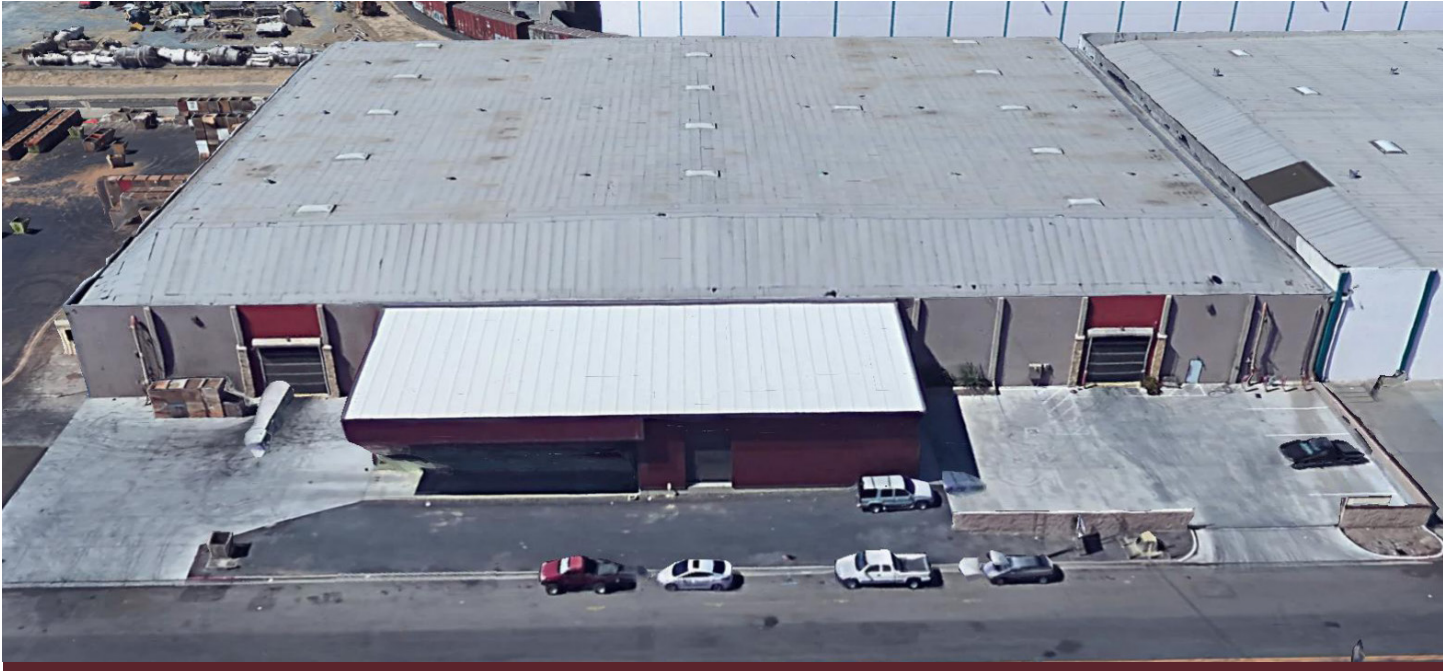


# RAIL SERVED BLDG FOR SALE OR LEASE

## BEARD INDUSTRIAL DISTRICT

427 DOHERTY AVENUE, MODESTO, CA



## LISTING DATA

**AVAILABLE SF:** 72,540± SF on 2.48± AC

**OFFICE SF:** 1,500± SF

**DOORS :**

Dock High: One (1) - well

Grade Level: Five (5) - (3) 12' x 14'  
(2) 14' x 14'

Rail: Three (3) (M&ET), short line  
rail road, 15' x 345' exterior  
dock

**CLEAR HEIGHT :** 25'±

**WHSE LIGHTS :** T-5 skylights

**BLDG DIMENSIONS :** Original - ±225' x 300'  
Expansion - ±42' x 120'

**COLUMN SPACING :** 20' x 90' - original section

**POWER :** 400 amps, 240/480 v, 3 phase

**COMMENTS:**

- 27,000± SF concrete yard at south end of building
- Rail served
- Attractive concrete tilt-up construction
- High speed Rytec dorrns and other recent upgrades
- In 15,000,000± SF Beard industrial District
- Available February 2019

