

CENTRAL INDUSTRIAL VALLEY

4,500± SF INDUSTRIAL BUILDING ON 17,000± SF
SECURE FENCED SITE

1533 LEONARD AVENUE | MODESTO, CA 95350

FOR LEASE



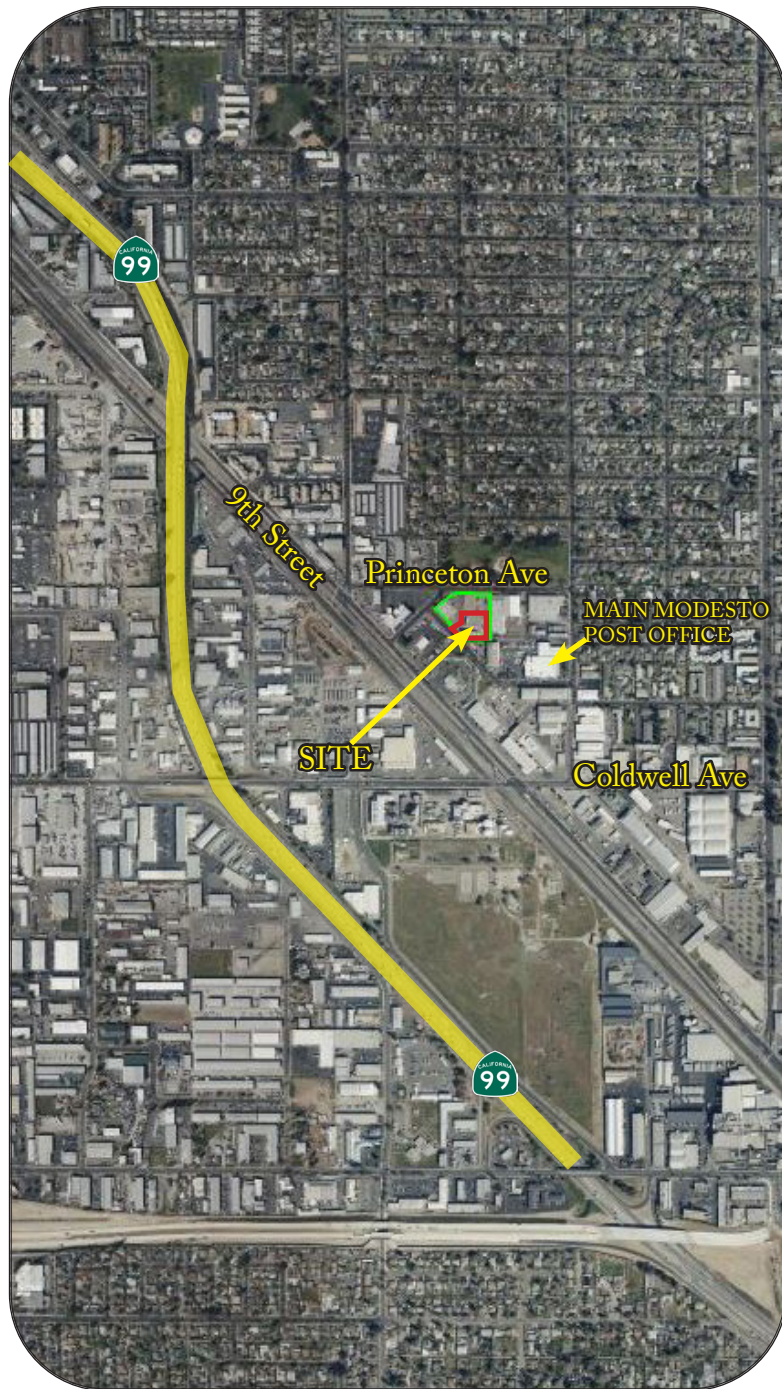
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FEATURES:

- 4,500± SF Free standing building
- Clear Height: 14'± to Mezzanine
- Power: 400 amps, 480 volts, 3 phase (tenant to verify)
- Doors: 3 Grade Level Doors (14' x 12')
- Construction: Concrete tilt-up
- Zoning: M-1 Light Industrial

OFFICE:

