±8,094 SF METAL BUILDING ON ±17.94 ACRES

4501 CROWS LANDING ROAD

MODESTO | CALIFORNIA

Colliers INTERNATIONAL



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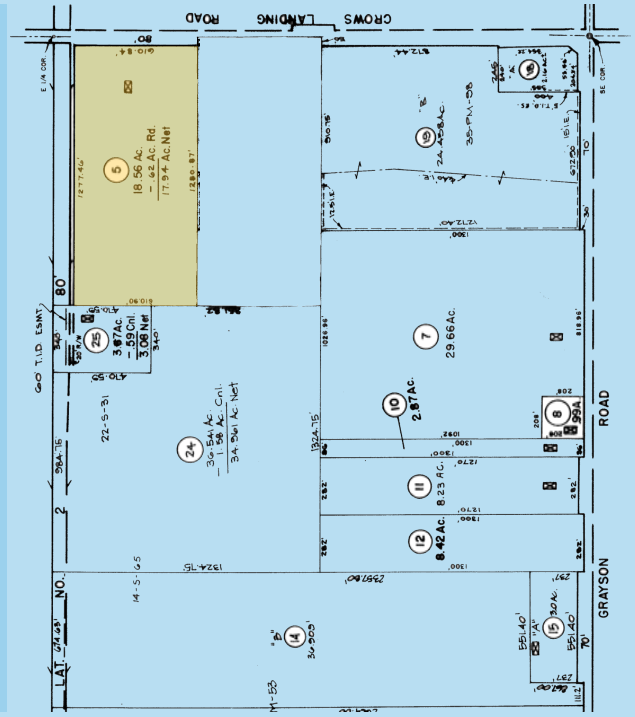
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BUILDING HIGHLIGHTS

- **Building Size:** ±8,094 SF
- **Parcel Size:** ±17.94 Acres
- **APN:** 041-004-005
- **Zoning:** AG-40, Agriculture (Stanislaus County)

PARCEL MAP



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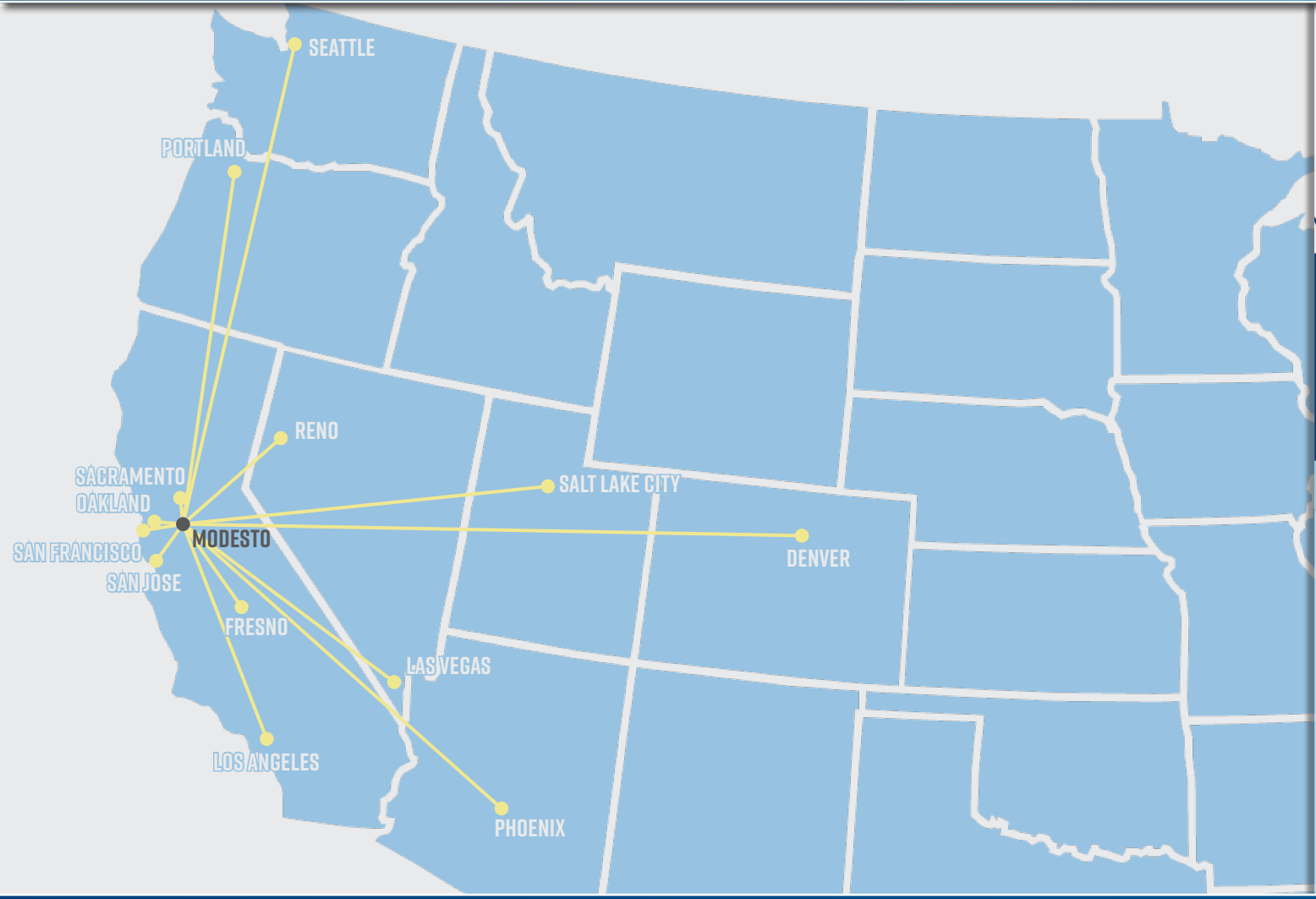
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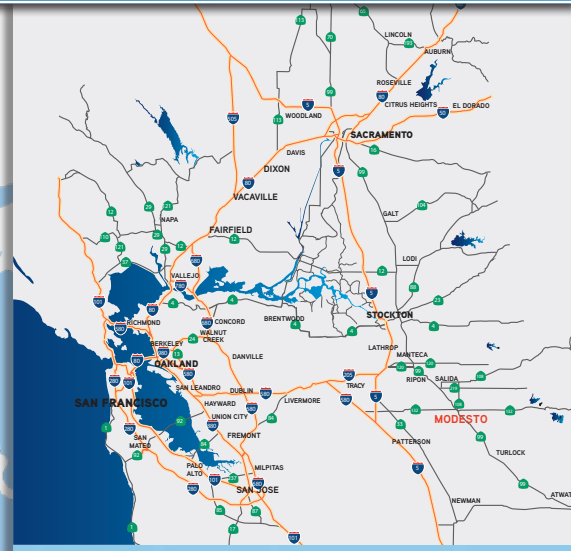
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DISTANCE TO MAJOR MARKETS

STOCKTON	35 MILES
SACRAMENTO	79 MILES
SAN JOSE	85 MILES
OAKLAND	86 MILES
SAN FRANCISCO	95 MILES
FRESNO	95 MILES
RENO	208 MILES
LOS ANGELES	305 MILES
LAS VEGAS	485 MILES
PORTLAND	654 MILES
PHOENIX	678 MILES
SALT LAKE CITY	725 MILES
SEATTLE	827 MILES
DENVER	1,176 MILES

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