

# WAREHOUSE W/ SHOP - FOR LEASE

41,374± SF ON 1.25± ACRES

330 S. RIVERSIDE DRIVE, MODESTO, CA



## LISTING DATA

**AVAILABLE SF:** 41,374± SF with bonus 10,000± SF covered awning  
**PARCEL SIZE:** 1.8± Acres  
**WAREHOUSE:** 38,750± SF (155' X 250')  
**SHOP AND OFFICE:** 2,624± SF (32' X 82')  
**GL DOORS:** Three (3) 14' x 16'  
Four (4) 14' x 14'  
**DOCK HIGH DOORS:** Two exterior covered spots with air controlled pit levelers with locks  
**CLEAR HEIGHT:** 25'± - 26'±  
**M.I.D POWER:** 400 amp, 240 volts, 3 phase  
**ZONED:** M – Unincorporated Stanislaus County

For more information contact:

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**RATE: \$20,000/MO (\$0.50 PSF)  
Industrial Gross**

**AVAILABLE: June 1, 2026**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

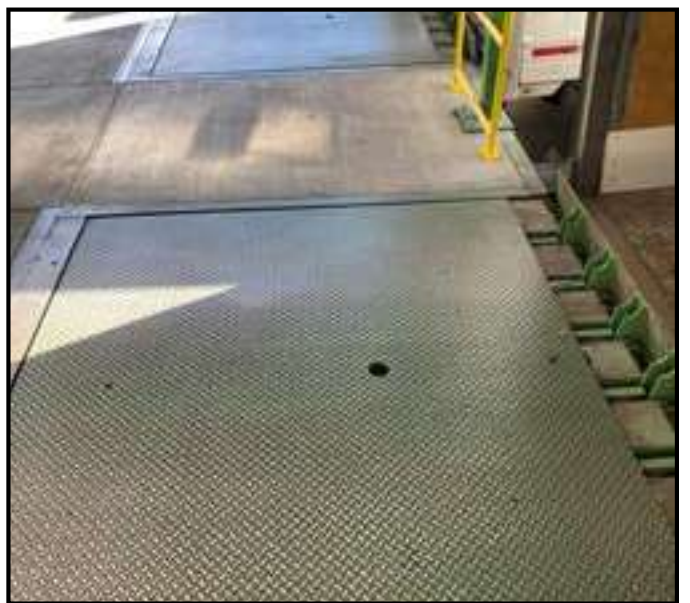
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## FEATURES:

- Concrete Tilt-Up Construction
- Large fully fenced lighted and paved yard
- Attractive clean building that has just been entirely repainted
- New LED lighting throughout
- Drive through shop is climate controlled with floor drains and wash bay
- Located in Beard Industrial District



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Located within the Beard Industrial District, located in the heart of California's Central Valley, boasting excellent access to major freeways, ports, intermodals and airports connecting the region with the entire West Coast. As a premier location, it is home to a variety of globally recognized companies, including Del Monte, Frito-Lay, E & J Gallo Winery, Nestle, Stanislaus foods, Fastenal and Sysco.

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