



331 Motor City Ct

331 Motor City Ct, Modesto, CA 95356



Derik Dami

PMZ Commercial

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(209) 652-7012



331 Motor City Ct

\$13.20 /SF/YR

For Lease – ±2,000 SF Industrial Unit | 331 Motor City Ct, Modesto, CA
Just off Pelandale Ave | Great Visibility | Immediate Availability

Professional and functional industrial space located in the well-known Motor City business park. This ±2,000 SF unit offers excellent utility with:

- Ground-Level Roll-Up Door
- Private Office & Restroom
- On-Site Surveillance Cameras
- Shared Dumpster Access
- Ample Parking
- Excellent Visibility & Easy Access to Hwy 99

Perfect for service contractors, storage/warehousing, or light industrial users looking for a clean and accessible space.

Lease...

- Clean. Ground level roll up door. Office & Restroom. Designated Parking. Easy Access to Hwy 99. Lease type: Industrial Gross



Rental Rate:	\$13.20 /SF/YR
Property Type:	Retail
Property Subtype:	Auto Repair
Gross Leasable Area:	4,000 SF
Year Built:	2007
Walk Score ®:	28 (Car-Dependent)
Rental Rate Mo:	\$1.10 /SF/MO

1st Floor

Space Available	2,000 SF
Rental Rate	\$13.20 /SF/YR
Date Available	June 13, 2025
Service Type	Industrial Gross
Office Size	100 SF
Space Type	New
Space Use	Industrial
Lease Term	1 Years

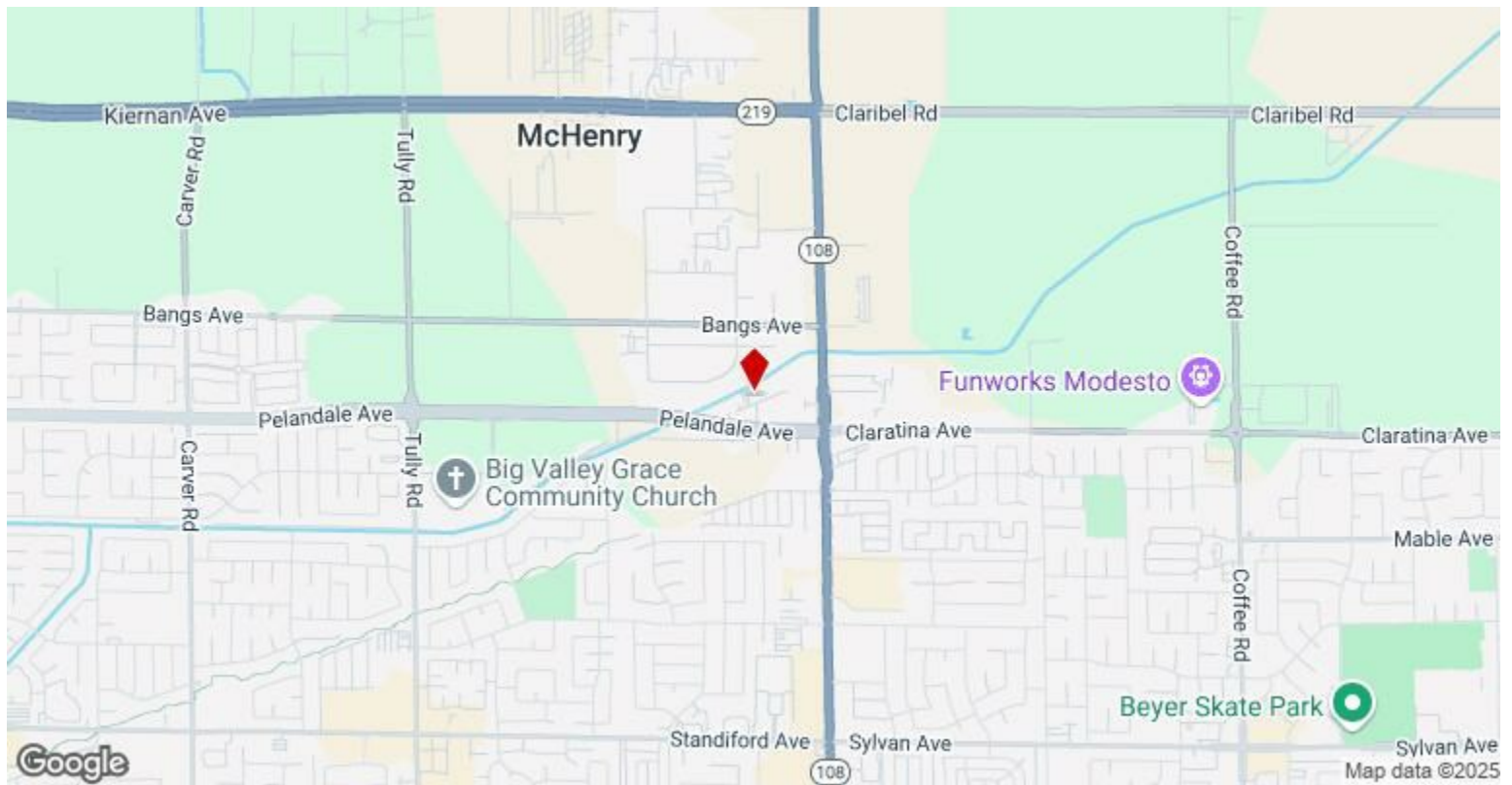
For Lease – 2,000 SF Industrial Unit | 331 Motor City Ct, Modesto, CA Just off Pelandale Ave | Great Visibility | Immediate Availability Professional and functional industrial space located in the well-known Motor City business park. This ±2,000 SF unit offers excellent utility with:

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- On-Site Surveillance Camera
- Shared Dumpster Access
- Designated Parking
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Perfect for service contractors, storage/warehousing, or light industrial users looking for a clean and accessible space. Lease Type: Industrial Gross Availability: Immediate Address: 331 Motor City Ct, Modesto, CA

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Motor City Custom Fabricators	-	April 2012
Tom and Jackie Tomberline	-	



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Lease Type: Industrial Gross
Availability: Immediate
Address: 331 Motor City Ct, Modesto, CA

Property Photos



Unknown-36



Unknown-37

Property Photos



Unknown-33



Unknown-35

Property Photos

