

# For Sale: \$830,000

## 1320 9<sup>th</sup> St, Modesto CA



### Owner User Office/Warehouse Opportunity

+ - 5,032 SF 10,454 SF LOT

To discuss your property or any commercial real estate needs please contact:

**JORDAN AMARANT**

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209.345.8209 | jordanamarant@gmail.com

**Tony Quinteros**

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PMZCommercial.com



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# Investment Overview



A versatile multi bay warehouse and refrigerated industrial property in Modesto's established 9th Street corridor. Measuring at +/- 5,032 SF on a 10,454 SF lot, this building is ideally configured for operators who need flexible, segmented space with multiple points of access. Buyer to verify size of building.

The property is divided across four functional zones: a front office with ADA restroom, open office space, and one private office; an HVAC-conditioned warehouse with four roll-up doors and restroom; an adjoining warehouse section with two additional roll up doors; and a large mid-temperature 40° refrigerated warehouse room. Should refrigerated storage not be a need of Buyer, the coolers can easily be removed or not ran creating additional standard warehouse space.

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# Property Facts

**BUILDING SIZE**

**5,032 SF**

**LOT SIZE**

**10,454 SF**

**LOT SIZE**

**10,454 SF**

**YEAR BUILT**

**1965**

**APN**

**105-045-006**

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**Subject Property**



# Location

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**SUBJECT PROPERTY**



# Broader Location

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# Aerial Photos



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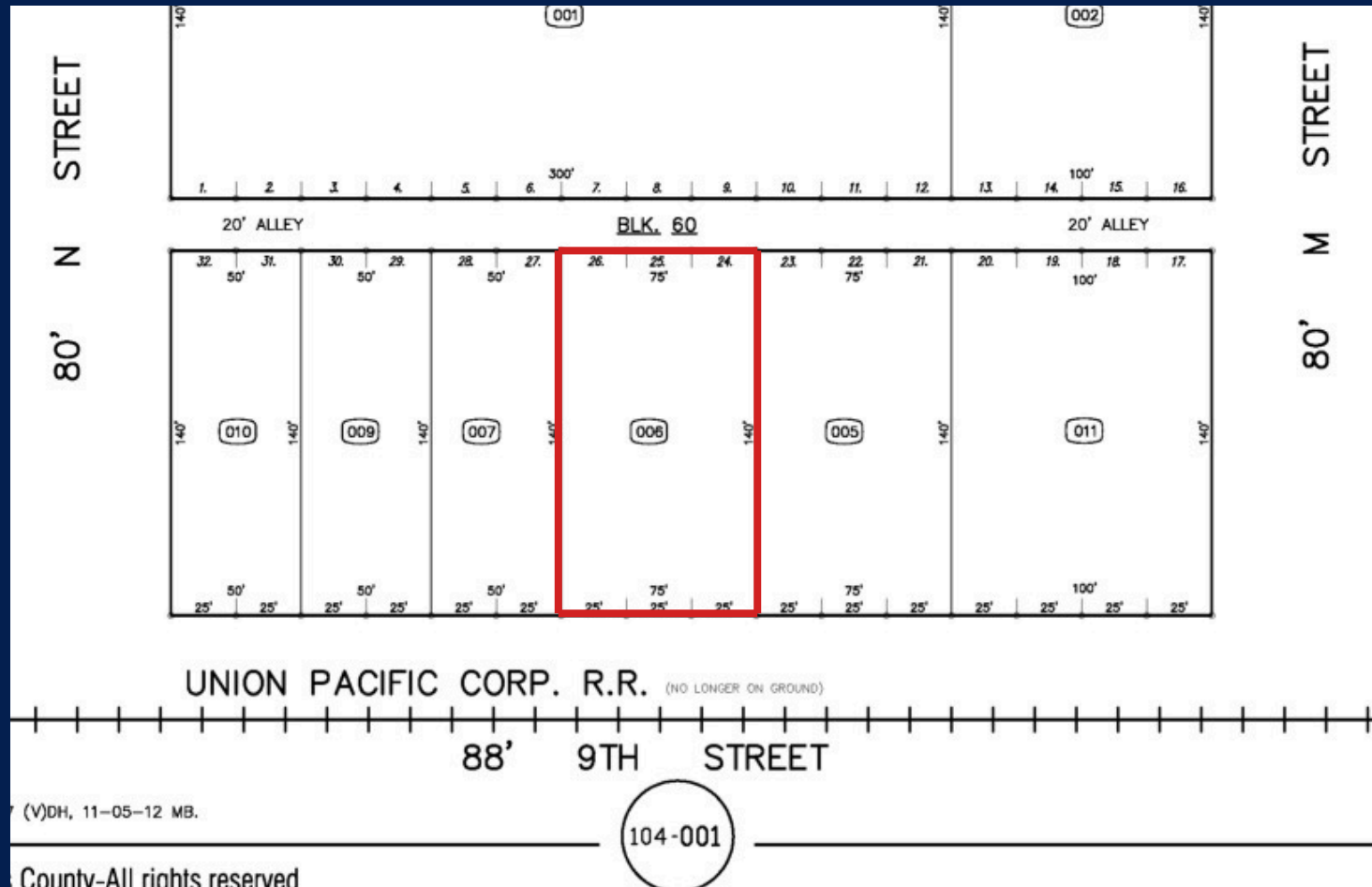
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# Parcel Maps



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