

INDUSTRIAL WAREHOUSE OPPORTUNITY

2216 Cedarvale Dr | Ceres, CA 95307

FOR LEASE



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INFORMATION

- Available: ± 3,500 - 6,000 SF
- APN: 040-007-015
- Lease Rate: \$.90 PSF MG
- Project Total: ± 22,455 SF
- Lot Size: 59,677/1.37 Acres
- Type: Tilt-Up Warehouse

DESCRIPTION

Professional office/industrial building available in a highly accessible Ceres location with strong regional connectivity. Ideal for owner-users or service-oriented businesses seeking functional space with efficient layout and on-site parking. The property offers a practical blend of office and warehouse/yard utility, with convenient access to Highway 99 and nearby commercial amenities, supporting both daily operations and client-facing use.

HIGHLIGHTS

- Highway 99 regional access
- Flexible office/industrial layout
- On-site parking available
- Owner-user or service uses
- Off-street Parking



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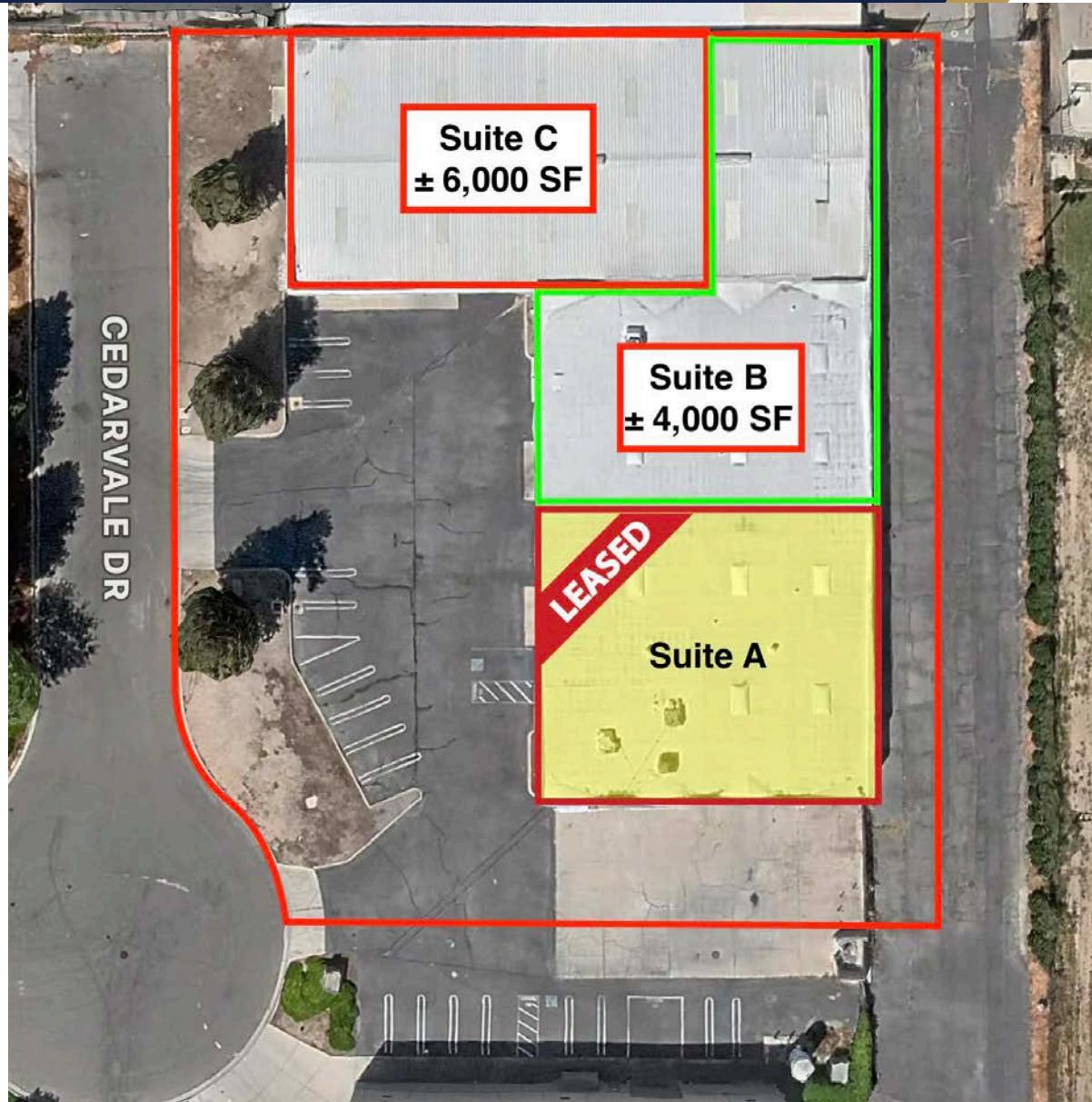
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The property is well-lit, fully sprinklered, with large bay warehouses and updated office spaces with private restrooms.



