



OFFICE, INDUSTRIAL & FLEX SPACE
ALL PROPERTIES OWNER MANAGED AND
STRATEGICALLY LOCATED MINUTES FROM A MAJOR INTERSTATE
IN THE EAST BAY AND CENTRAL VALLEY.

Right Space. Best Place.
www.cranbrookgroup.com

LANDMARK BUSINESS CENTER

4120 and 4140 Bangs Road, Modesto, CA



SEE & LEARN MORE ...

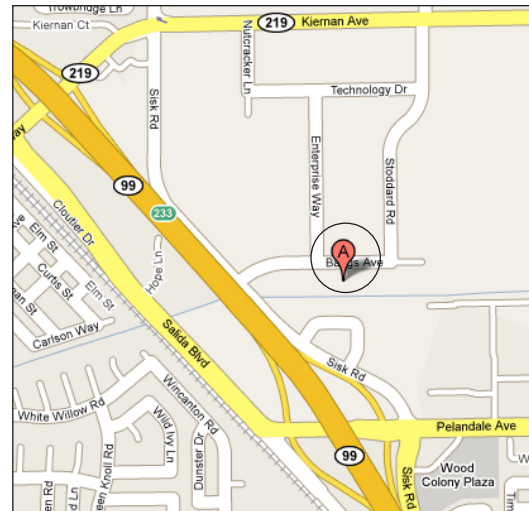
Go to cranbrookgroup.com to view more photos and get more information about Landmark Business Center and our company.

NORTH MODESTO'S BEST OFFICE/FLEX SPACE.

Landmark Business Center is comprised of two 15,078 square foot buildings in Landmark Business Center — a premier business park in North Modesto.

Less than a mile from Highway 99 and close to big box retail, restaurants and banks, Landmark Business Center provides users the best in office/flex space.

A host of amenities, including strategic location, gives Landmark Business Center the designation "Right Space. Best Place."



WHAT SETS US APART.

- Owner managed ... it makes a difference!
- Excellent access to Highway 99
- MID (Modesto Irrigation District) electricity
- Positive storm drainage
- Ample ground parking (2:1000)

WORTH KNOWING ...

Landmark Business Center was initially developed by Cranbrook Group Inc's CEO, Jim Devenport and his partner, Richard Kulka — Cranbrook's Chairman of the Board. Landmark Business Center was their first project prior to joining forces and forming Cranbrook Group, Inc. Even after more than 20 years since Landmark Business Center began, it remains North Modesto's premier business park.

The information contained herein is based on reliable data, measurements and calculations. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information, please contact:

Kyle Kampfen

Senior Property Manager & Leasing Agent

209.549.4960 x 117 | kkampfen@cranbrookgroup.com

BRE #01488854