

Industrial Warehouse For Sale

407 Motor City Court
Modesto, CA 95356



Accelerating success.

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Property Overview

Address	407 Motor City Court, Modesto, CA 95356
Building Size	±5,000 sq. ft.
Lot Size	±0.54 acres
Office	±504 sq. ft. office with one (1) restroom
Construction Type	Metal
Year Built	1998
Loading	Four (4) 12' X 12' grade level motorized doors
Clear Height	11' - 15' clear
Indicated Power	400 Amp, 120/208 Volt, 3-phase
Zoning	PD - Planned Development (Stanislaus County)
APN	046-09-05

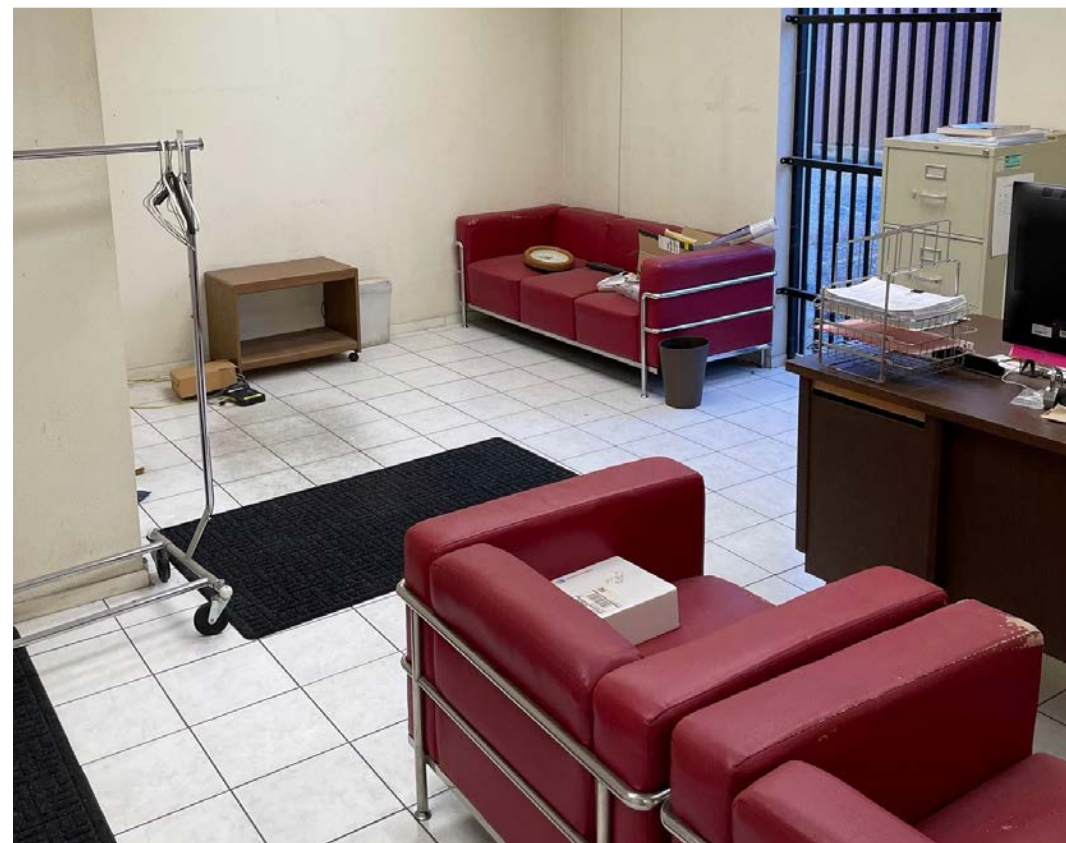
Sale Price: \$825,000 (\$165 PSF)

Zoning

- The property is zoned PD, Planned Development and is located in Stanislaus County, outside of Modesto city limits.
- Examples of potential uses:
 - Automotive
 - Sales/Service
 - Contractors
 - Light Manufacturing
 - Light Distribution