Warehouse Features:

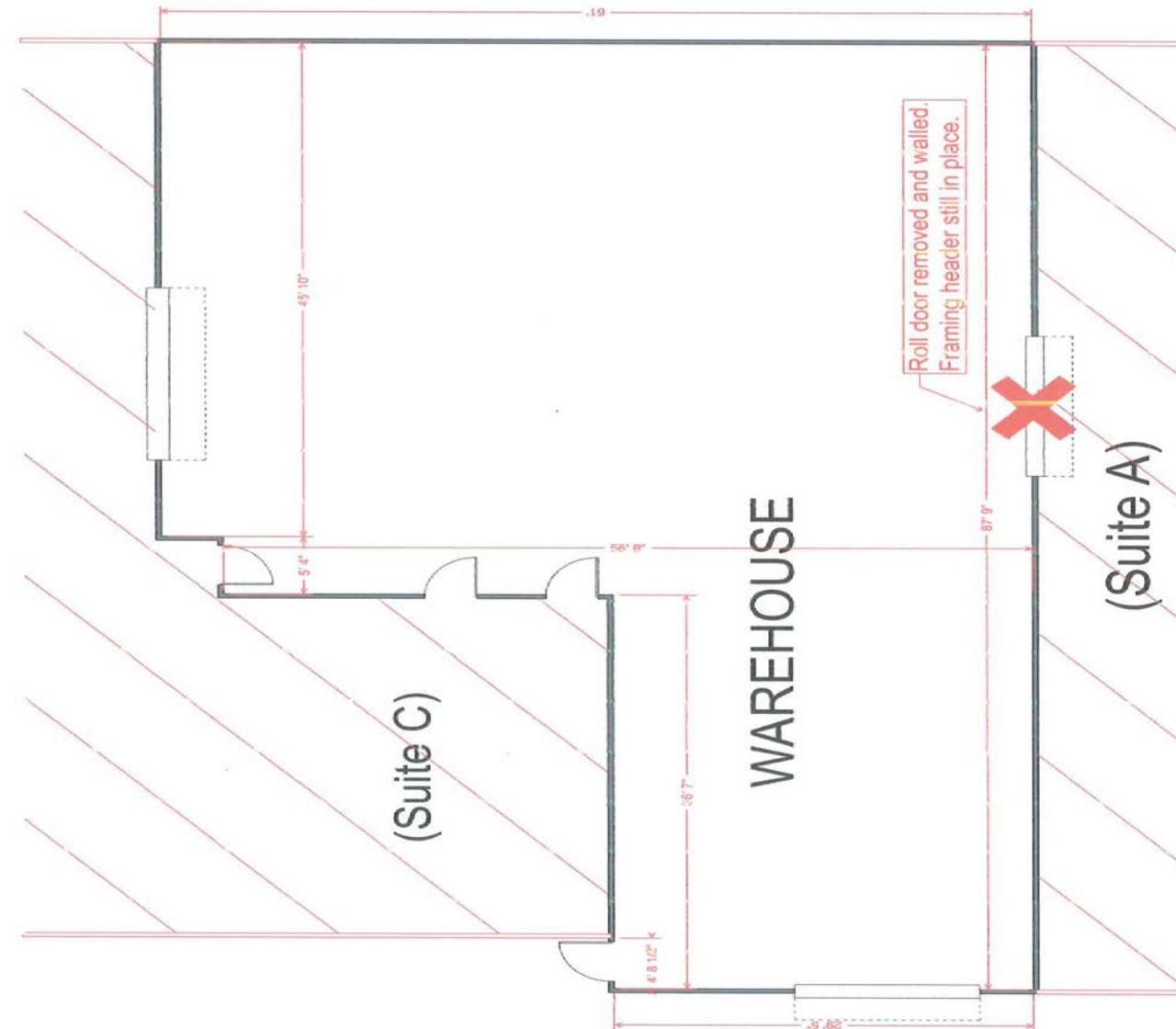
- Fully sprinklered
- Ample lighting
- Off-street parking
- Private Restroom
- 14' x 14' roll-up door
- Central HVAC
- Racking System Available
- 18' Clearance

