

CENTRAL VALLEY ±4,960 CROSS-DOCK ON ±1.68 ACRES

FOR LEASE

1443 Lone Palm Ave, Modesto, CA 95351



\$10,500/month, NNN

PROPERTY DETAILS

±4,960 SF
TERMINAL:

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

±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 ±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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This statement is based upon information we believe to be correct and is obtained from sources we regard as reliable, but we assume no liability for errors or omissions therein.

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