

1120 6TH STREET, MODESTO, CA

COMMERCIAL / OFFICE BUILDING

1120 6TH STREET, MODESTO, CA
3230.40 SQ. FT.
MINIMUM 4 YEAR LEASE
\$5168.00/MO. FOR 1ST & 2ND YEAR
3% INCREASE FOR EACH YEAR OF LEASE THEREAFTER

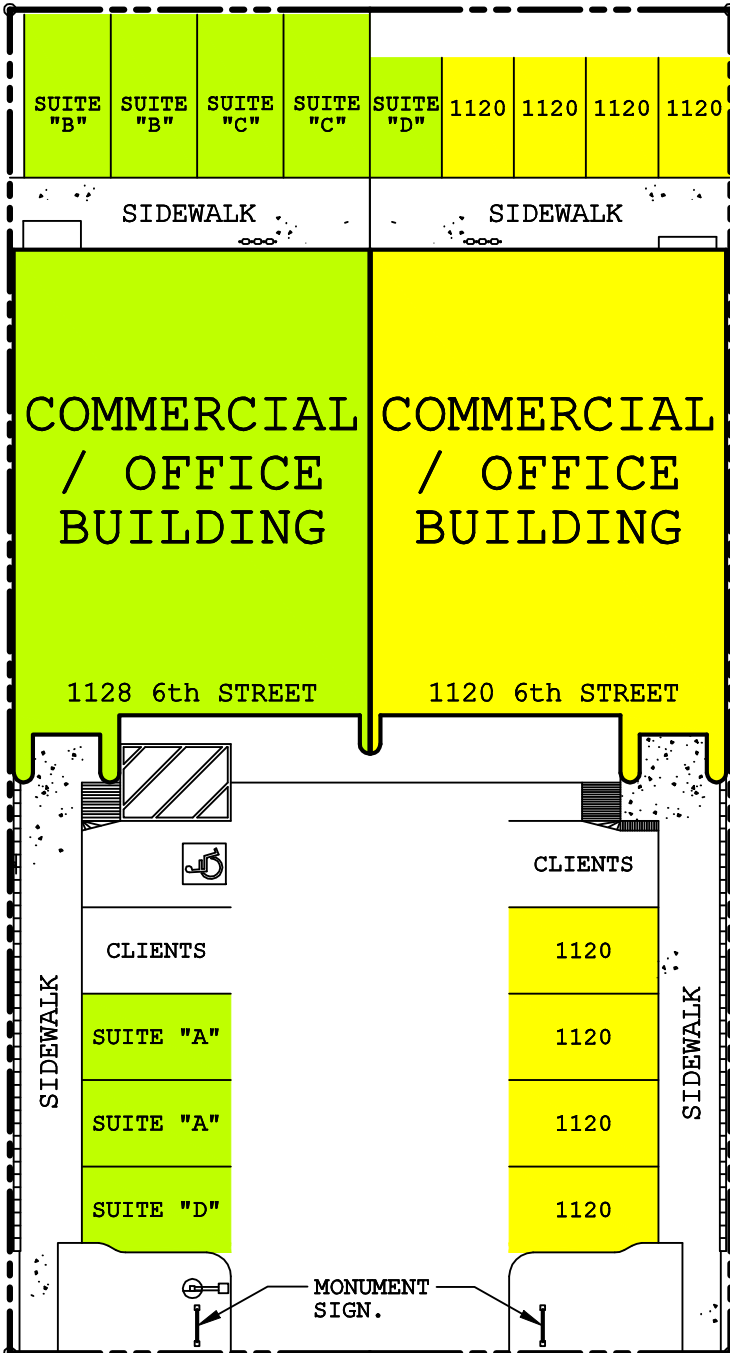
FEATURES

1. TWO STORY COMMERCIAL / OFFICE BUILDING
2. RECEPTION AREA; CONFERENCE ROOM
3. RESTROOMS
4. FULLY CARPETED SUITES
5. HIGH EFFICIENT CENTRAL AIR/HEAT UNITS
6. ONSITE PARKING
7. DIRECT FREEWAY ACCESS
8. CLEAN BUILDING
9. CENTRAL ALARM SYSTEM
10. 1ST MONTH + DEPOSIT REQUIRED
11. ZONED C-2, GENERAL COMMERCIAL
12. ALARM MONITORING INCLUDED
13. OTHER UTILITIES (WATER, GAS, ELECT., PHONE, TRASH, JANITORIAL) NOT INCLUDED

CONTACT

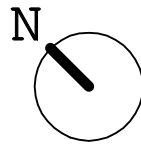
ELWYN V. HEINEN
1128 6TH STREET
MODESTO, CA 95354-2203
(209) 577-3238
5773108@att.net