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SUITE B FLOOR PLAN

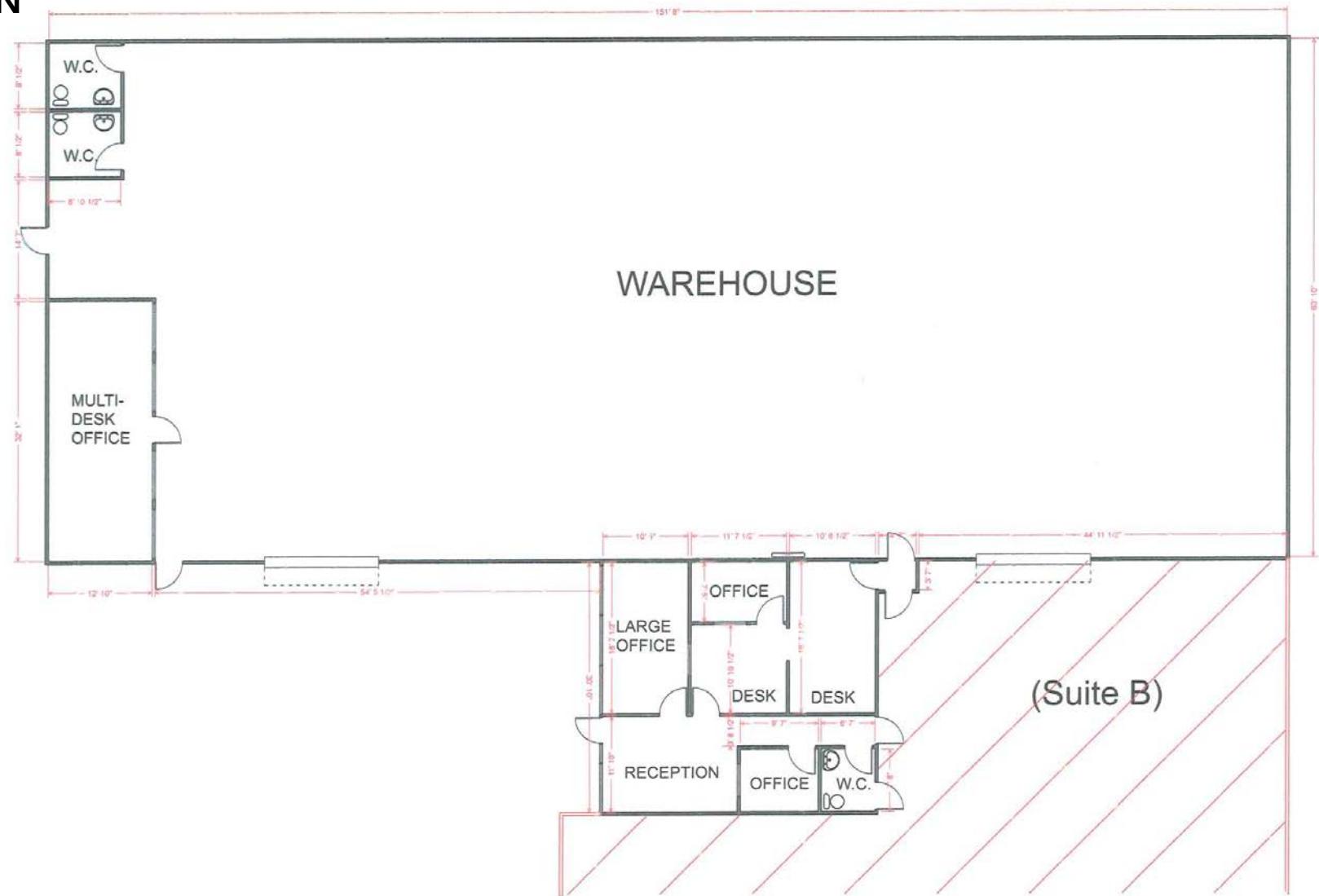


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SUITE C FLOOR PLAN



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ABOUT PMZ COMMERCIAL REAL ESTATE: From Humble Beginnings to Industry Leader

PMZ Real Estate was founded by Paul M. Zagaris, who started his real estate practice in 1947. Our organization is family-owned and managed.

We are an independent real estate firm with over 550 professional sales associates. We are ranked in the top 50 mega-brokers in the country. With sales over 1.2 billion dollar annually, PMZ Real Estate is the most successful real estate organization in the East Bay and Central Valley regions.



NICK MAUGERI
AGENT, DRE 02109522
209.409.4225
nmaugeri@pmz.com

ABOUT NICK: From Military Service to Real Estate Investment Strategy

A dedicated commercial real estate professional specializing in investment, leasing, and sales throughout the Central Valley. A U.S. Army Infantry Veteran and former Platoon Sergeant, he brings a disciplined, mission-driven approach to every client relationship.

With a decade of experience, Nick combines strong underwriting and financial analysis skills with an investor's perspective to help clients identify opportunities, maximize value, and achieve lasting growth. His background in lending, acquisitions, and 1031 exchanges provides a deep understanding of complex transactions and financing structures.

Nick holds a B.A. in Entrepreneurship with a minor in Business Analytics from American Military University. He approaches real estate with strategy, transparency, and collaboration—focused on advising clients toward smart, sustainable decisions.

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ASSET MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

1120 Scenic Drive
Modesto, CA. 95350
209.527.5640

