

NORTH MODESTO INDUSTRIAL PARK



1200 Graphics Drive | Modesto, CA

Available ±21 Acres of Industrial Land

±244,000 SF Class A Building



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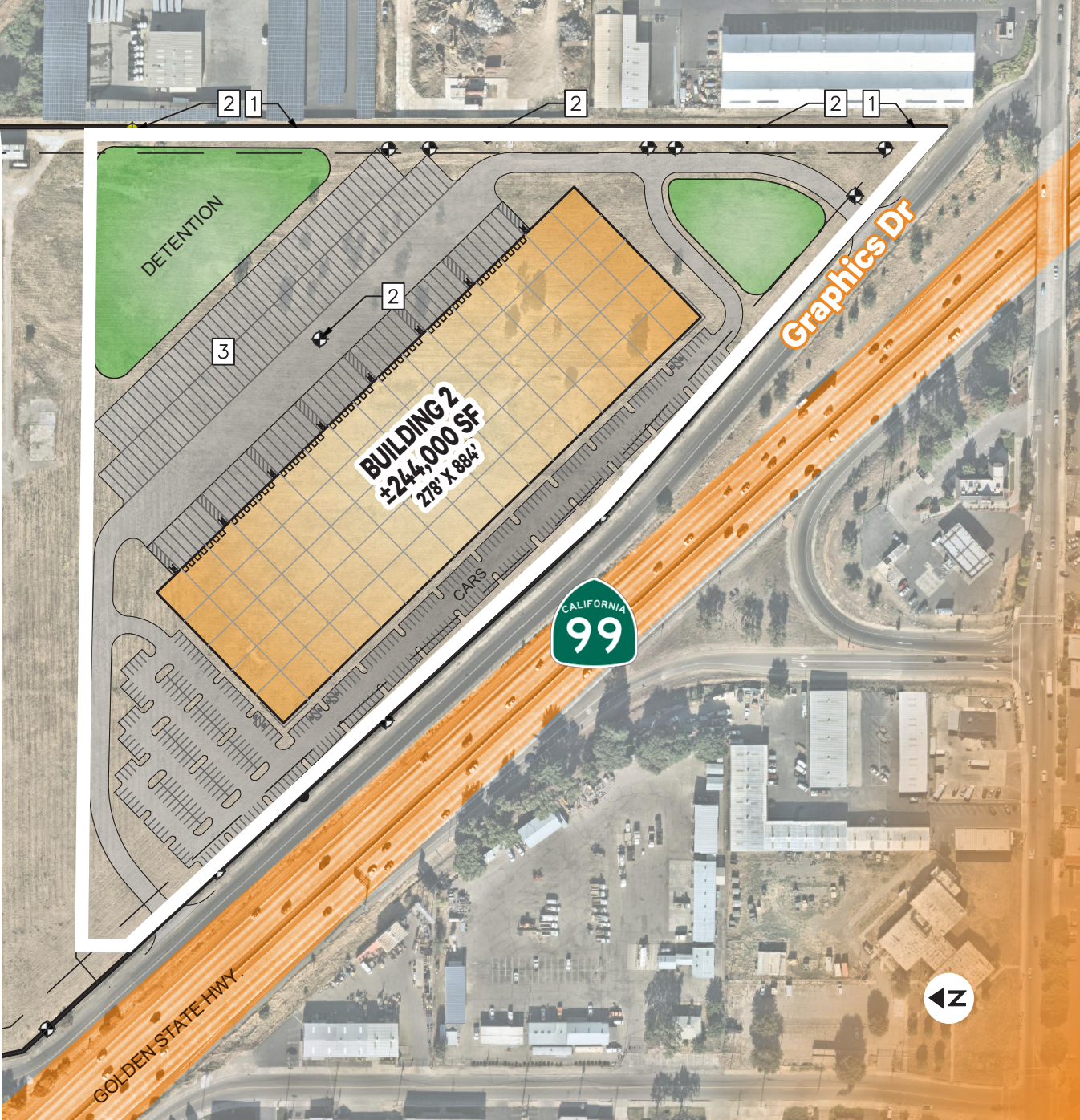
CBRE