- 1,500± SF of conditioned office space
- Multiple private offices, breakroom and storage closets
- Store front entry

MEZZANINE:

- 2,886± SF of second floor mezzanine (39'± x 74'±) with stair access over warehouse area

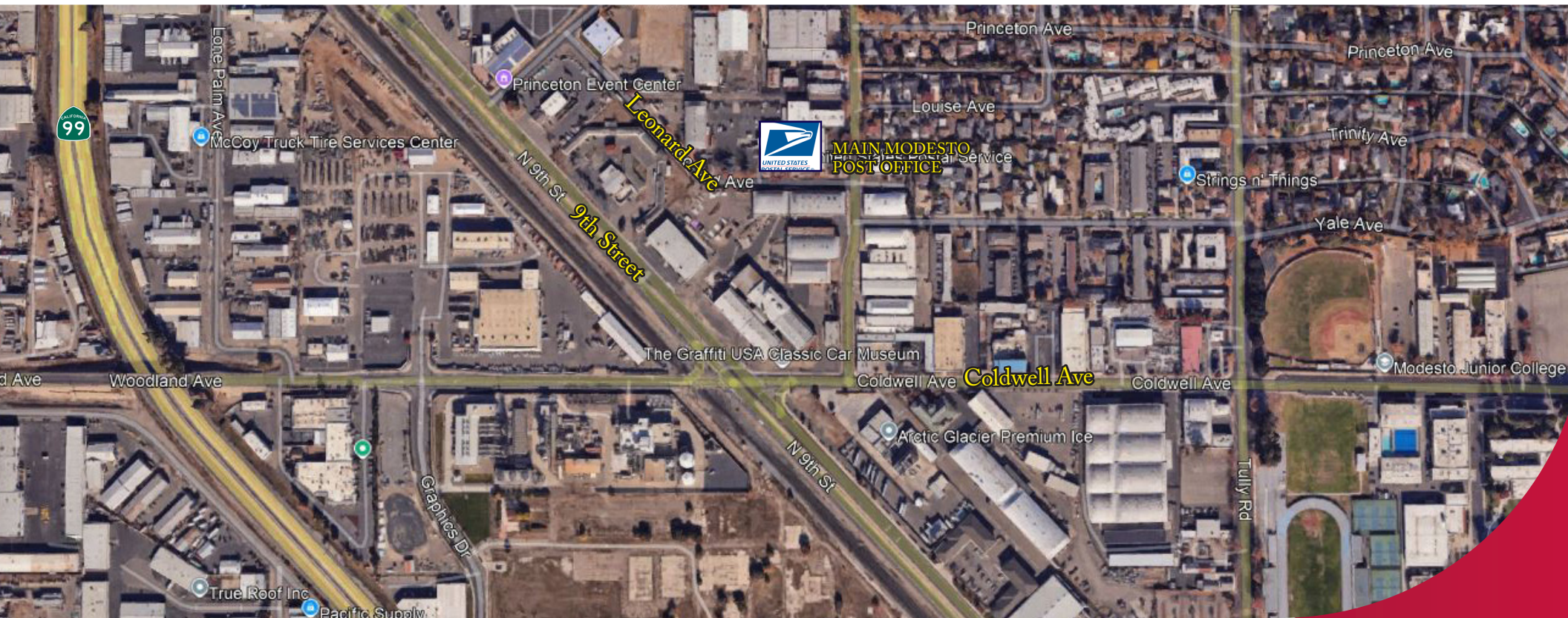
AERIALS/YARD

YARD:

- Fenced, 3 gated entrances off alley
- Exterior lighting
- 20'± x 41'± Rear Awning

ADDITIONAL YARD:

- An adjacent 20,000± SF base rock yard may also be available for total 32,500± SF yard



PROPERTY PHOTOS



A photograph of a large, light-colored industrial building with a dark roof. The building has several windows and a large open bay door. In front of the building is a paved area with various items like a large white tank, a red barrel, and some construction materials. To the left is a chain-link fence topped with barbed wire. To the right is a large metal storage container and more construction materials. The sky is clear and blue.

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SECURED FENCE YARD
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