

For Sale

**282,000 SF of Building
on 37.5± Acres Land**



901 E Whitmore

Modesto, CA 95358

Sale Price: \$6,500,000

Property Features:

- 15,000 Amps of Power
- 21 Dock Doors
- Ready Highway 99 & Interstate 5 Access
- Twenty-one Dock Doors
- Significant Sewer, Water, Power Capacity

Contact Us

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Key Facts/ Space Breakdown

TOTAL PROPERTY

APN: 086-014-011
Address: 901 E. Whitmore
 Modesto, Ca 95358
Zoning: M-2 (Heavy Industrial)
Building SF: 282,000
Acreage: 34±
Floors: six (6)
Rail Service: Union Pacific
Power: 15,000 Amps, 277/480 volt, 3-phase

Lighting: T-5/ T-8
Water: City of Modesto 12" (10" & 2")
Storm: City of Modesto & On site retention

Electric: Turlock Irrigation District (TID)
Gas: PG&E
Grade Doors: Seven (7)
Dock Doors: Twenty Three (23), equipped with pit levelers
Parking: Auto: 208 (5 Handicapped)
 Truck: ample

PRODUCTION AREA

Building SF: 150,300 SF (25,050 per floor)
Grad Doors: One (1) 8'x12'
 One (1) 10'x14'
Rail Doors: One (1) 10'x10'
Dock Doors: Two (2) 8'x10'
Clear Height: 17'
Concrete Slab: 6" (1st floor, 12" 2nd-6th f floors)
Elevators: One (1) 15,000 lb freight
 One (1) 4,000 lb passenger

Fire Suppression: .30 gpm/4,000 SF, 8" pipe (1st floor)
 .15 gpm/2,500 SF, 8" pipe (2nd-6th floors)

WAREHOUSE/ DISTRIBUTION AREA

Building SF: 66,000 SF (240' x 275')
Clear Height: 22'-24'
Grade Doors: One (1) (8'x12')
Dock Doors: Nineteen (19) (8'x10')
 Two (2) (16'x14')

WAREHOUSE/ DISTRIBUTION AREA CONT'D.

Column Spacing: 40'x 50'; typical
Concrete Slab: 6"
Fire Suppression: .24 gpm/2,500 SF, 4" pipe
 .24 fpm/3,100 SF, 6" pipe

WAREHOUSE/ DISTRIBUTION AREA #2

Building SF: 7,500 sf
Clear Height: 22'
Dock Doors: Two(2) (12'x16')

OFFICE AREA

Building SF: 1st Floor: 6,000 SF (50"x120')
 2nd Floor 8,000 SF (50'x160')

MAINTENANCE FACILITY

Building SF: 13,841 sf
Clear Height: 22'
Grade Doors: Four (4) (12'x16')



Plant Areas

Building Areas	Square Feet	Price PSF
Warehouse/ Distribution Area	66,000	\$0.35
Warehouse Distribution Area 2	7,500	\$0.35
Production Area (Ground Floor)	25,050	\$0.25
Production Area (Upper Floors)	125,250	\$0.15
Maintenance Facility	13,841	\$0.50
Office Area	14,000	\$0.38



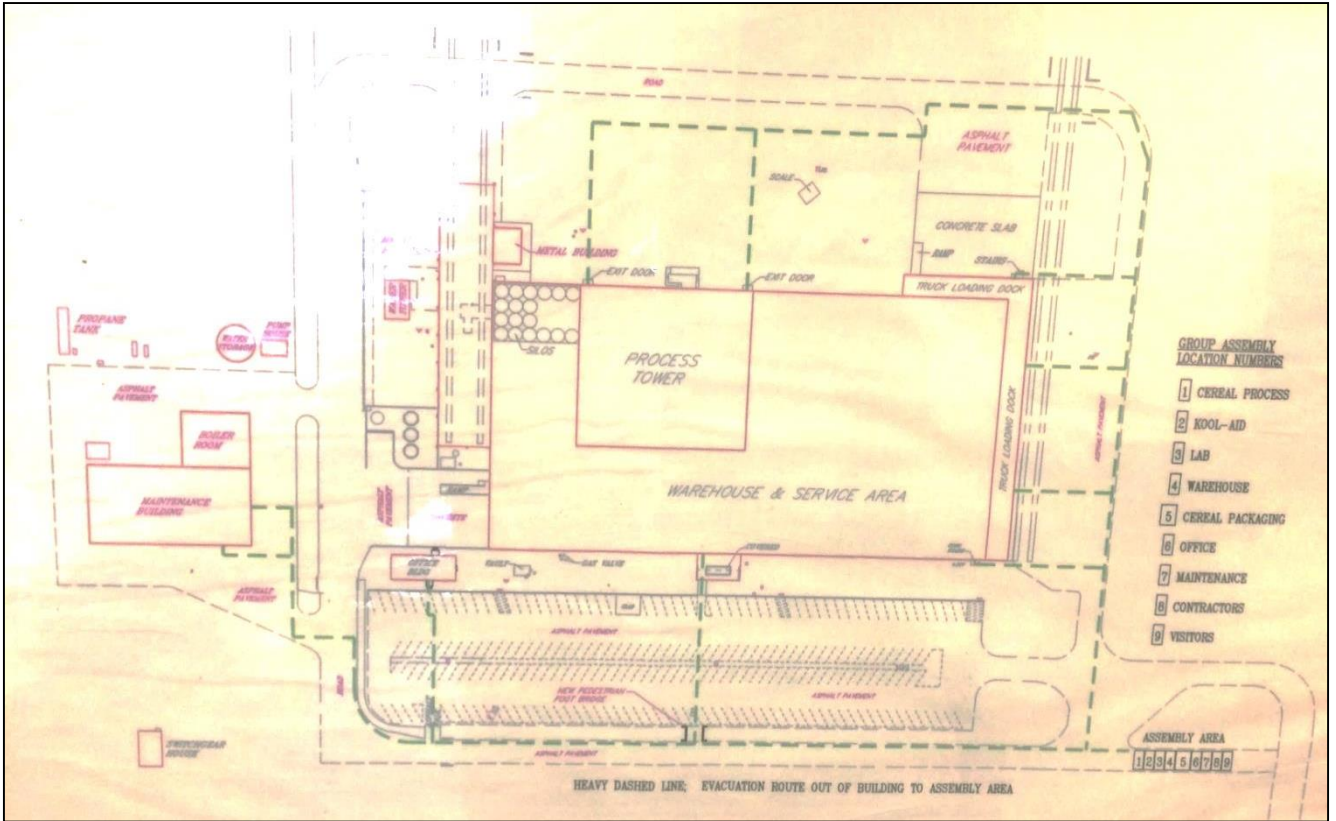


Site and Access Aerial*



* Proposed site after lot split. Lot split currently in process.

Floor Plan/ Photos



Photos



Driving Distances

City	Miles	Intermodal/ Airport	Miles
San Francisco	96 miles	Union Pacific Intermodal (Lathrop)	34 miles
Oakland	84 miles	BNSF Intermodal (Stockton)	33 miles
San Jose	93 miles		
Sacramento	79 miles	Modesto Airport	5.1 miles
Los Angeles	310 miles	Sacramento International Airport	78 miles
Fresno	94 miles	Oakland International Airport	67 miles
Las Vegas	486 miles	San Francisco International Airport	75 miles
Phoenix	680 miles	San Jose International Airport	90 miles

Map



Aerial



Stanislaus County GIS

