

FOR LEASE
1224 6th Street
Modesto, CA 95354



\$1.00 PSF MG
±3,804 SQUARE FEET

PROPERTY HIGHLIGHTS



1224 6th Street | Modesto, CA 95354

OFFICE FEATURES

- Office Features
- ±2,200 SF total building area
- Large reception area
- Six private offices
- Two restrooms
- Functional layout suitable for various uses.
- Four secured parking spaces located at the east end of the building

WAREHOUSE FEATURES

- ±1,600 SF warehouse space
- Two man doors
- Two roll-up doors
- 220V three-phase power
- Ideal for storage, distribution, or light industrial use



PROPERTY SUMMARY



PROPERTY INFORMATION

ADDRESS
1224 6TH Street
MODESTO, CA

APM
104-013-014

COUNTY
STANISLAUS

BUILDING INFORMATION

BUILDING SQ. FT.
±3,804 Approx.

LOT SIZE.
±6,969 / ±0.16 ac

PRICING INFORMATION

\$1.00 PSF MG

PROPERTY SUMMARY

For Lease: Formerly occupied by Bay Medic, this ±3,804 SF industrial property offers a functional combination of office and warehouse space. The building features approximately ±2,200 SF of office area suitable for administrative or client -facing uses, along with ±1,600 SF of warehouse space ideal for storage or light industrial operations. Located in a highly accessible area with excellent visibility, the property also includes a secured fenced yard, providing added operational flexibility and security.



PROPERTY PHOTOS



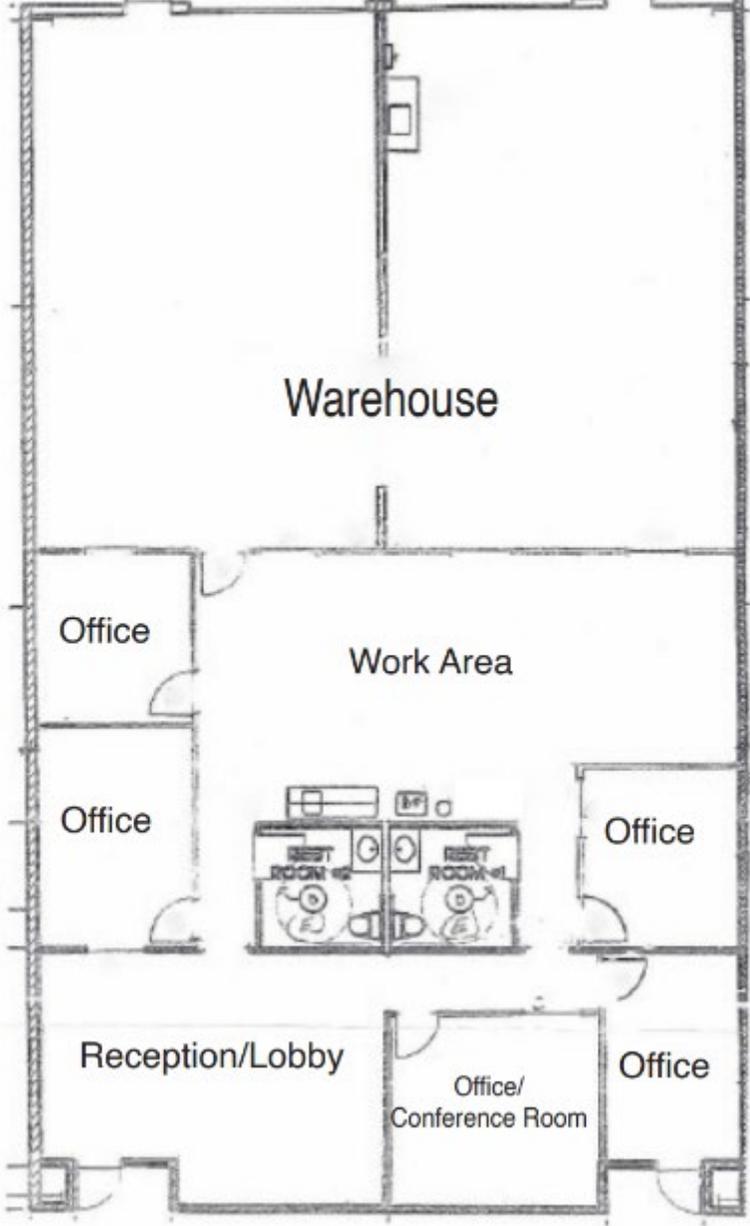
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY FLOOR PLAN



PARCEL MAP

PORTION SW. 1/4 SECTION 29 T.3S. R.9E. M.D.B.& M.
CITY OF MODESTO - BLK. 37 (12M37)

002 173

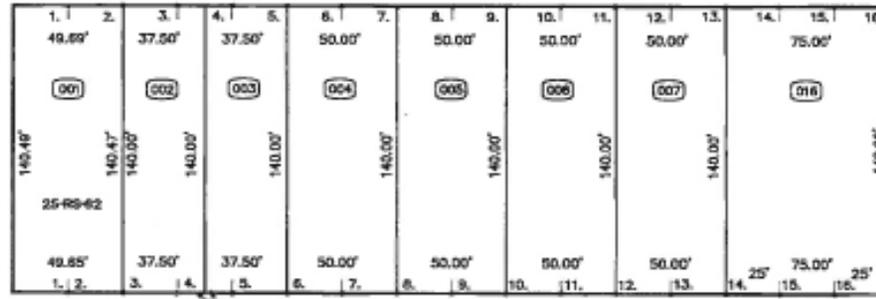
104 - 013

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THIS MAP FOR
ASSESSMENT PURPOSES ONLY

80' 7th ST.

