

417 INDUSTRIAL WAREHOUSE

GALAXY WAY, MODESTO ,CA 95356

FOR SALE

\$2,000,000 | Owner-User Opportunity



417 GALAXY WAY
Ceres, CA



P-D
Zoning



11,200
Square Foot

EXCLUSIVELY OFFERED BY
Link Commercial Property Group
CoSol Commercial Real Estate



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2020 Standiford Ave, Bldg A
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PROPERTY SUMMARY

417 Galaxy Way in Modesto, California offers an 11,200 SF single-tenant industrial warehouse on a 0.92 AC lot within the Modesto industrial submarket. Built in 2002, the metal-constructed building features three overhead doors measuring approximately 11' x 14', a 16-foot building height, and 15,000 square feet of yard area supporting a range of light industrial, service, storage, or owner-user operations.

The property benefits from a functional layout and single-tenant configuration. The property is currently operated as a top of the line fitness facility. The front of the building has a small office, lobby area and restroom.

Located near McHenry Avenue and State Route 99, the property offers access to regional employment centers, vendors, and transportation corridors. Traffic counts report approximately 19,264 vehicles per day along McHenry Avenue near Galaxy Way in 2025, supporting strong visibility and accessibility within the local trade area.

Mid-sized industrial buildings with fenced/paved yard areas are increasingly difficult to find in the Modesto market, making this property a practical option for users needing secure outdoor storage, fleet parking, or operational flexibility.



PROPERTY SUMMARY

OFFERING PRICE

\$2,000,000

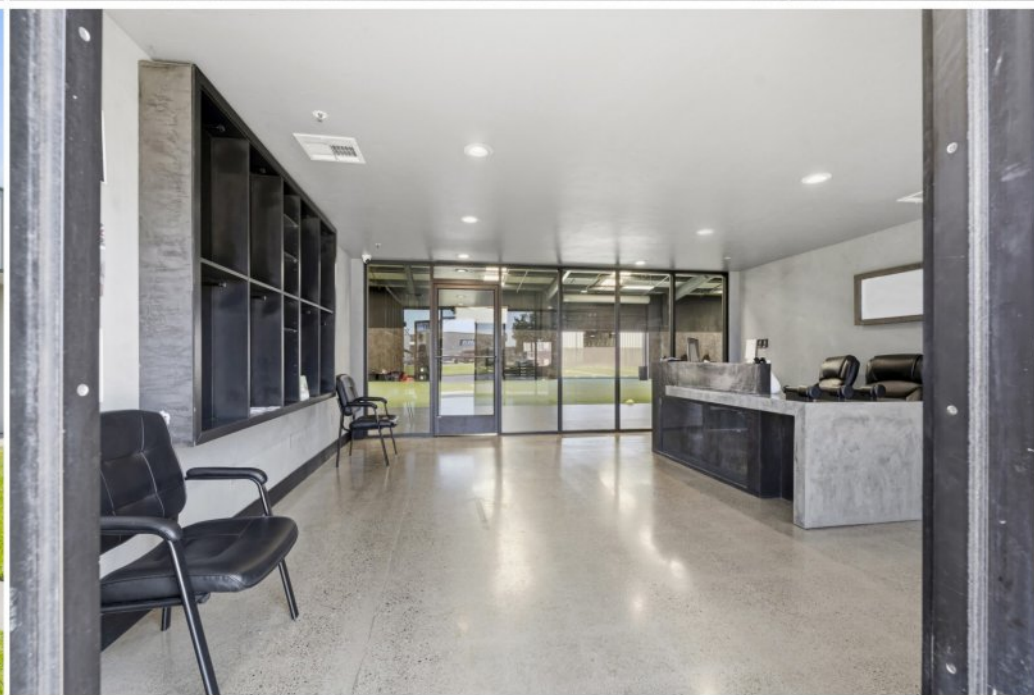
LOT SIZE:	0.92 Acres
YEAR BUILT:	2002
SQUARE FEET:	11,200 SF
APN:	046-010-031-000

