

**1120 6TH STREET, MODESTO, CA**

**COMMERCIAL / OFFICE BUILDING**

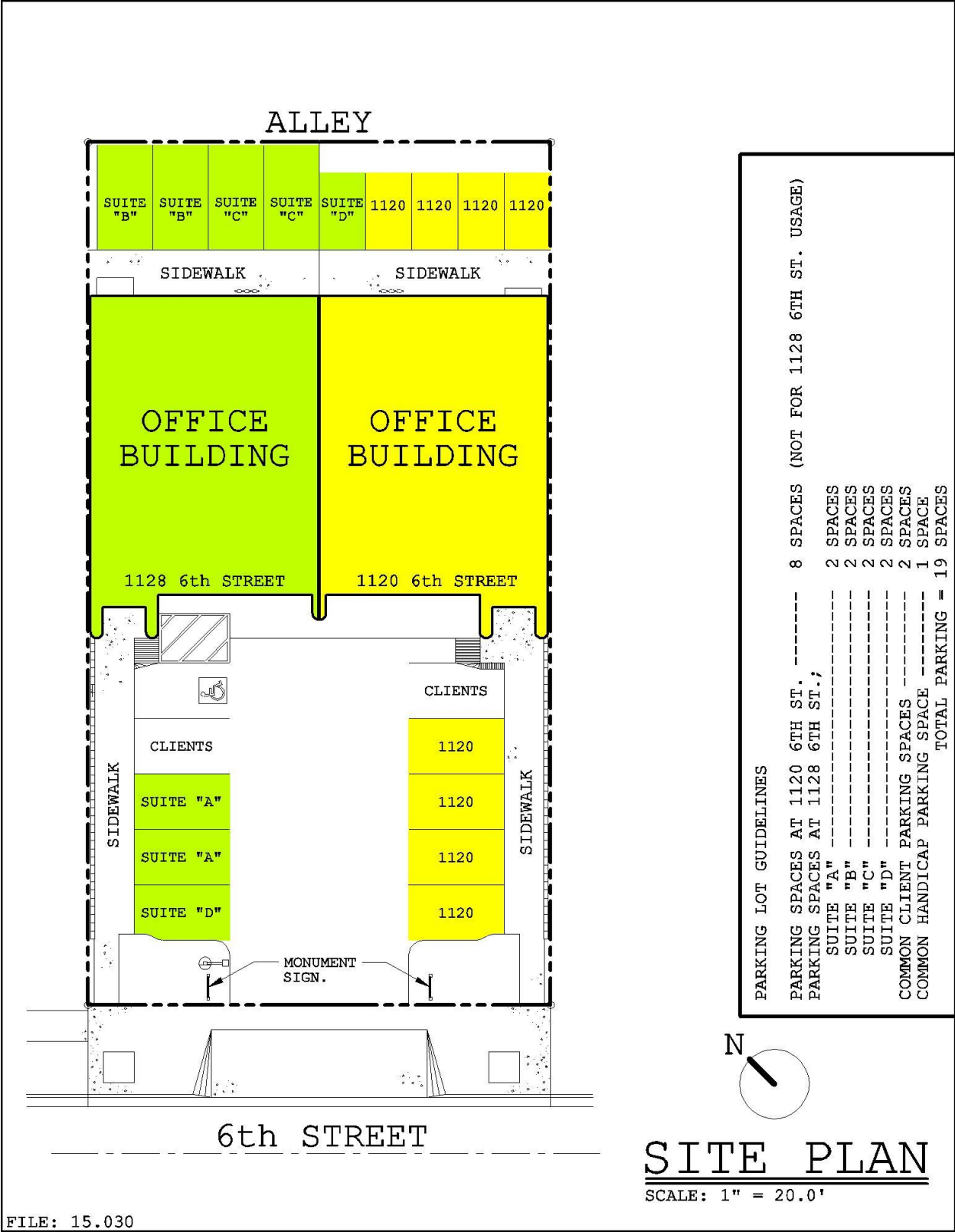
1120 6TH STREET, MODESTO, CA  
3230.40 SQ. FT.  
MINIMUM 4 YEAR LEASE  
\$5168.00/MO. FOR 1ST & 2ND YEAR  
3% INCREASE FOR EACH YEAR OF LEASE THEREAFTER