80' M ST.



BLK. 37 20' ALLEY

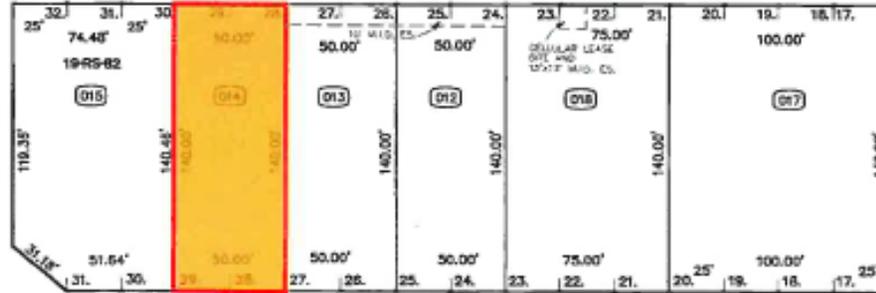
80' L ST.

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101-004

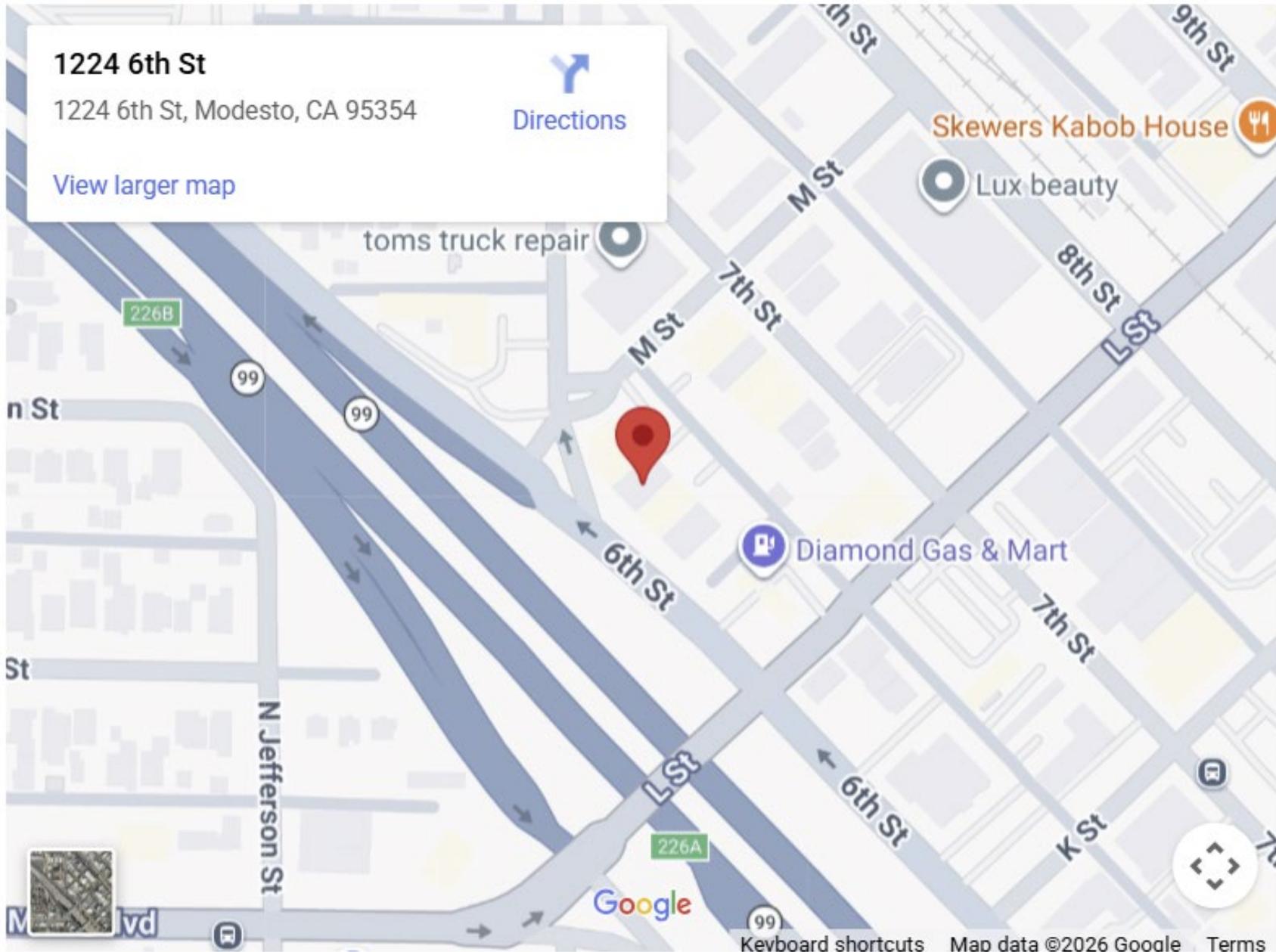
FROM: 102-037
DATE: 01-11-00



80' 6th ST.



PROPERTY RETAIL MAP



AERIAL VIEW





CONTACT OUR EXCLUSIVE AGENTS

THOMAS SOLOMON
Broker
Lic. 01954944
209 -521-1591
thomass@cosol.net



CoSol Commercial Real Estate
2020 Standiford Ave. Building A
Modesto, CA 95350
Lic. 00713735