## ECONOMIC DATA

**SALE PRICE:** Call agent for rates

**LEASE RATE:**

**Mark J. Reckers**

BRE #00938704

mreckers@lee-associates.com

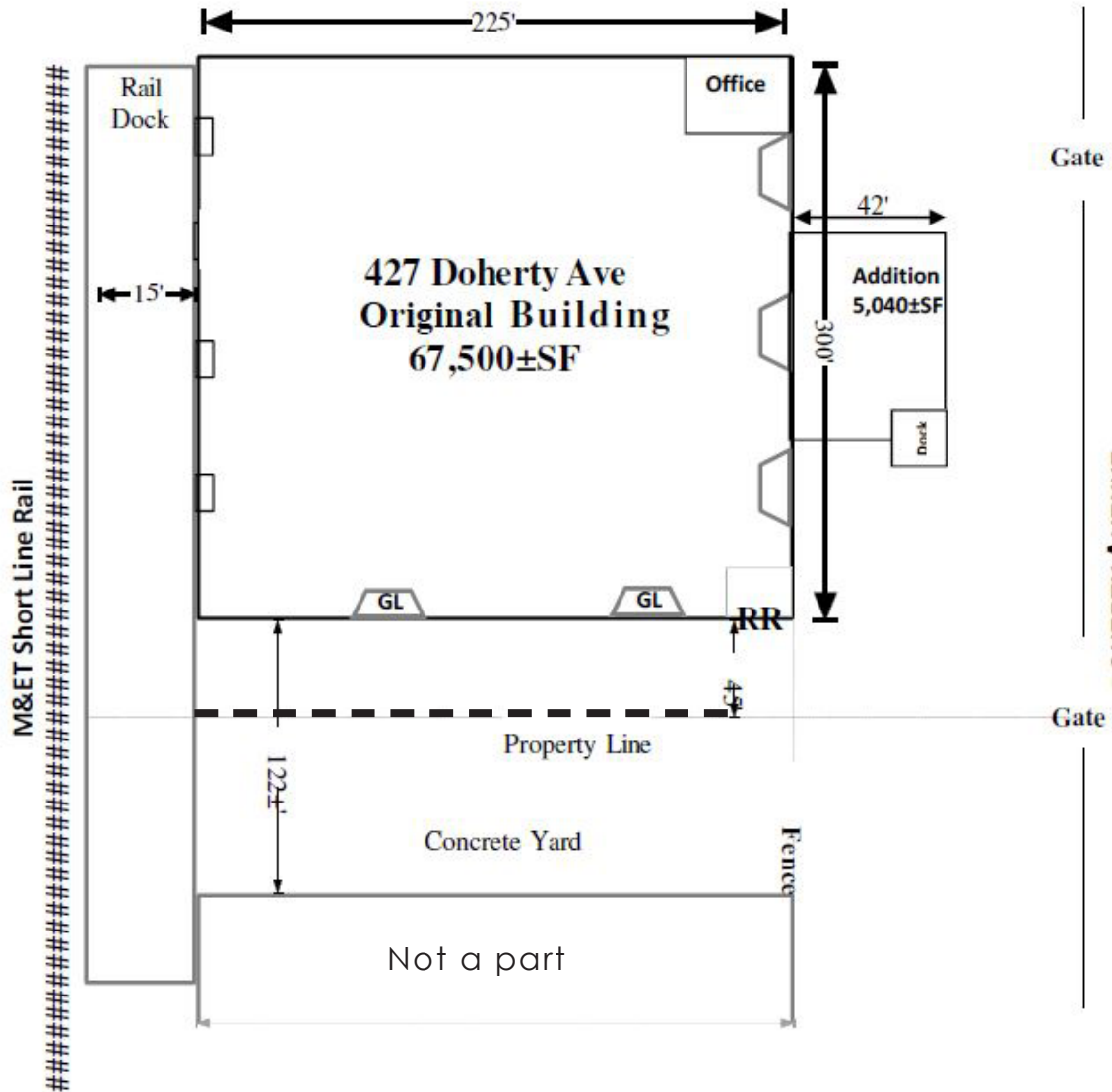
