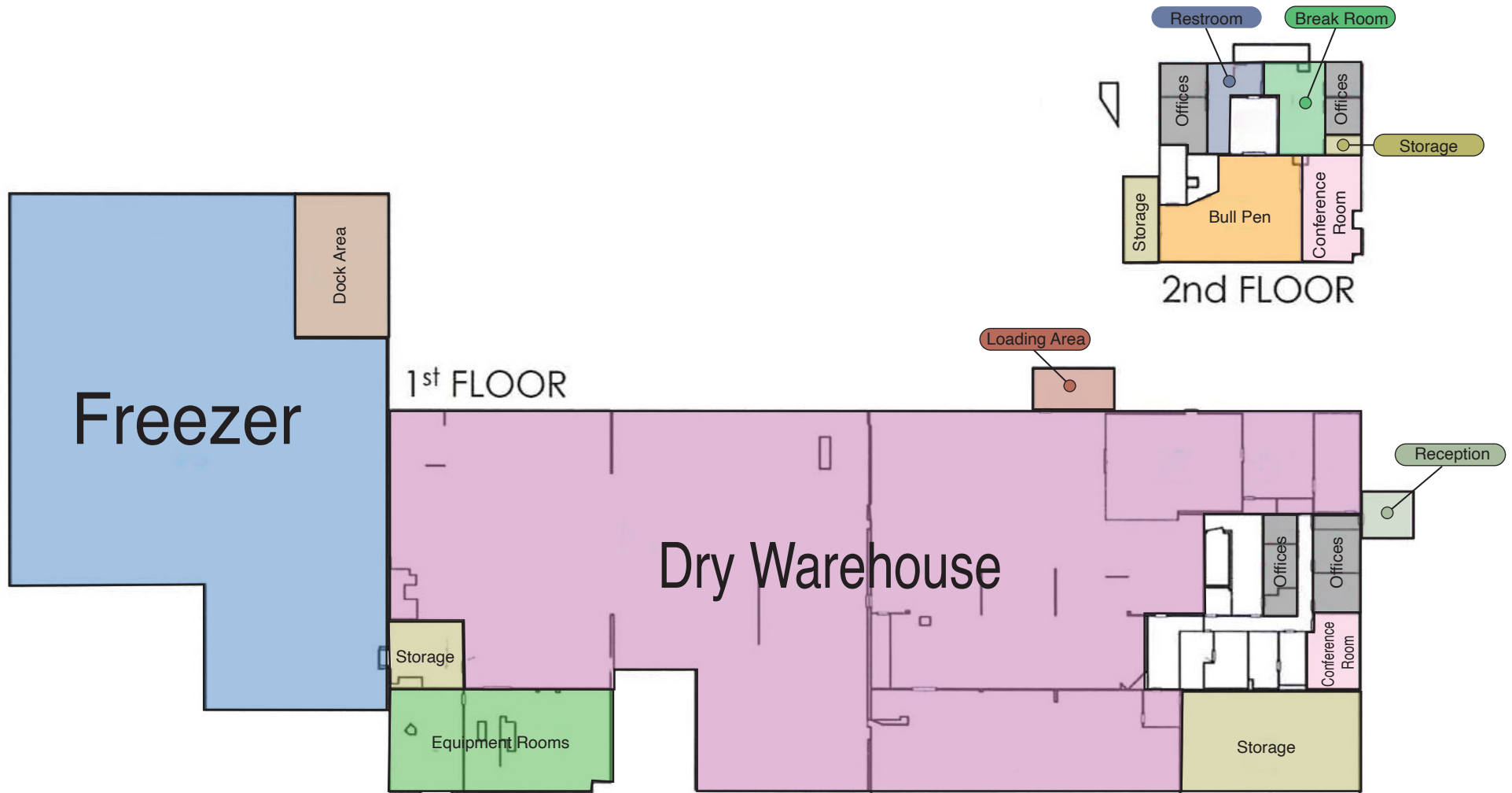
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Site Plan



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Photo Gallery



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