

**AVAILABLE FOR SUBLEASE**

**±111,992 SQ. FT. WAREHOUSE DISTRIBUTION SPACE WITH YARD  
DIVISIBLE TO ±54,080 SQ. FT.**

**SUBLEASE RATE:  
\$.30 PSF, NNN**

**4719 & 4801 STODDARD ROAD • MODESTO, CA**



**Zoned: Industrial (Stanislaus County)**

**INDUSTRIAL SERVICES TEAM:**

**MIKE GOLDSTEIN, SIOR**

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COLLIERS INTERNATIONAL  
3439 Brookside Road, Suite 108  
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## Site & Building Features

- > **Building Size:** ±111,992 sq. ft. divisible to ±54,080 Sq. Ft.
- > **Acres:** ±5.34 acres with fenced and paved yard
- > **Office:** ±23,700 sq. ft. two (2) story office which can be demised.

Office includes the following:

- 25 Private offices
- 8 Restrooms
- Reception Area
- Showroom
- 2 Conference rooms
- 5 Bullpen areas
- 3 Breakrooms
- 2 IT rooms

- > **Loading Dock Doors:** Eleven (11) equipped with hydraulic levelers
- > **Grade Level Doors:** Three (3) (12' x 14')
- > **Clear Height:** ±25' - 32'
- > **Indicated Power:** 800 Amps, 240 Volts, 3-Phase
- > **Warehouse Lighting:** T8/T12
- > **Sprinklers:** .32 GPM/2,000 SF
- > **Column Spacing:** ±40' x 52'

## Additional Features

- > ±22,800 sq. ft. of mezzanine storage, which is not included in overall square footage
- > ±117 Auto parking stalls
- > Concrete tilt-up construction
- > ±70' & 75' concrete truck apron
- > ±67' & 70' truck court
- > Easy access to Highway 99 via Kiernan Avenue/Highway 108
- > Includes existing racking, which can be removed
- > **Sublease expires 8/30/2024**



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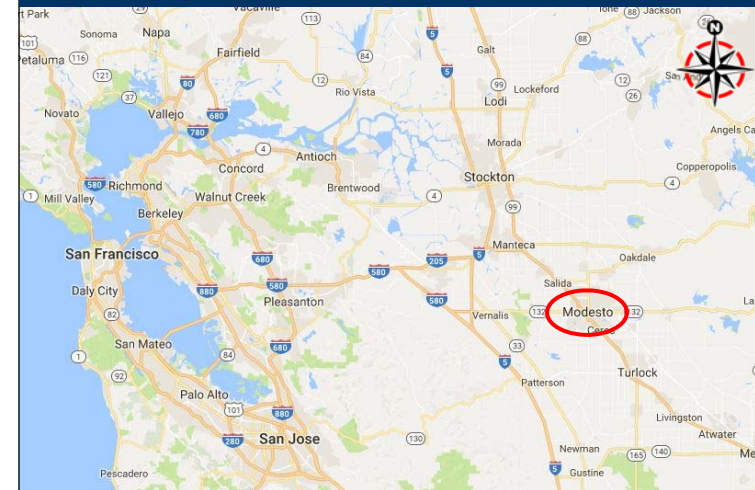
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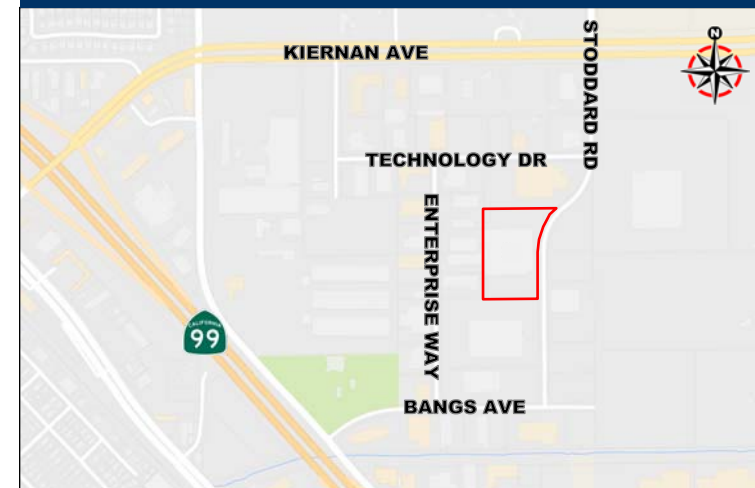
**AERIAL**



**REGIONAL MAP**



**SUBJECT PROPERTY**



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