**FEATURES**

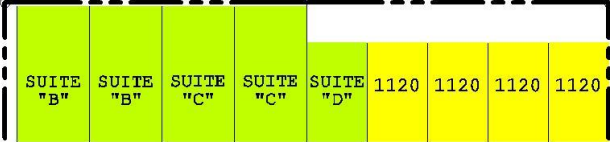
1. TWO STORY COMMERCIAL / OFFICE BUILDING
2. RECEPTION AREA; CONFERENCE ROOM
3. RESTROOMS
4. FULLY CARPETED SUITES
5. HIGH EFFICIENT CENTRAL AIR/HEAT UNITS
6. ONSITE PARKING
7. DIRECT FREEWAY ACCESS
8. CLEAN BUILDING
9. CENTRAL ALARM SYSTEM
10. 1ST MONTH + DEPOSIT REQUIRED
11. ZONED C-2, GENERAL COMMERCIAL
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](mailto:5773108@att.net)



ALLEY



SIDEWALK

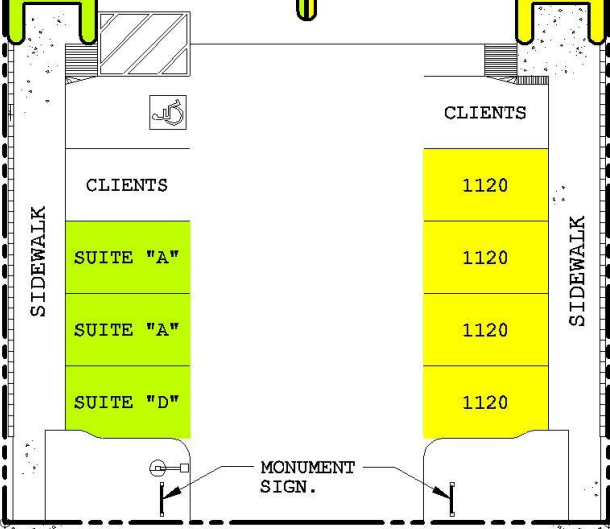
SIDEWALK

OFFICE BUILDING

OFFICE BUILDING

1128 6th STREET

1120 6th STREET



CLIENTS

CLIENTS

1120

SUITE "A"

1120

SUITE "A"

1120

SUITE "D"

1120

MONUMENT SIGN.

SIDEWALK

SIDEWALK

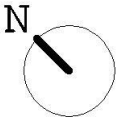
6th STREET

PARKING LOT GUIDELINES

PARKING SPACES AT 1120 6TH ST. ----- 8 SPACES (NOT FOR 1128 6TH ST. USAGE)

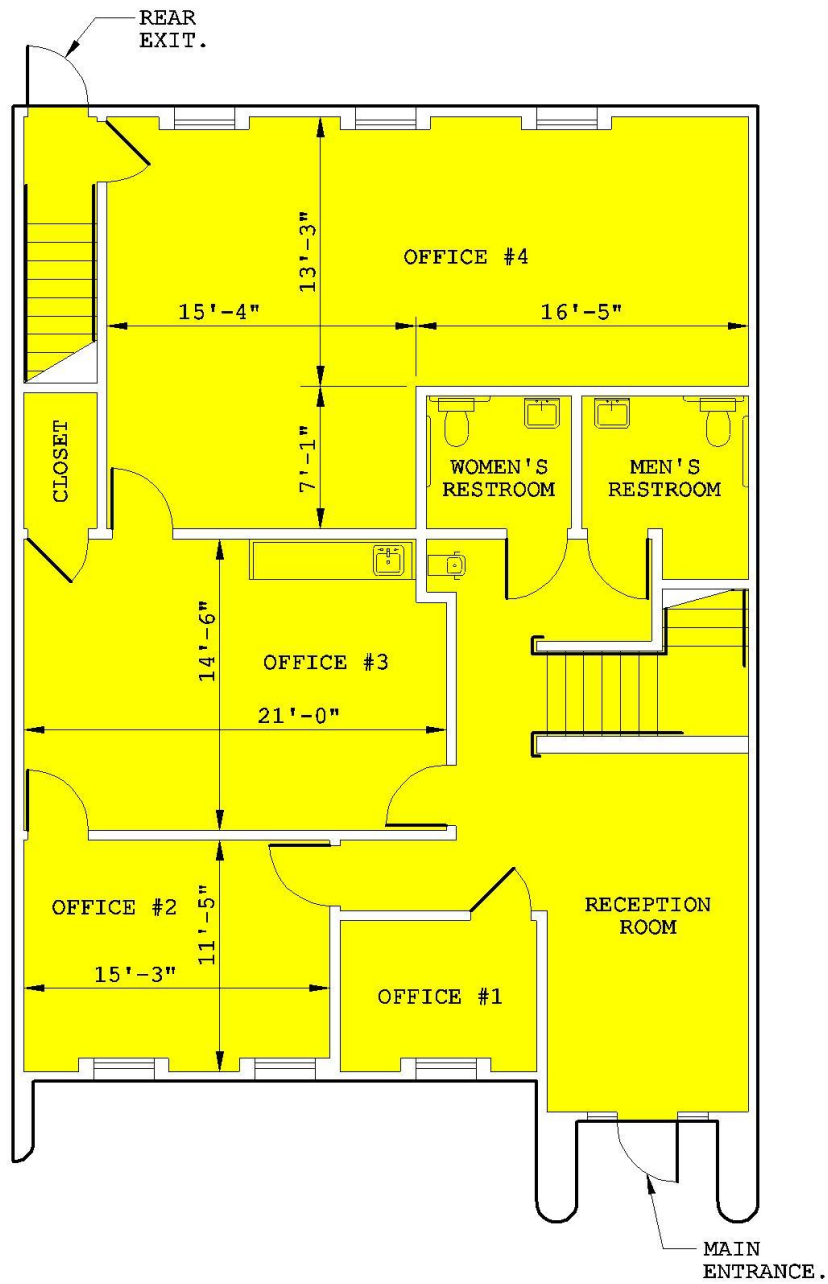
PARKING SPACES AT 1128 6TH ST.:

