

15,360± SF INDUSTRIAL UNIT WITH YARD FOR LEASE

TILLIE LEWIS BUSINESS PARK

301 NINTH STREET, UNIT C3, MODESTO, CA

LISTING DATA

AVAILABLE SF: Unit C3: 15,360± SF
OFFICE: 1,000± SF, constructed in 2006
GL DOORS: Three (3)
DOCK HIGH YARD: 15,000± SF accessible via large ramp
POWER : 200 amp, 277/480v, 3 phase
MIN. CEILING CLEARANCE: 21'±
ZONED: M-1

COMMENTS:

- Excellent access to Highway 99 via Tuolumne Blvd. exit
- Ideal supply/branch location with park neighbors: US Air-Conditioning and Heating Cooling Supply
- Exclusive fenced yard
- Available November 2018- possibly sooner

ECONOMIC DATA

LEASE RATE: Contact Agent

PARK TENANTS:

U.S. Airconditioning Distributors, Heating and Cooling Supply, and Foam Fabricators



CONTACT

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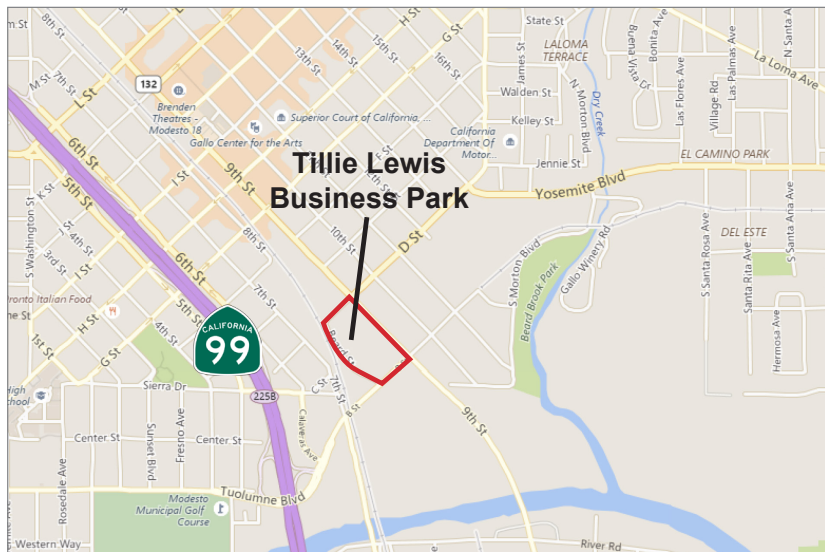
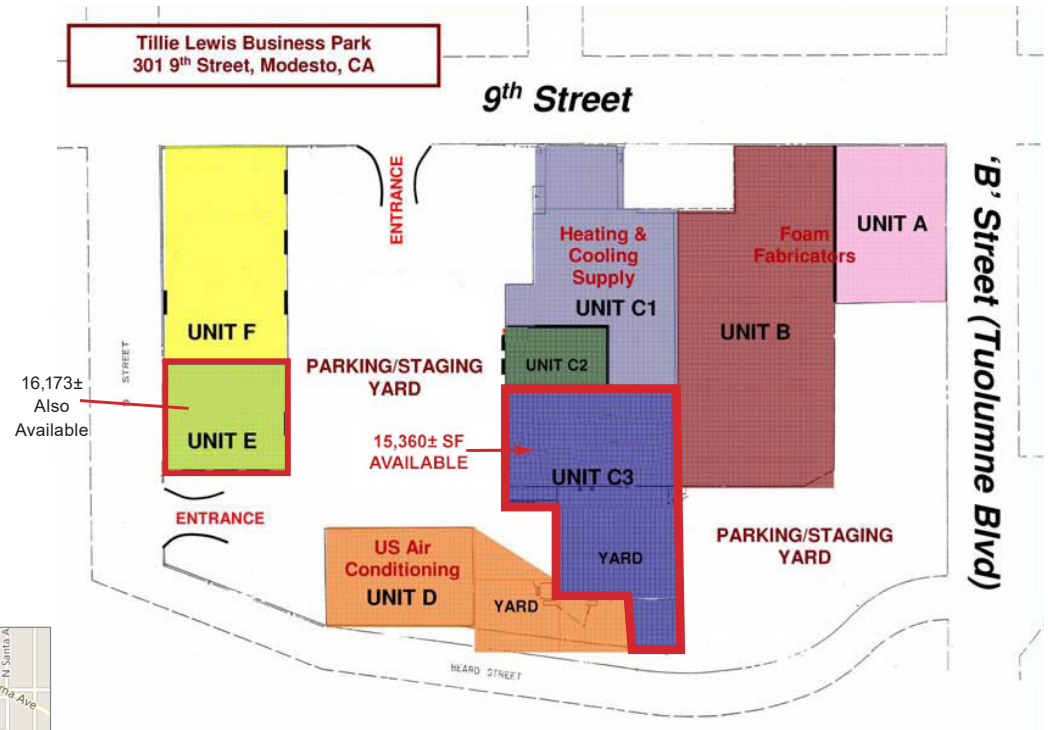
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UNITS AVAILABLE FOR LEASE

- Unit C-3: 15,360± SF w/yard
- Unit E: 16,173± SF



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