

# INDUSTRIAL UNITS FOR LEASE WOODLAND BUSINESS PARK

1064 Woodland Avenue, Modesto, CA

## LISTING DATA

**AVAILABLE SF:** 6,475± SF (Suite L&M)  
**OFFICE:** 800± SF  
**ZONING:** M (Industrial-Stanislaus County)  
**CONSTRUCTION:** Concrete Tilt-Up  
**GRADE LEVEL:** Two (2) Doors - 12' x 12'  
**CLEAR HEIGHT:** 16'±

### COMMENTS:

- Fully insulated and conditioned warehouse
- Attractive glass store front and ample parking within complex
- Office includes reception, two (2) private offices and two (2) restrooms
- Ideal business park setting, allowing a variety of industrial and office users
- Easy access to HWY 99

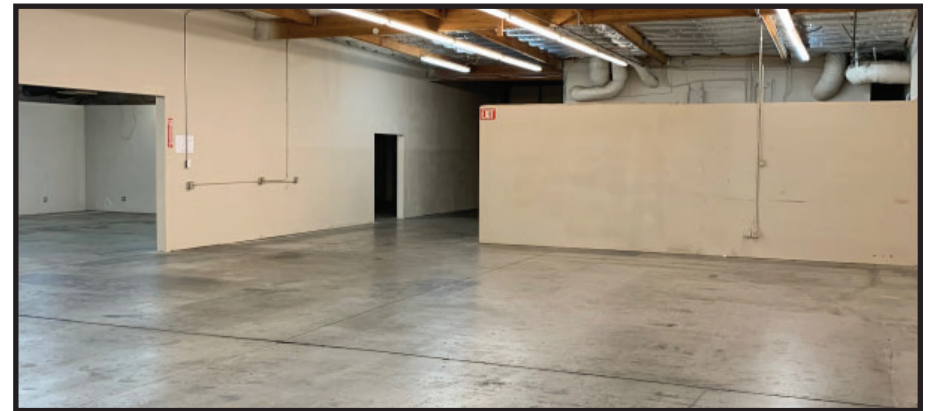


## ECONOMIC DATA

**LEASE RATE:** \$0.65 PSF, Industrial Gross

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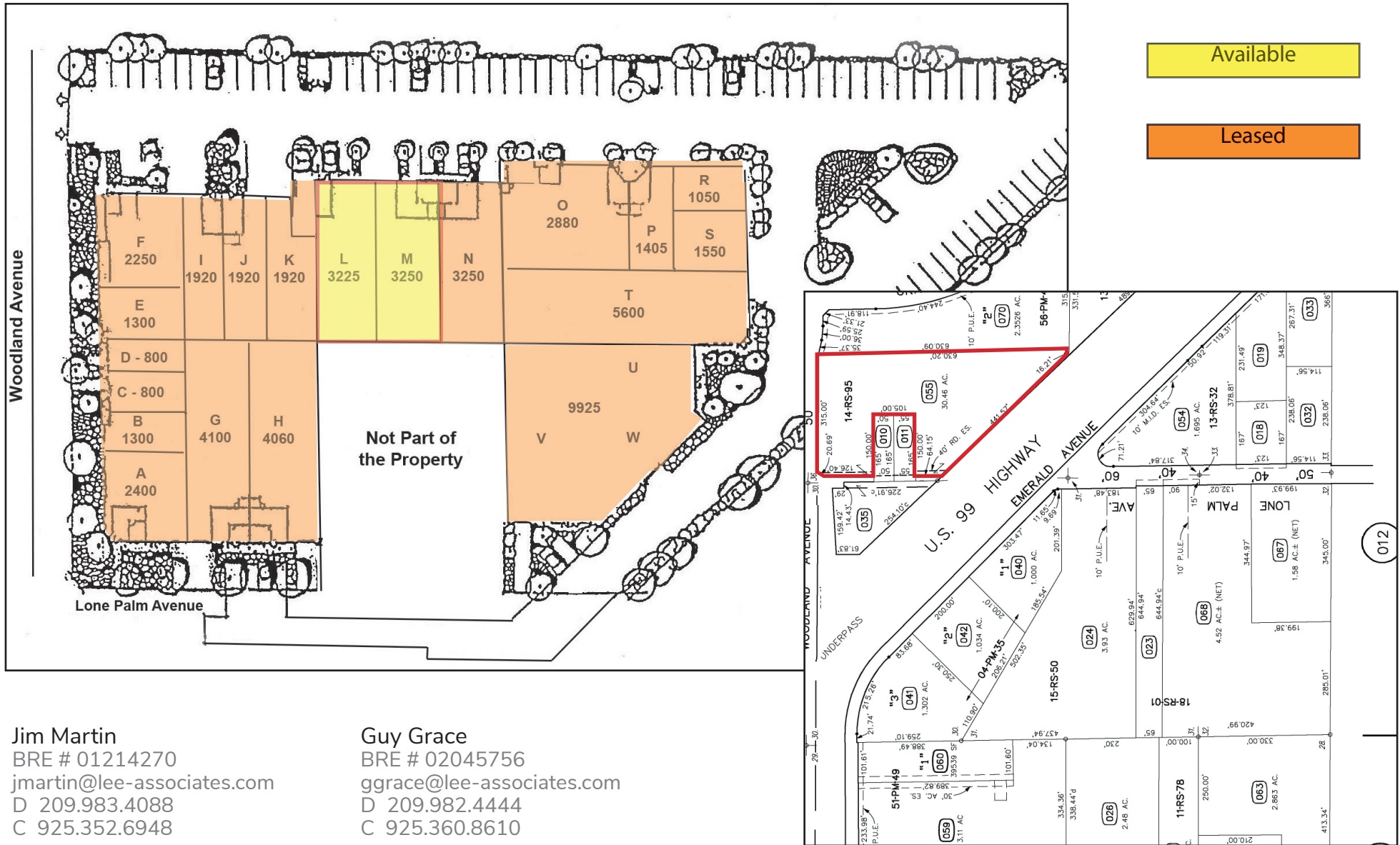
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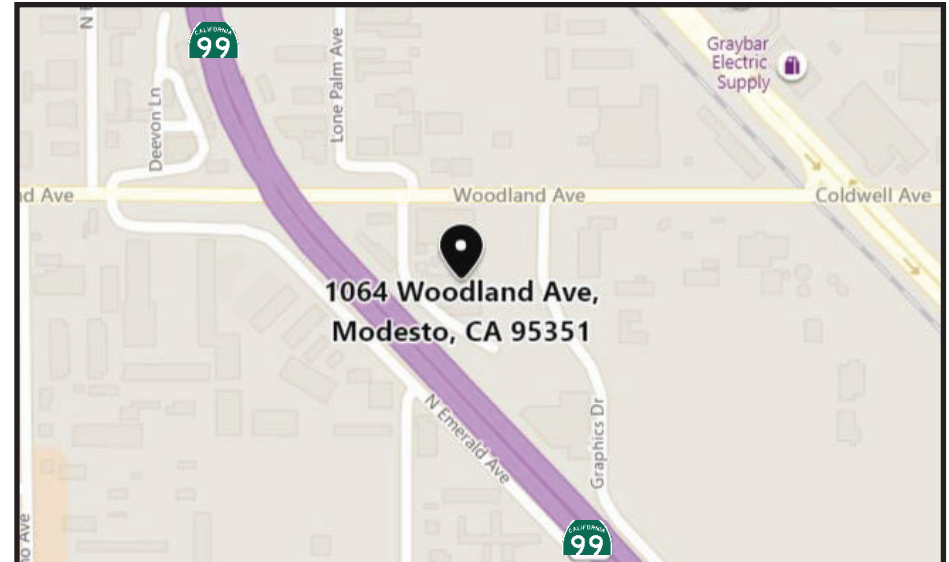
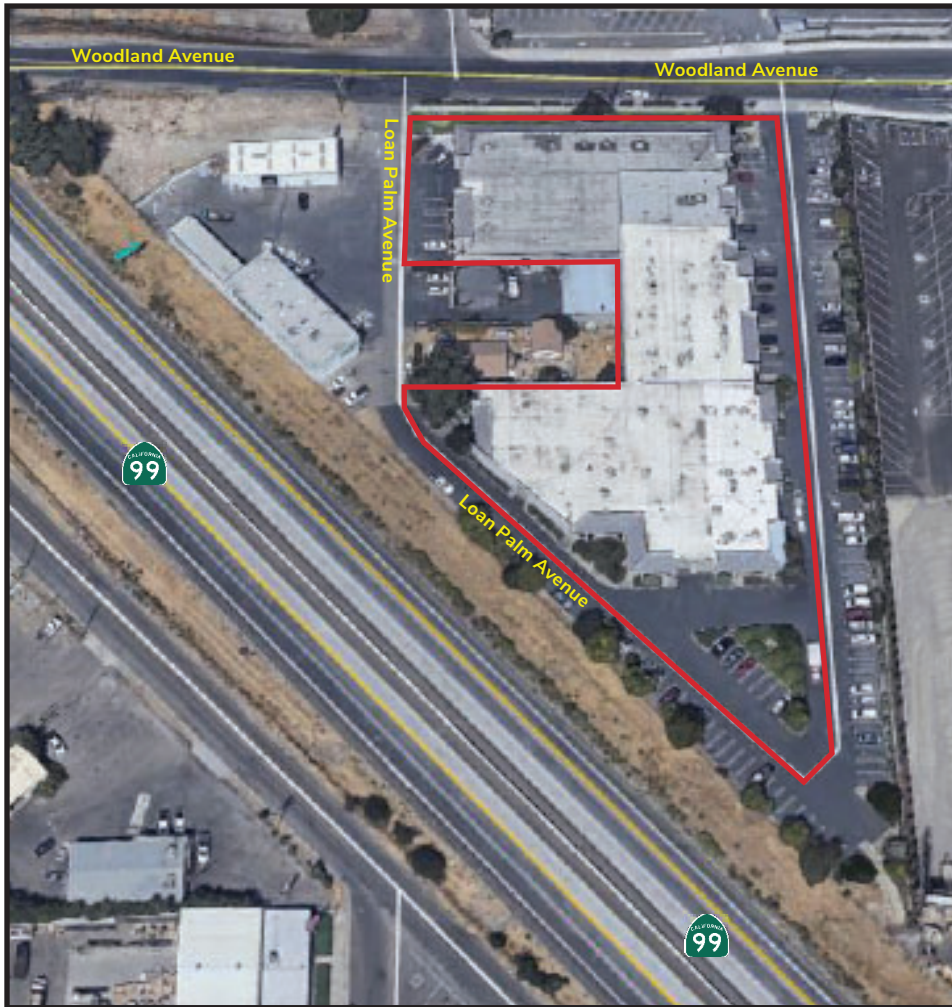
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