SUITE "A" -----	2 SPACES
SUITE "B" -----	2 SPACES
SUITE "C" -----	2 SPACES
SUITE "D" -----	2 SPACES
COMMON CLIENT PARKING SPACES -----	2 SPACES
COMMON HANDICAP PARKING SPACE -----	1 SPACE
TOTAL PARKING =	19 SPACES



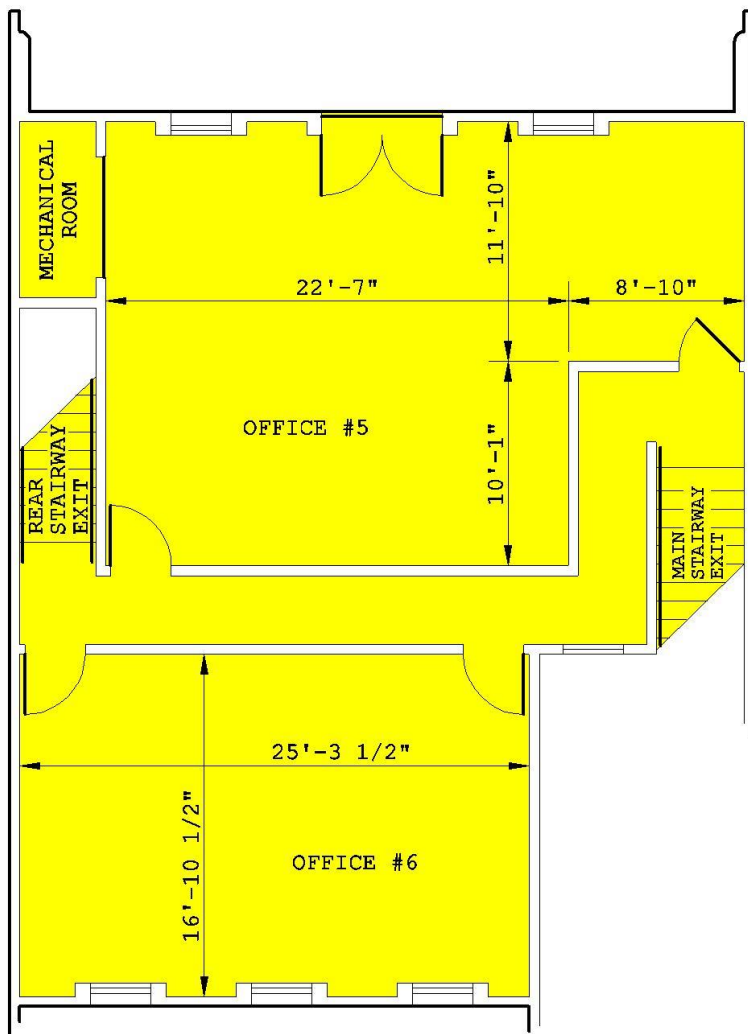
**SITE PLAN**

SCALE: 1" = 20.0'



# 1st FLOOR PLAN

1st FLOOR AREA = 1,816 SQ FT.



## 2nd FLOOR PLAN

2nd FLOOR AREA = 1,414 SQ FT.

