

For Sublease

2600 Yosemite Blvd | Modesto | CA | 95354-4041

**YOUR SIGN
HERE!**

Reliable
Products, Inc.
3600 YOSEMITE BLVD.



The information contained herein is deemed reliable, but is not guaranteed. For commercial real estate opportunities and inquiries, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1967 REAL ESTATE

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Property Summary

Address:	2600 Yosemite Blvd, Modesto, CA 95354	County:	Stanislaus County
Sublease Rate:	\$0.75 PSF	Tenancy:	Multi
Available Size:	± 11,200 SF with Yard Area	Property Type:	Industrial Warehouse
Building Size:	± 37,000 SF	Parcel Numbers:	036-002-029
Lot Size:	± 107,158 SF/2.46 AC	Procuring Broker Fee:	2.5%

Property Description:

Located along the highly traveled Yosemite Boulevard corridor in the Beard Industrial District, 2600 Yosemite Blvd offers excellent visibility and accessibility in one of Modesto's established commercial areas. This property benefits from strong daily traffic counts, convenient access to Highway 99, and close proximity to a mix of retail, service, and residential uses that help drive consistent activity to the area. The site is well-positioned for a variety of commercial users seeking exposure, functionality, and a central Modesto location, making it an attractive opportunity for owner-users or investors alike.

Term Left on Original Lease: October 31, 2027



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Beard Industrial District

The Beard Industrial District in Modesto, California, is a well-established, 2,000-acre industrial hub known for its strong logistical advantages and long-standing presence in the region. The district offers more than 17 million square feet* of industrial space, with additional land available for build-to-suit development, making it suitable for a wide range of manufacturing, distribution, and logistics operations. A key benefit of the area is its dedicated rail service through the Modesto & Empire Traction Company, which provides seamless daily interchange with both BNSF and Union Pacific railroads. The district is home to numerous major food, beverage, and packaging companies and benefits from excellent access to Highway 99 and Interstate 5, along with competitively priced utilities. With its combination of infrastructure, transportation access, and established industrial presence, the Beard Industrial District continues to serve as a prime location for regional and national businesses. Industry in the Beard District has attracted several globally recognized firms, especially in the food and beverage sector, including Nestlé, Del Monte, Frito-Lay, Stanislaus Foods, E & J Gallo Winery, and Graham Packaging. Its proximity to major transportation routes — namely Highway 99 and Interstate 5 — further enhances its appeal for distribution, manufacturing, and logistics companies.



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Floor Plan

OCCUPIED

AVAILABLE

Possibly Available

Possibly Available

OCCUPIED

OCCUPIED

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Aerial View



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Location Map



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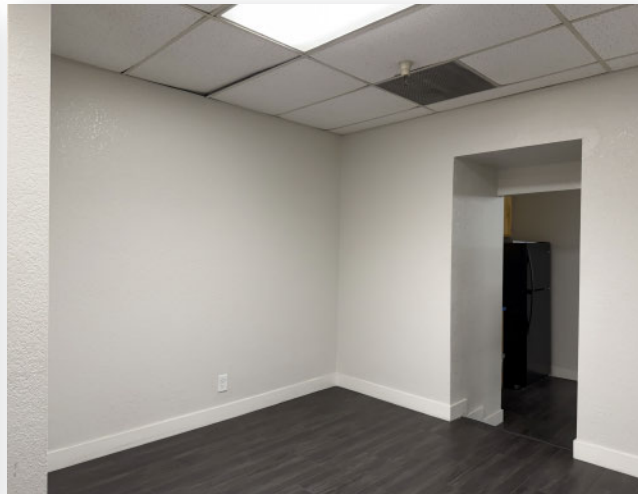
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Parcel Map



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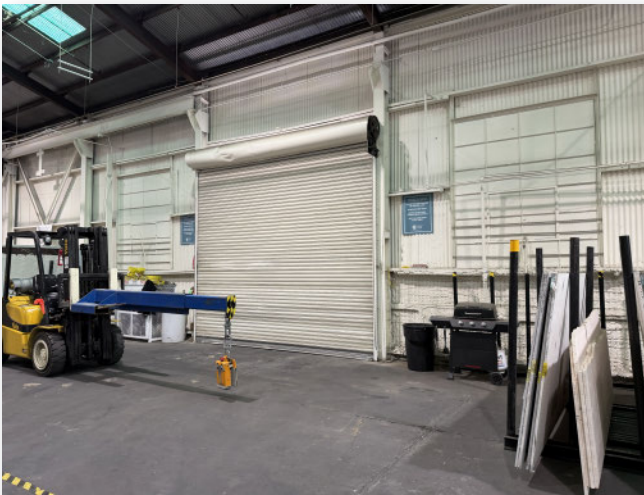
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Photo Gallery



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