

7.5% CAP • NNN Industrial Investment

2084 Lapham Drive • Modesto • CA



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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LEFFLER**
ASSOCIATES

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Property Summary

Address: 2084 Lapham Drive, Modesto, CA
Sale Price: \$3,750,000.00
Square Footage: ±39,434 SF
Lot Size: ±59,424 SF • ±1.36 AC
Year Built: 1961

Property Description:

Rare opportunity to invest in a well-maintained, clear-span concrete tilt-up industrial building in a thriving market. This is an ideal 1031 exchange opportunity. The property is situated on Lapham Drive in the Beard Industrial District, Modesto's premier industrial area. Built in 1961, the building is ± 39,434 SF on a ± 1.36 AC lot, as per Stanislaus County records.

The property features two (2) units. Ryan Herco Inc., a national tenant with over 35 service locations across the country, occupies ± 20,000 SF. They have been long-term tenants and recently extended their lease. Their unit includes ± 2,900 SF of office space, three (3) restrooms, 120-480V power supply, ± 24' clearance, and four (4) grade-level roll-up doors. Pacific Warehouse, recently signed a new five (5) year lease and occupies ± 19,343 SF. Their space includes a small office, two (2) restrooms, and three (3) grade-level doors.

County: Stanislaus County
Property Type: Industrial
Property Sub-Type: Warehouse
Parcel Number: 036-018-011-000
Procuring Broker Fee: 2.0%



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Rent Roll

RENT ROLL

	Square Feet	Monthly Rate	Lease Type	Monthly Rent	Annual Rent	Annual Increases	Lease Expiration	Options to Extend
Building A	± 20,000	\$ 0.60	NNN	\$ 12,360.00	\$148,320.00	3%	March 31, 2028	Yes
Building B	± 19,434	\$ 0.55	NNN	\$ 11,009.36	\$132,112.32	3%	August 31, 2029	Yes
Total: ± 39,434				\$ 23,369.36	\$ 280,432.32			

Cap Rate	Purchase Price
7.50%	\$ 3,750,000.00

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Photo Gallery

Building A



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Photo Gallery

Building B



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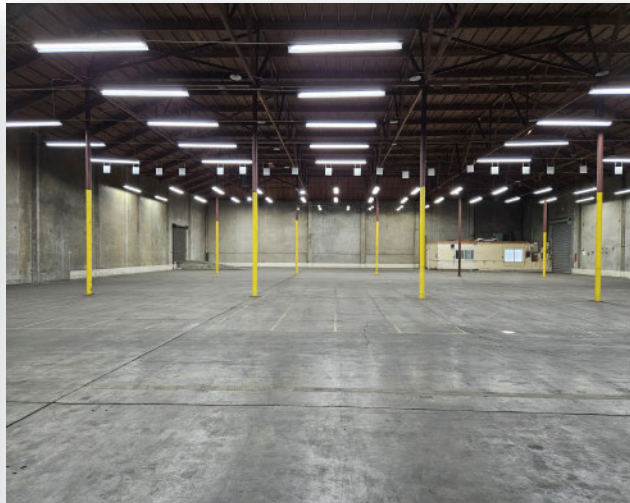
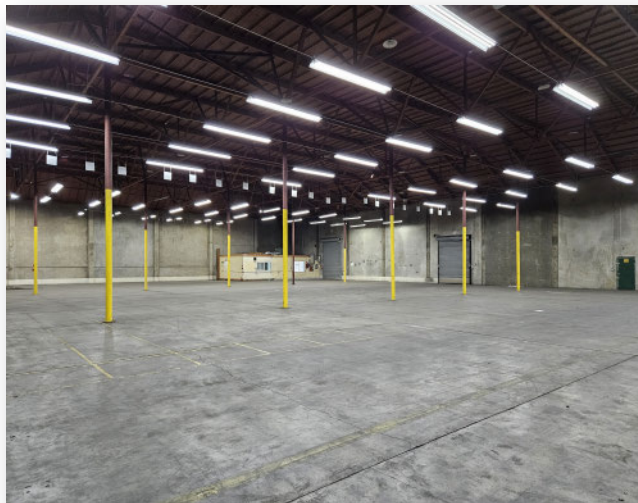
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Building B