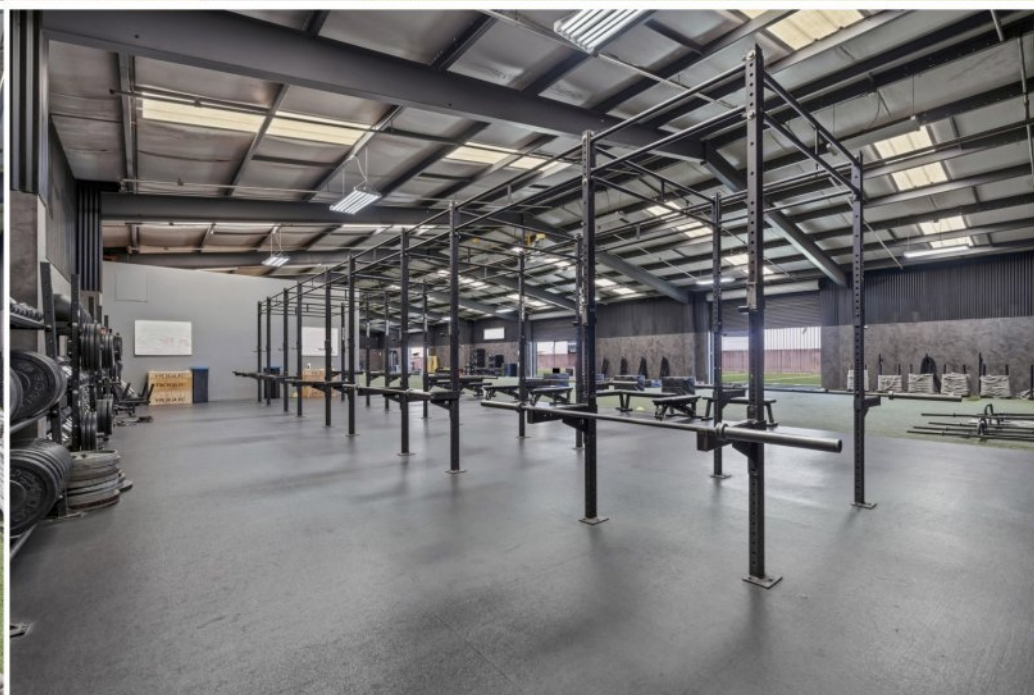
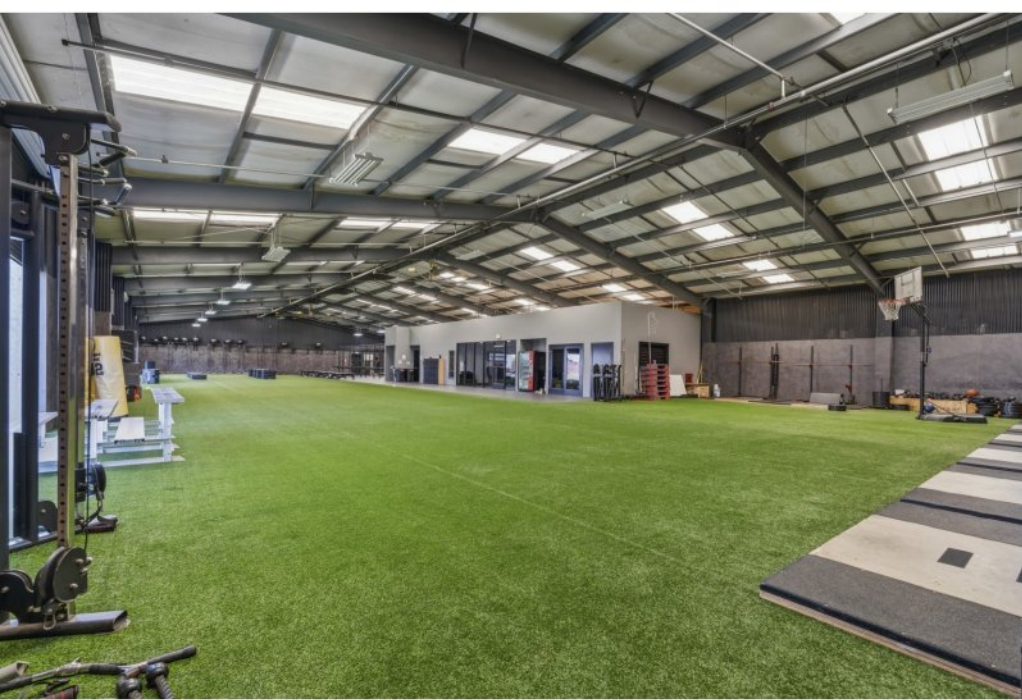
2025 TRAFFIC COUNTS

