



PROPERTY DESCRIPTION

Brand new multi tenant industrial building located in North Modesto's main industrial center. This is the first light industrial multi tenant building to be developed within the general area in the last several years. Certainly, bringing availability to a supply strained market. This facility will lend itself to various uses including those in the construction trades, R&D, light auto , and toy storage for boats and cars.

PROPERTY HIGHLIGHTS

- Scheduled delivery set for Feb 1 2027
- Each unit will be separately metered with 200 amp, 3 phase electrical power
- Each unit will have its own glass store front entrance
- Tenant Improvements to be negotiated
- Reciprocal ingress and egress, shared parking
- 22' clear hieght
- 12' x 14' Grade Level Roll Up Doors
- Clear span metal construction with no columns
- Various suite sizes are available

OFFERING SUMMARY

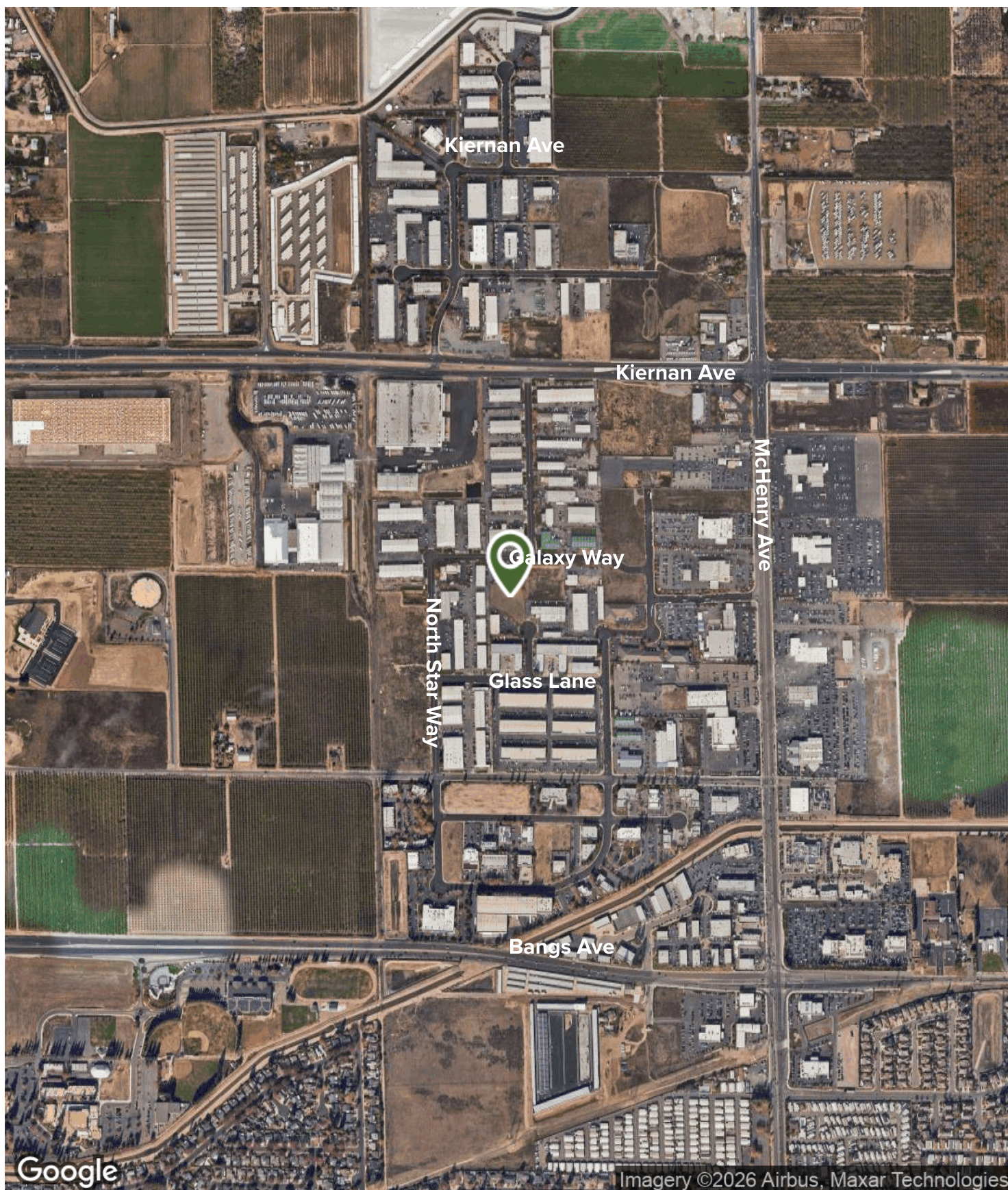
Lease Rate:	\$1.30 SF/month (MG)
Number of Units:	6
Available SF:	1,665 - 18,777 SF
Lot Size:	50,329 SF
Building Size:	21,338 SF

BOWEN CARDOZA

President
209.996.7418
bowen@linkcpg.com
CalDRE #01419028

4621 Glass Ct | Modesto, CA 95356

FOR LEASE



BOWEN CARDOZA

President

209.996.7418

bowen@linkcpgr.com

CalDRE #01419028



4621 Glass Ct | Modesto, CA 95356

FOR LEASE



BOWEN CARDOZA

President

209.996.7418

bowen@linkcpq.com

CalDRE #01419028