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Beard Industrial District



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Location Map



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Aerial View



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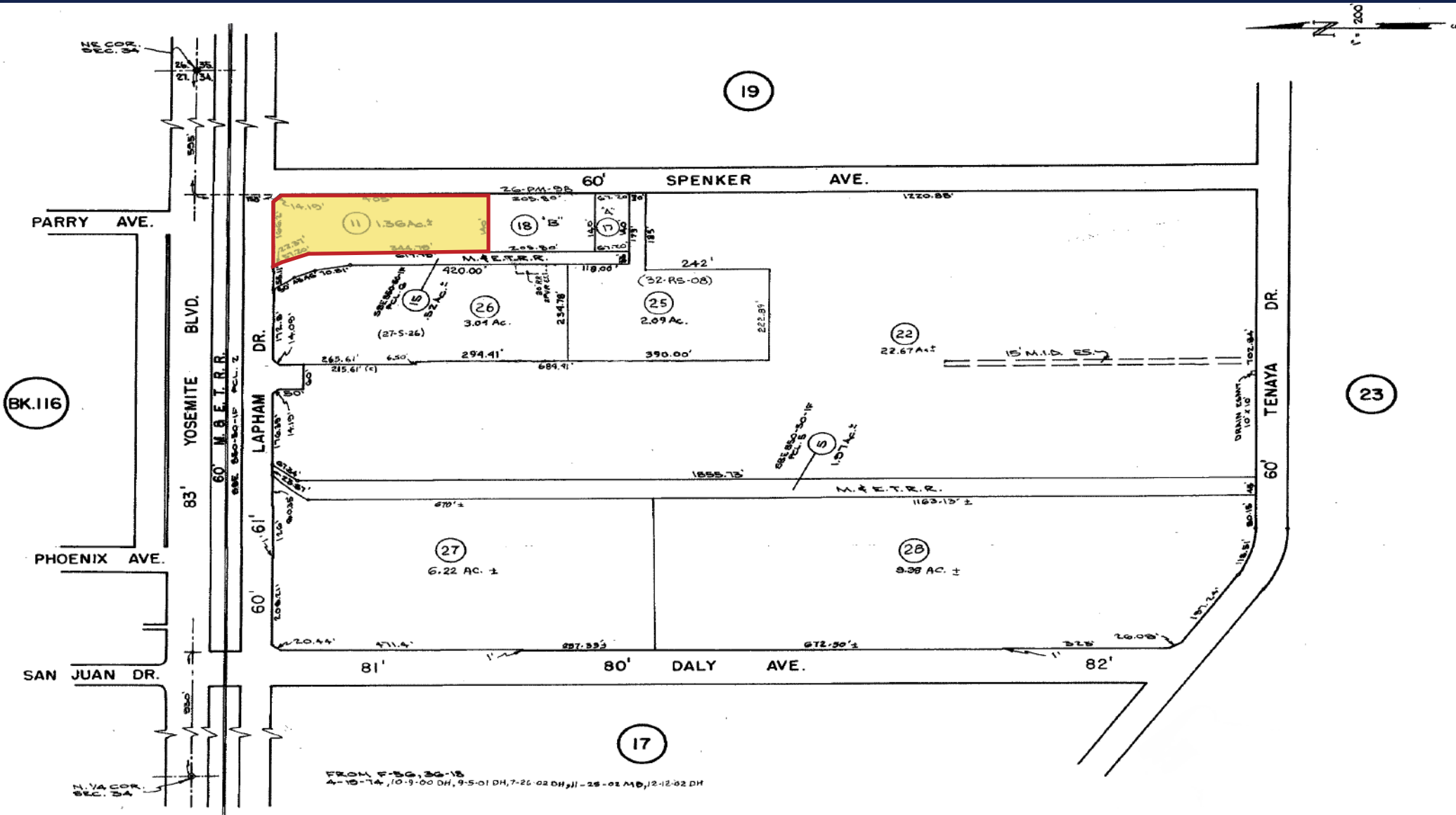
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Parcel Map



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