Galaxy Way at Stratos Way W – 1,872 ADT
Stratos Way at Galaxy Way S – 1,899 ADT
McHenry Ave at E Galaxy Way S – 19,264 ADT

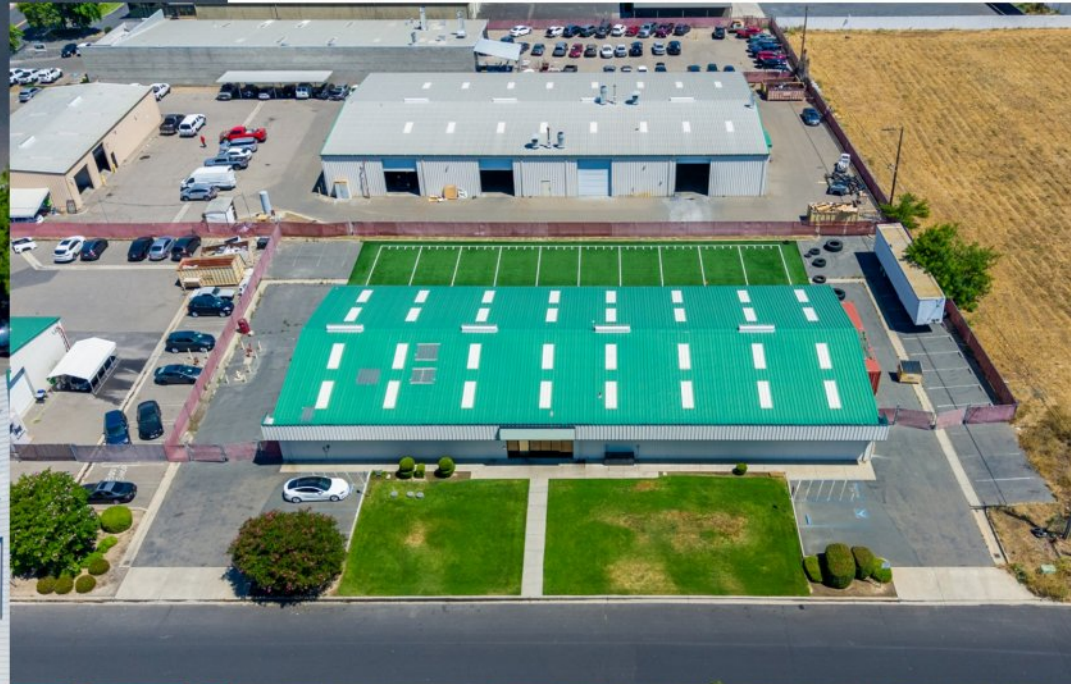
INVESTMENT HIGHLIGHTS

- ❖ **Functional Industrial Asset:** 11,200 SF single-tenant warehouse situated on a 0.92 AC lot in Modesto's established industrial submarket.
- ❖ **Versatile Warehouse Configuration:** Built in 2002 with metal construction, 16' building height, three overhead doors, and 15,000 square feet of yard.
- ❖ **Single-Tenant Occupancy:** The property is fully occupied by Performance Lab, and while the buildout is configured for this training facility, there are many potential uses for the property.
- ❖ **High Nearby Traffic Count:** McHenry Avenue near Galaxy Way records approximately 19,264 vehicles per day, supporting visibility and accessibility within the surrounding trade area.
- ❖ **Owner-User or Investor Appeal:** Functional layout, single-tenant structure, and industrial utility make the asset suitable for an owner-user, future operator, or investor seeking a practical warehouse property.
- ❖ **Established Modesto Location:** Located within Stanislaus County and the greater Stockton/Modesto market, benefiting from Central Valley industrial demand and regional business activity.