Key Highlights

- Fully insulated building
- Includes automotive dynamometer
- Access to Highway 99 & Highway 108 via Pelandale Road



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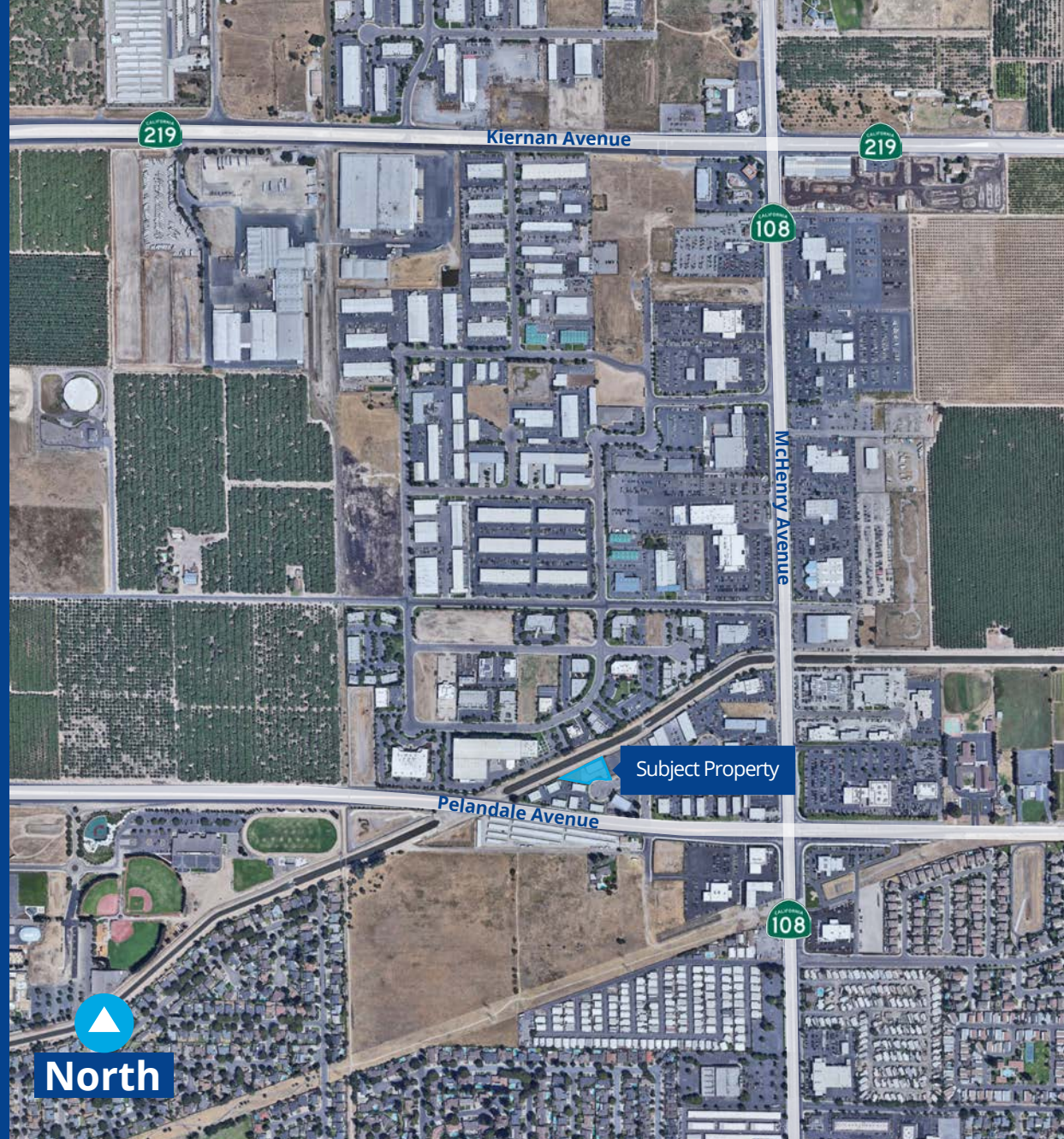
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