



±10,744 SF & ±52,505 SF Industrial Space within Larger ±182,223 SF Facility

Tillie Lewis Business Park 301 9th Street

Modesto, CA 95351

Available For Lease

ALEX HOECK, SIOR
Executive Vice President
CA License No. 01943853
alex.hoeck@colliers.com
+1 209 851 1191

WES WIDMER, SIOR
Executive Vice President
CA License No. 01315686
wes.widmer@colliers.com
+1 209 8598 0331

MIKE GOLDSTEIN, SIOR
Vice Chair
Executive Managing Director
CA License No. 01319234
michael.goldstein@colliers.com
+1 209 475 5106

RYAN MCSHANE, SIOR
Vice Chair
CA License No. 01295796
ryan.mchane@colliers.com
+1 209 483 9851



Property Specifications

Tillie Lewis Business Park 301 9th Street

Modesto, CA 95351

Total Building Size:	±182,223 SF
Acres:	±8.9 acres
Unit C2:	±10,744 SF (146'9" x 71'5")
Office:	BTS
Dock Loading:	Two (2) doors
Clear Height:	±22' min.
Power:	100 amps, 240/480v, 3-phase
Unit C3:	±15,100 SF
Office:	±1,119 SF
Grade Level Loading:	Three (3) doors (1- 8' x 9' ; 2- 10' x 9')
Clear Height:	±22' min.
Power:	To be confirmed
Unit B:	±52,505 SF divisible to ±24,125 SF
Office:	±1,741 SF & ±646 SF
Dock Loading:	Two (2) doors
Grade Level Loading:	Five (5) doors
Clear Height:	±21 - ±23.5'
Power:	1,200 amps, 240/480v, 3-phase
Available Date:	November 2025
Water:	City of Modesto
Sewer:	City of Modesto
Electric:	MID, Modesto Irrigation District
Zoning:	M-1, Industrial (City of Modesto)



Site Plan

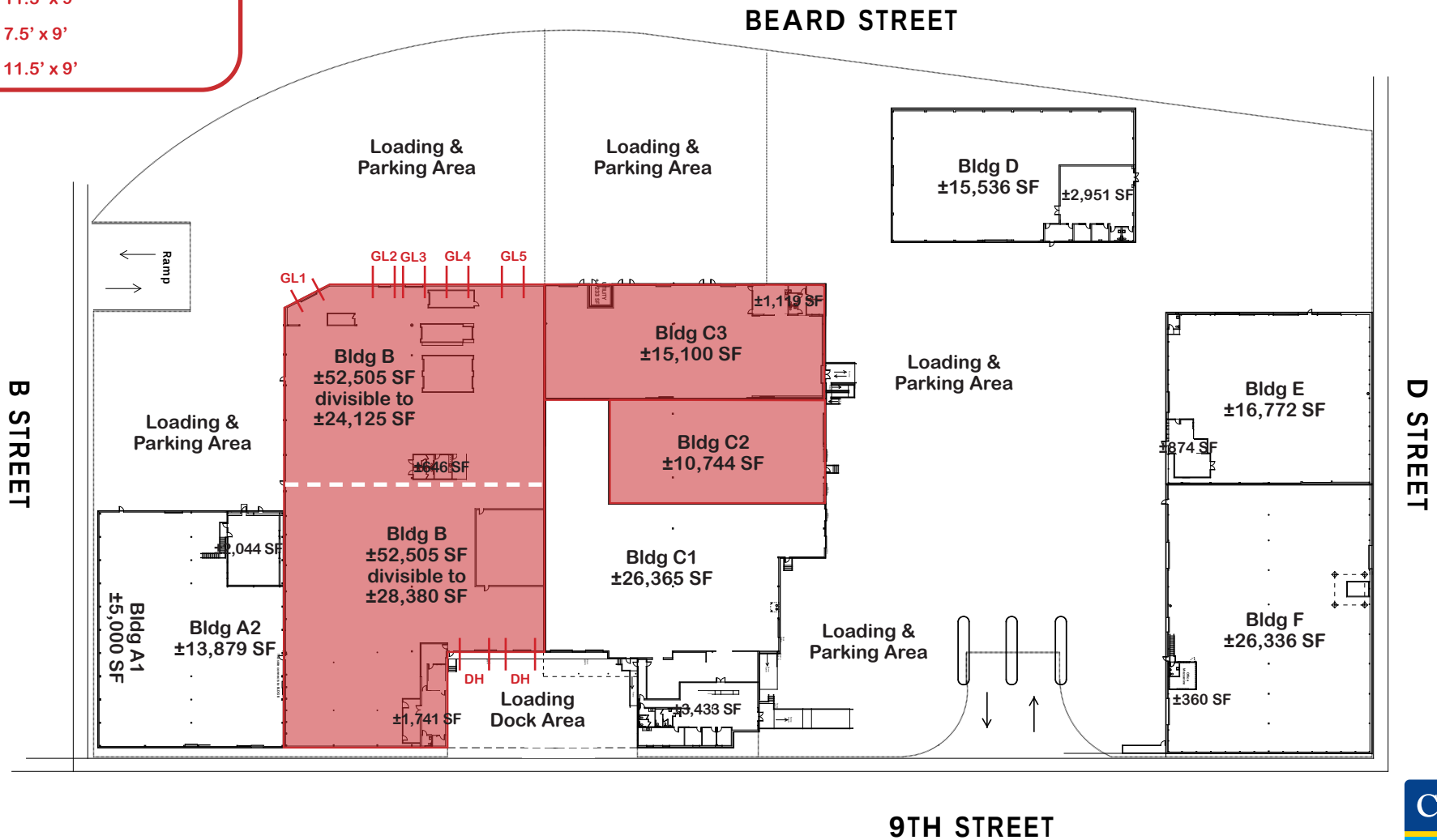
Tillie Lewis Business Park 301 9th Street

