

CENTRAL VALLEY \pm 4,960 CROSS-DOCK ON \pm 1.68 ACRES FOR LEASE

1443 Lone Palm Ave, Modesto, CA 95351



\$10,500/month, NNN

PROPERTY DETAILS

\pm 4,960 SF
TERMINAL:

- \pm 4,000 SF dock
- 23 loading positions plus ramp
- \pm 960 SF office

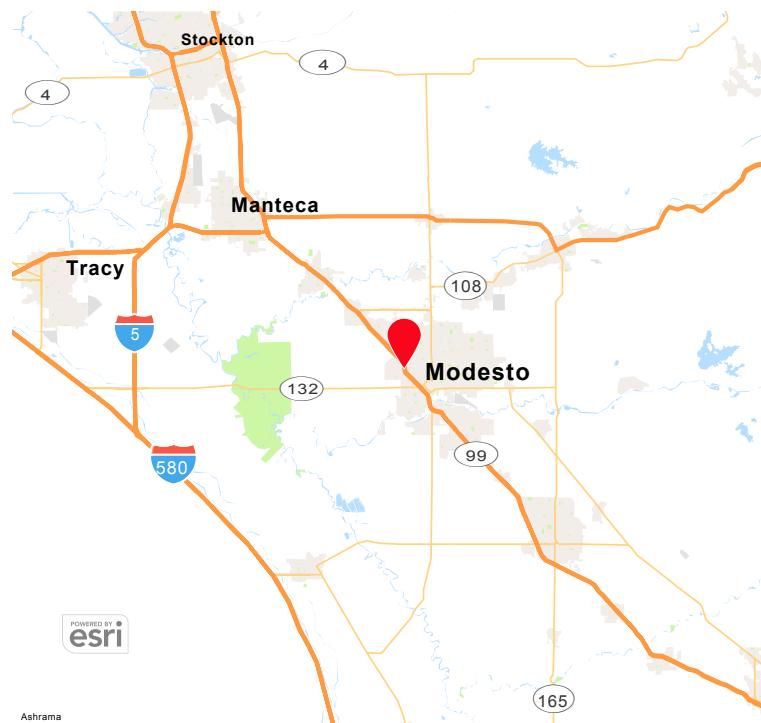
\pm 1.68 ACRE SITE:

- Asphalt paved, fenced & lit yard
- M - Heavy Industrial zoning ([view code](#))



LOCATION HIGHLIGHTS

Located in the Central Valley, this property has freeway visibility from US Hwy 99 and is located \pm 2 miles north of downtown Modesto. Its location provides excellent access to the entire Central Valley including the markets of Modesto, Stockton, and Tracy.



Burr&Temkin

Transportation Real Estate Specialists Since 1983



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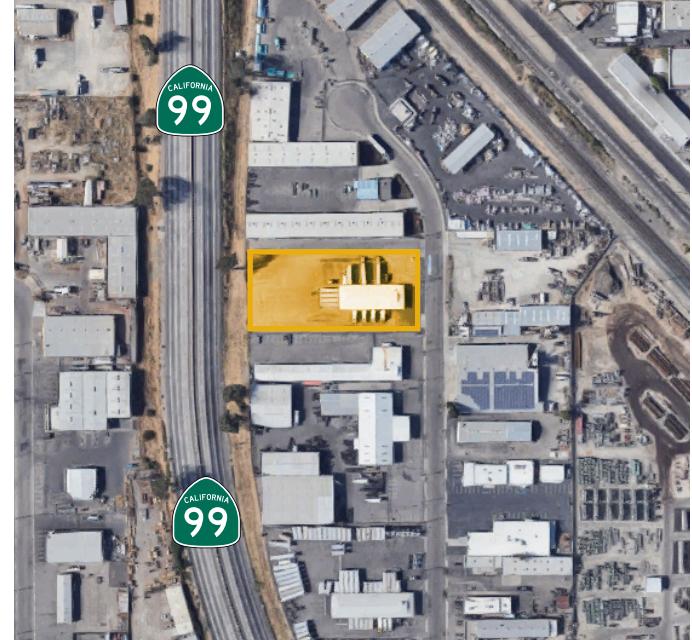
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