06 AERIAL VIEW



care
collision

CALIBER
COLLISION

G & C
Auto Body
FAMILY
EST. 1978 OWNED

Kiernan Ave Estimated 14,928 Vehicles per day

Galaxy Way

McHenry Ave at E Galaxy Way S
Estimated 19,264 Vehicles per day

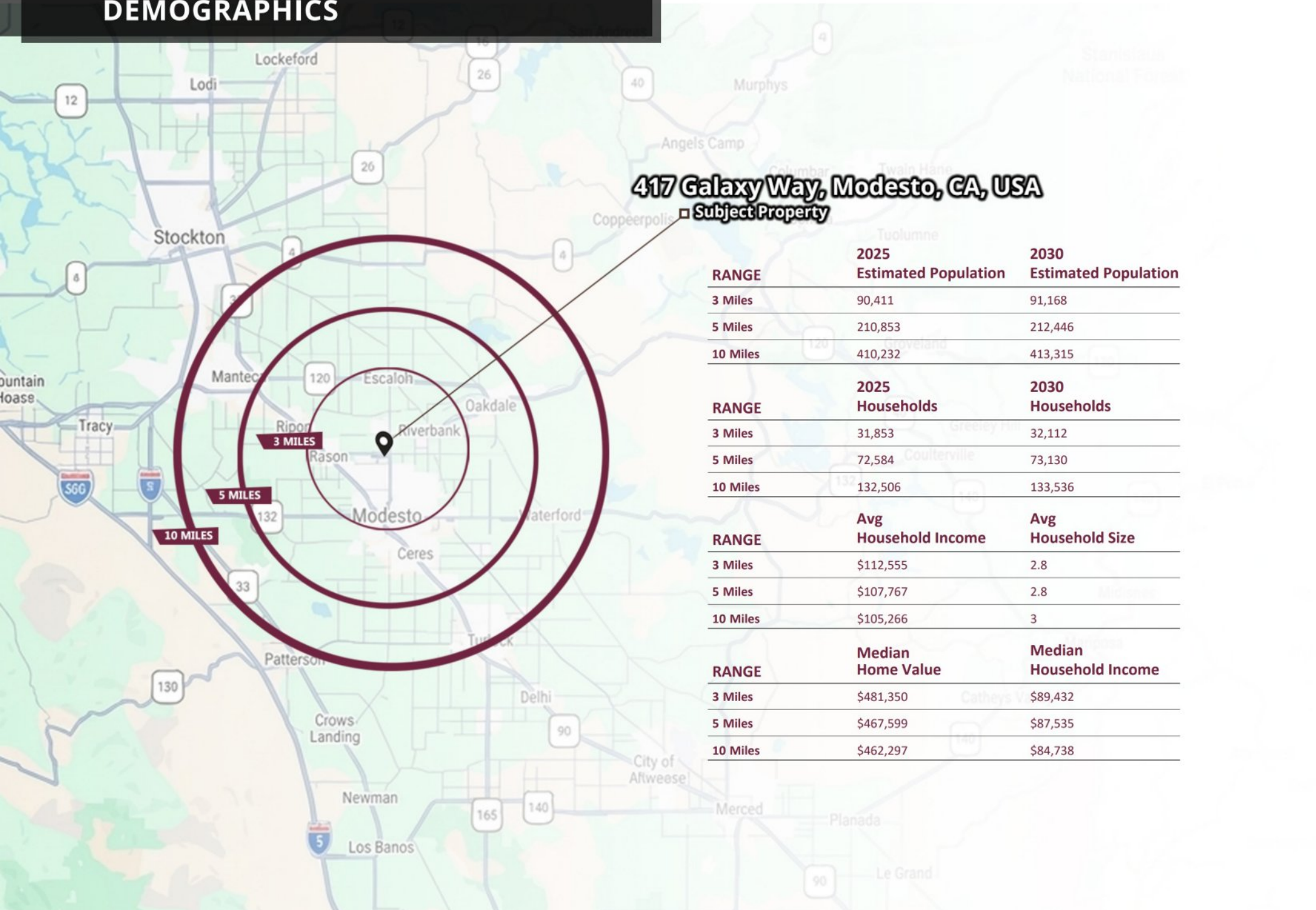
417 GALAXY WAY
SUBJECT PROPERTY



McHenry Ave



DEMOGRAPHICS



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