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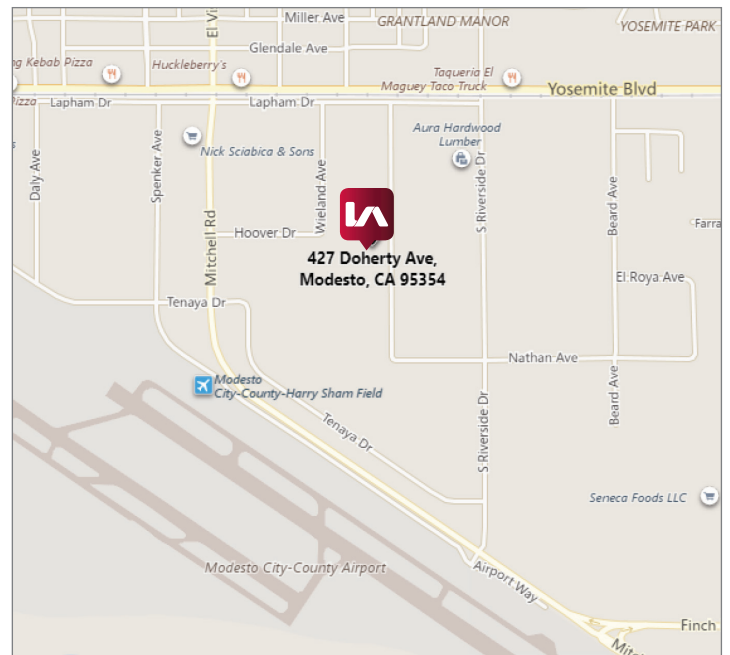
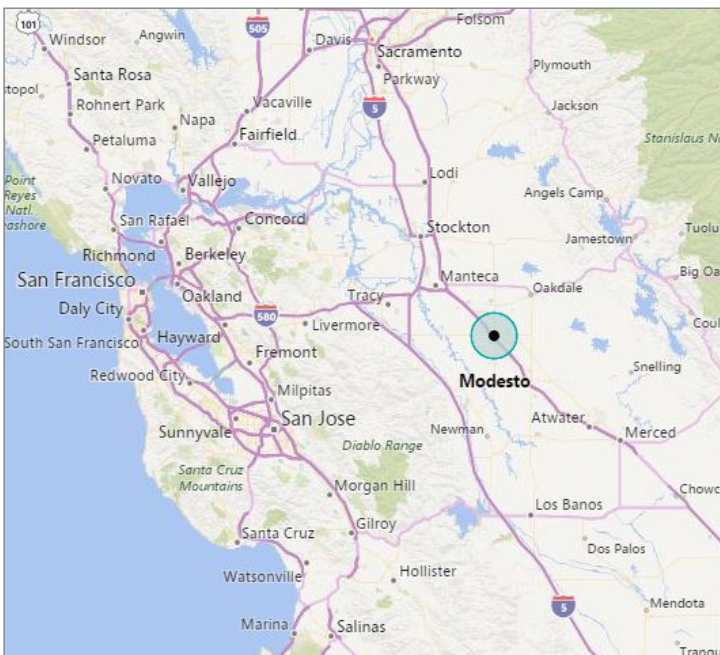
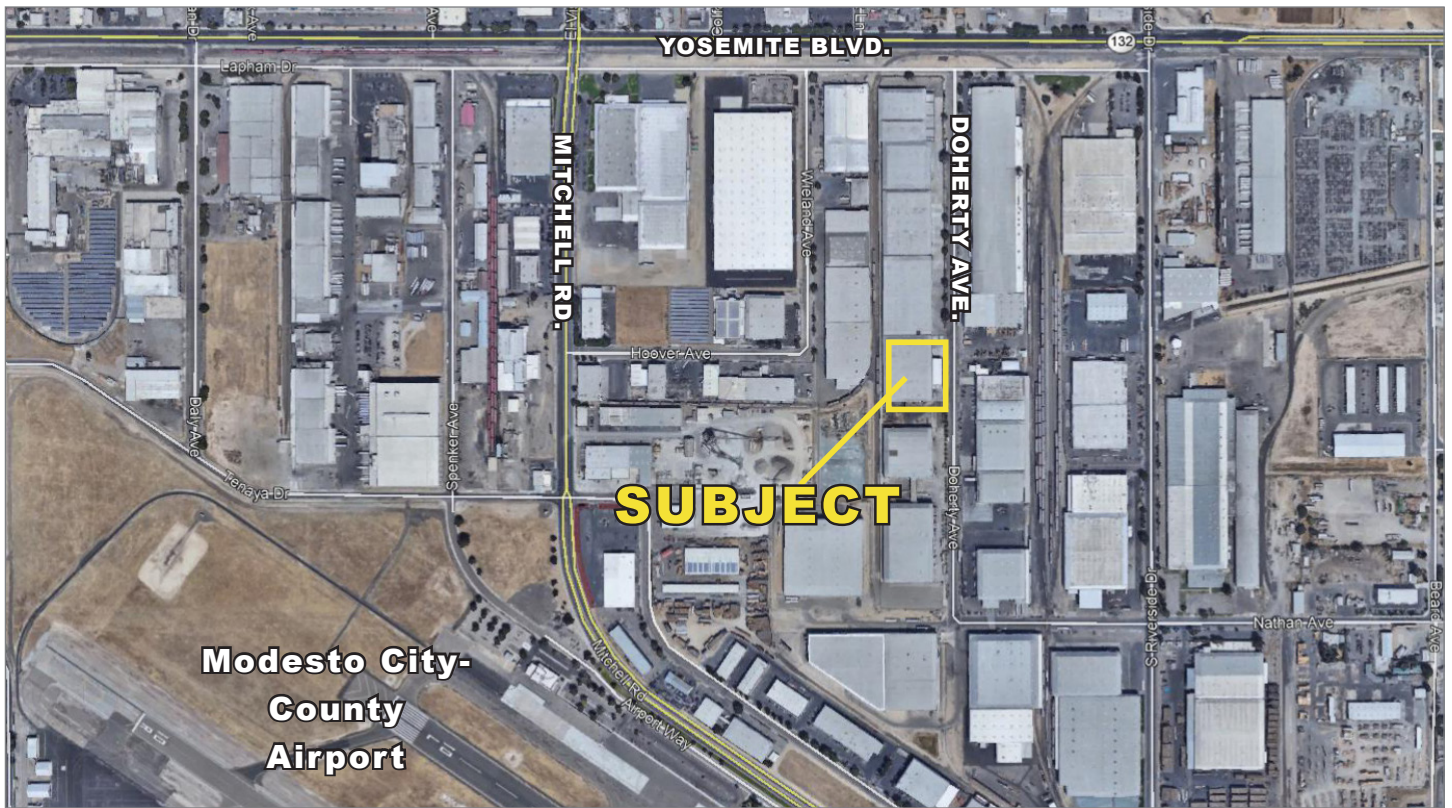
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