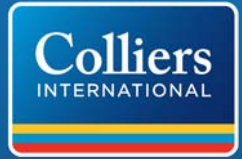


AVAILABLE FOR LEASE

±21,800 SF Freestanding, Single Tenant, Special Purpose Warehouse

616 Winmoore Way, Modesto, California



Building Specifications:

- › Building Size: ±21,800 sq. ft. (footprint)
- › Acres: ±3.25
- › APN: 086-011-024
- › Office: ±1,800 sq. ft. (60' x 30')
- › Additional Areas: Fenced and paved yard area
- › Construction Type: Metal / Block
- › Grade Level Doors: Three (3)
- › Dock Doors: Two (2)
- › Parking: On-site
- › Clear Height: ±35'
- › Power: 800 Amps + 600 Amps, 240 Volt, 3 Phase
- › Warehouse Lighting: Metal Halide
- › Skylights: Yes
- › Fire Sprinklers: Fully sprinklered
- › Column Spacing: Clear Span
- › Year Constructed: 2002
- › Zoning: M-2, Industrial - City of Modesto
- › Rail Service: Union Pacific (UP) rail service available



INDUSTRIAL SERVICES TEAM:

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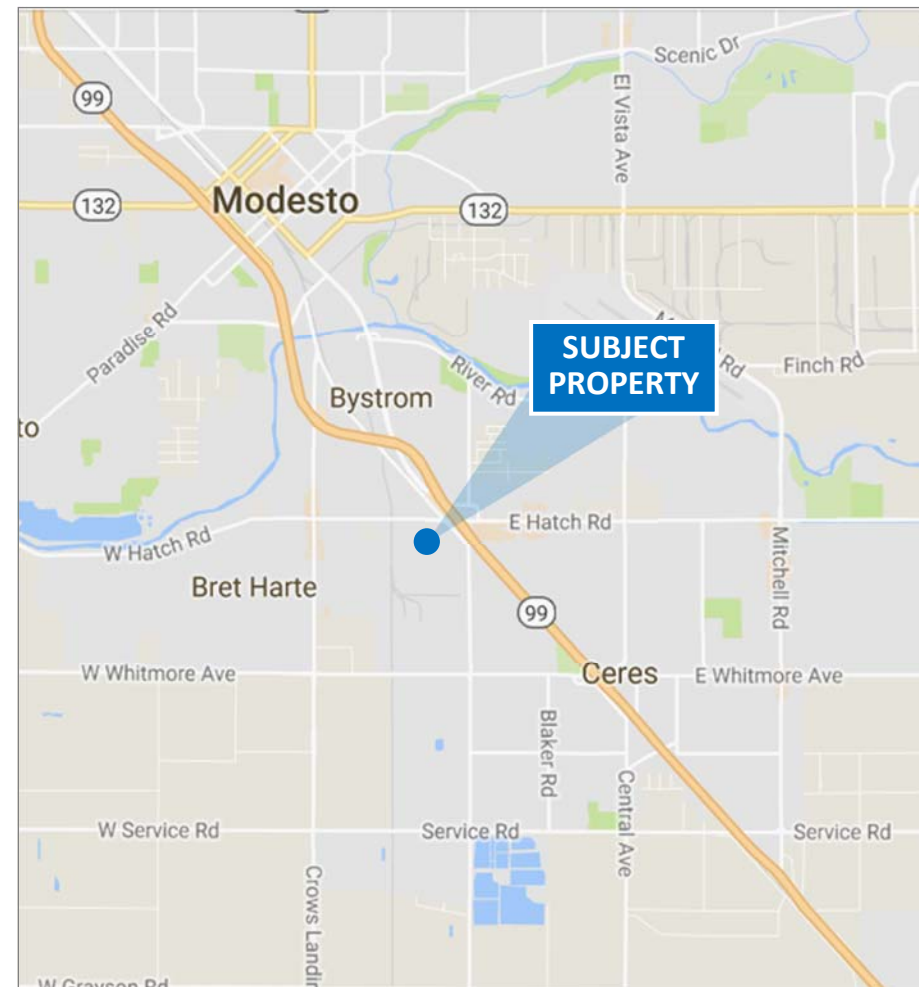
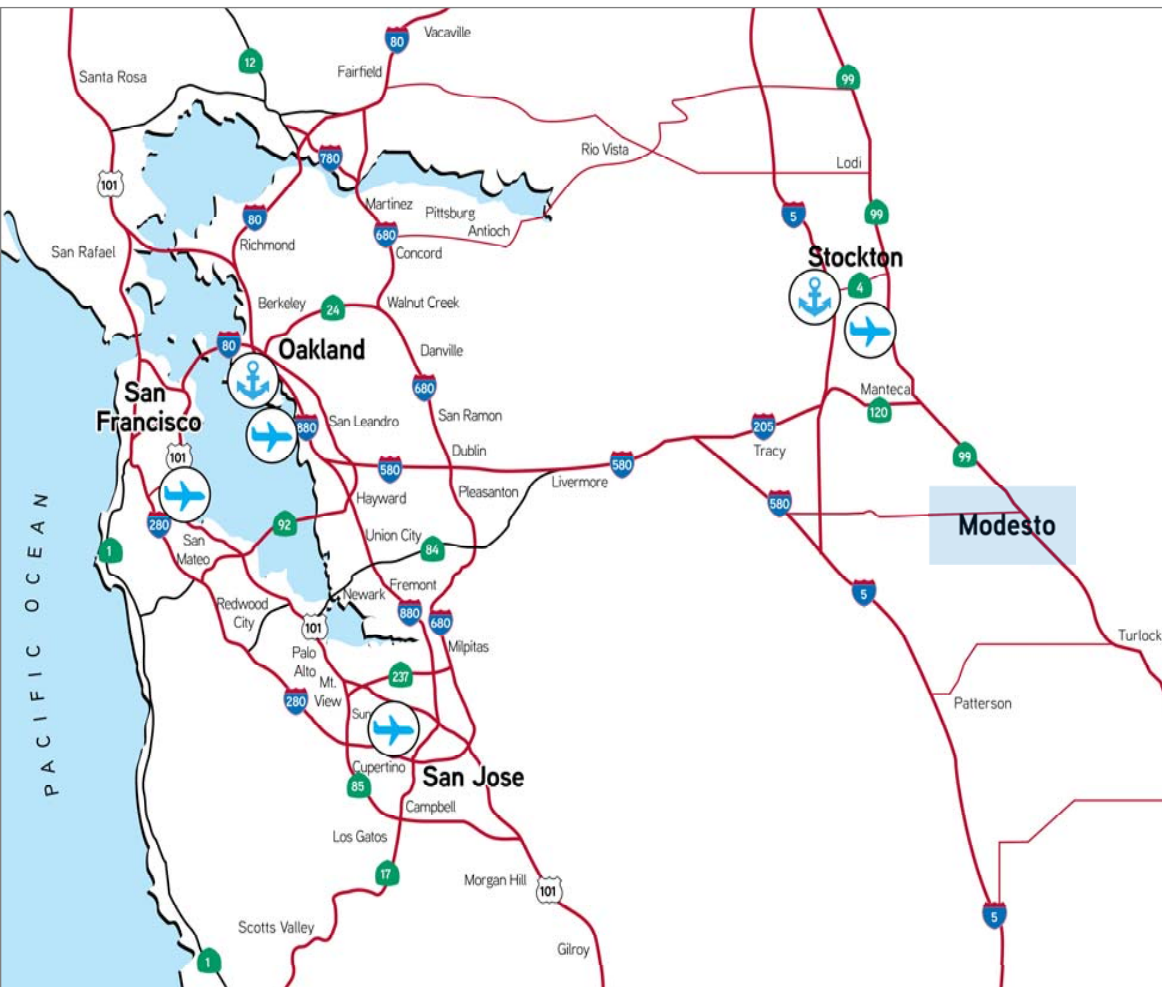
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