Modesto, CA 95351



Grade Level Door: Width & Height:

- GL1: 11.5' x 13.5'
- GL2: 7.5' x 9'
- GL3: 11.5' x 9'
- GL4: 7.5' x 9'
- GL5: 11.5' x 9'



Tillie Lewis Business Park
301 9th Street





3439 Brookside Road, Suite 108
Stockton, CA 95219
P: +1 209 475 5100
F: +1 209 475 5102
colliers.com

ALEX HOECK, SIOR

Executive Vice President
CA License No. 01943853
alex.hoeck@colliers.com
+1 209 851 1191

WES WIDMER, SIOR

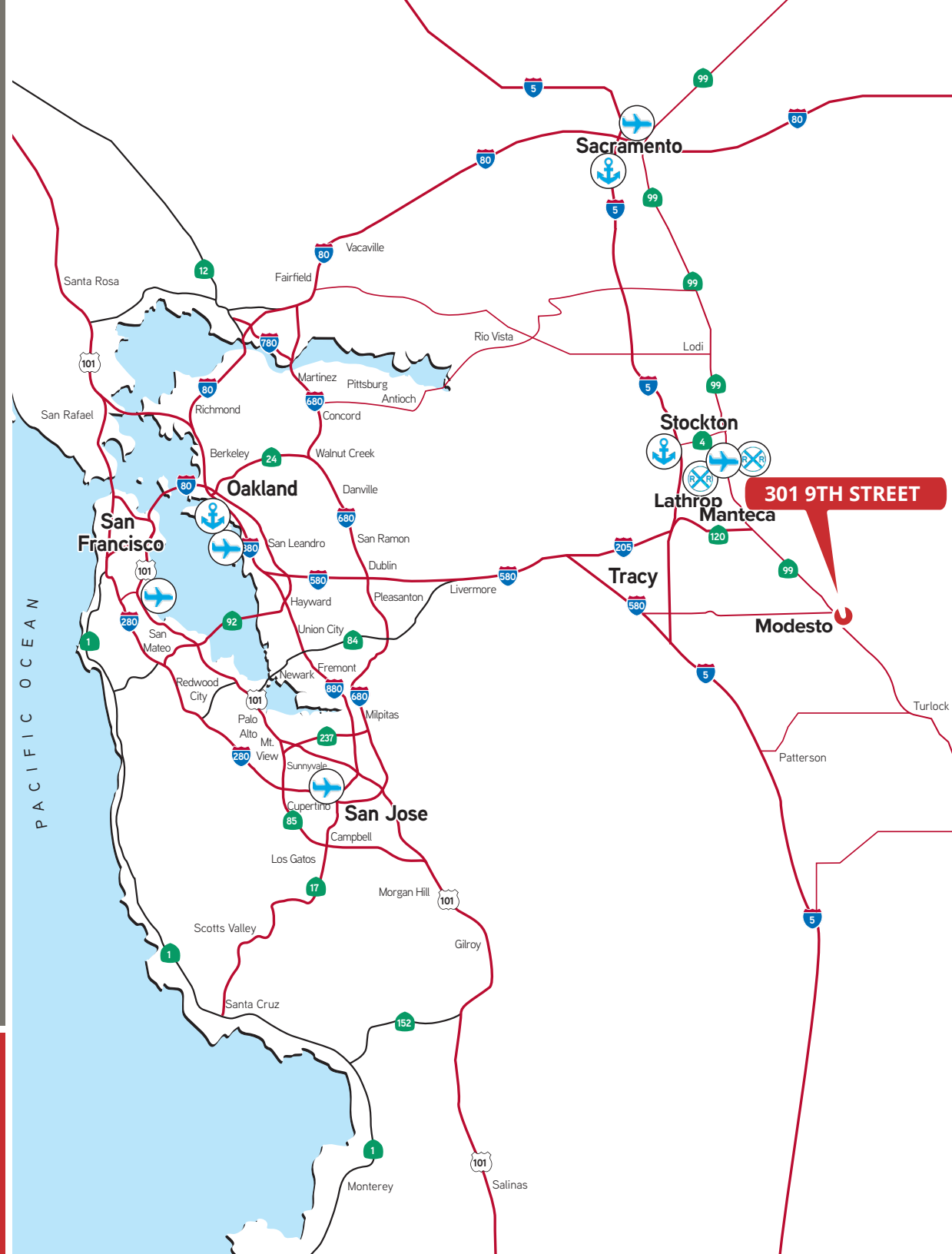
Executive Vice President
CA License No. 01315686
wes.widmer@colliers.com
+1 209 8598 0331

MIKE GOLDSTEIN, SIOR

Vice Chair
Executive Managing Director
CA License No. 01319234
michael.goldstein@colliers.com
+1 209 475 5106

RYAN MCSHANE, SIOR

Vice Chair
CA License No. 01295796
ryan.mchane@colliers.com
+1 209 483 9851



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