ALLEY



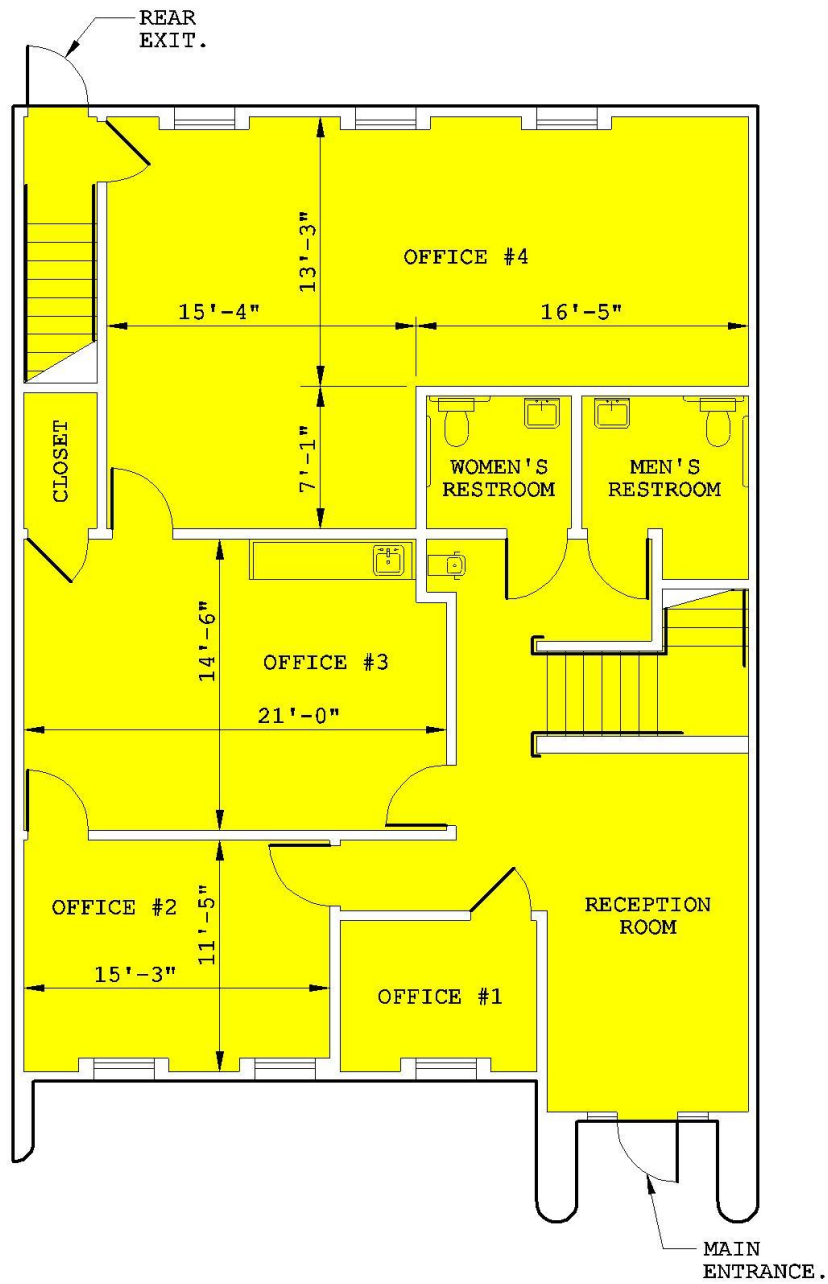
PARKING LOT GUIDELINES

PARKING SPACES AT 1120 6TH ST.	8 SPACES (NOT FOR 1128 6TH ST. USAGE)
PARKING SPACES AT 1128 6TH ST.;	
SUITE "A"	2 SPACES
SUITE "B"	2 SPACES
SUITE "C"	2 SPACES
SUITE "D"	2 SPACES
COMMON CLIENT PARKING SPACES	2 SPACES
COMMON DISABLED PARKING SPACE	1 SPACE
TOTAL PARKING	= 19 SPACES



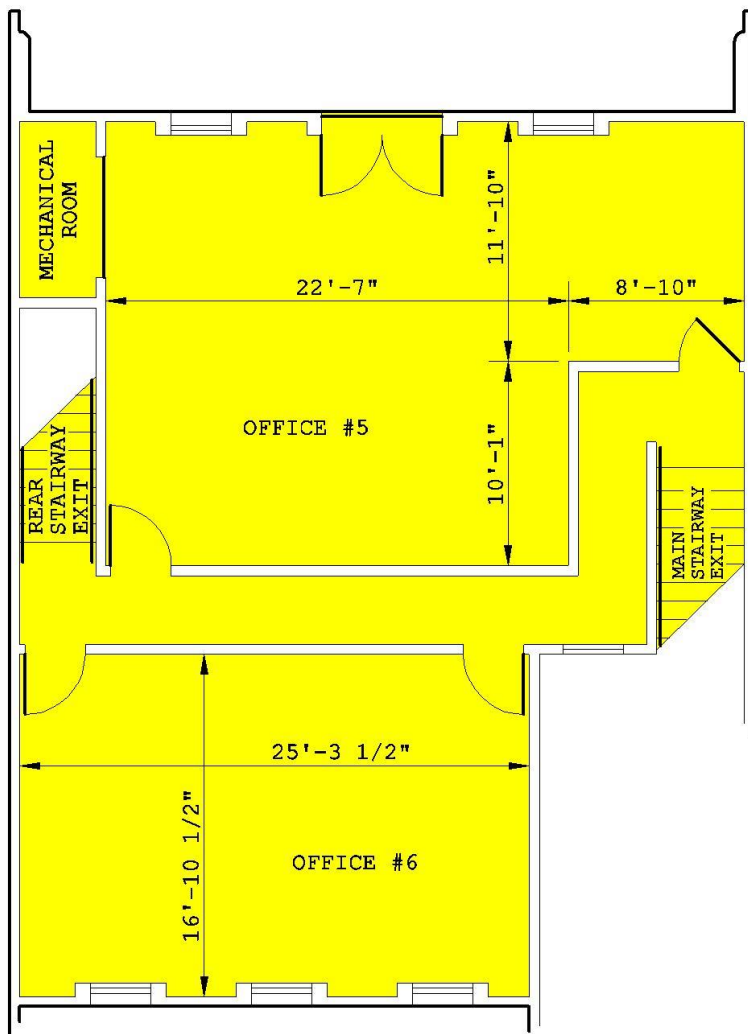
SITE PLAN

SCALE: 1" = 20.0'



1st FLOOR PLAN

1st FLOOR AREA = 1,816 SQ FT.



2nd FLOOR PLAN

2nd FLOOR AREA = 1,414 SQ FT.