SITE PLAN: PROPOSED BUILDING SPECS

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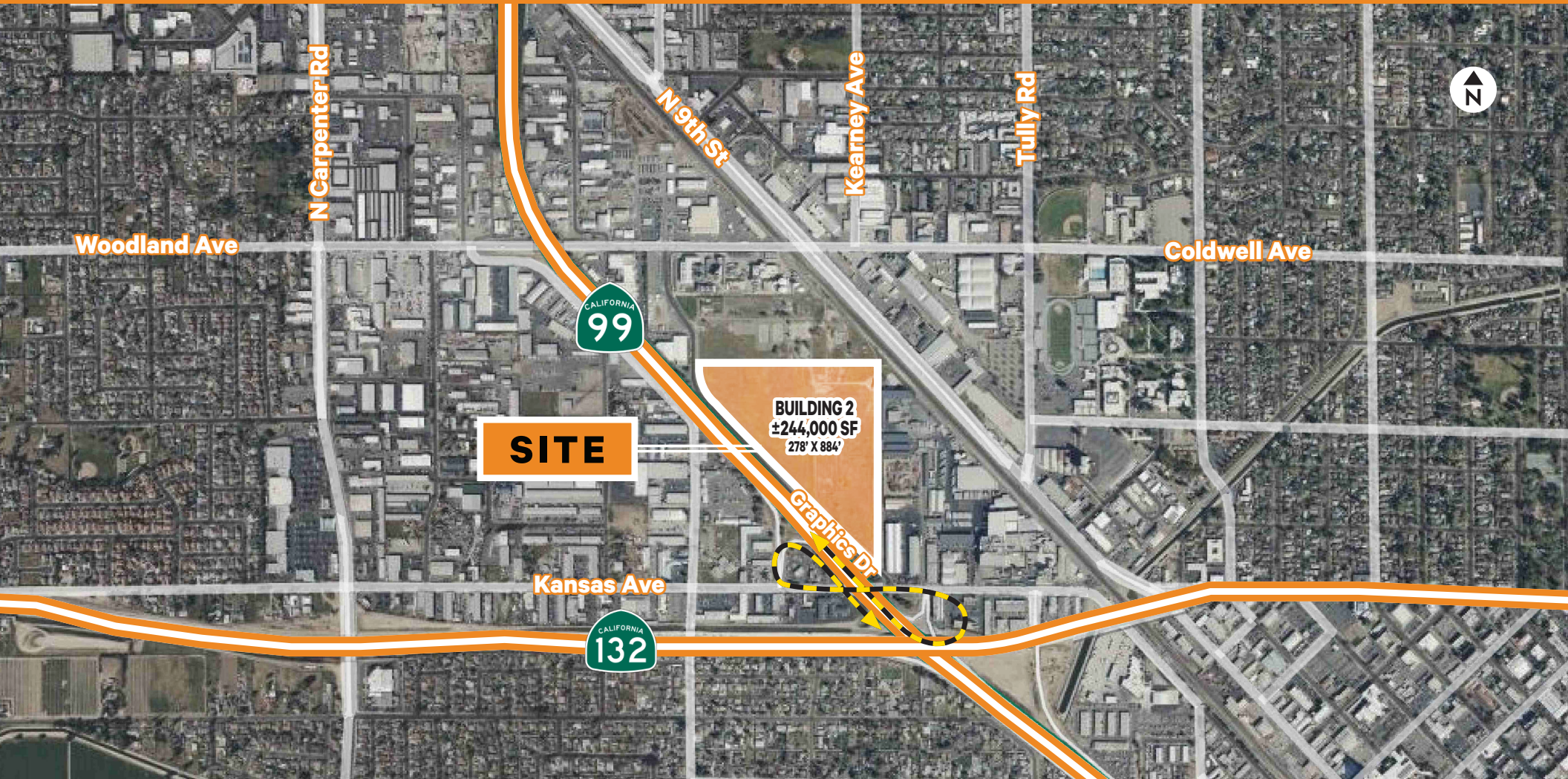
Building Size:	±244,000 SF
Lot Area:	±21 Acres
Building Dimensions:	276' X 884'
Clear Height:	36'
Column Spacing:	52' X 52'
Speed Bay Spacing:	60' X 52'
Drive Lane:	70'
Dock Wall Stalls:	48
Trailer Stalls:	108
Building Configuration:	Single Load
Dock Doors:	28 (Fully equipped; mechanical leveler, seals; 20 future knock-outs)
Drive-in Doors:	2 (12' X 14')
Auto Parking:	±346
Truck Court:	±185
Fire Protection:	Yes
Construction:	Concrete Tilt Wall
Power:	
Site:	±25MW
Building Spec:	±3,000 Amps, 480V, 3-Phase
Rail Service:	No
Sprinklers:	ESFR



SITE ACCESS

NORTH MODESTO INDUSTRIAL PARK

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INDUSTRIAL
21-ACRE SITE
ECONOMICAL



ENERGY RATES
PROVIDED
BY MODESTO
IRRIGATION DISTRICT



DIRECT FREEWAY
VISIBILITY AND
BRANDING
OPPORTUNITY



DIRECT ACCESS TO
HIGHWAYS CA 99
AND CA 132



POTENTIAL
UNION PACIFIC
RAIL ACCESS

CORPORATE NEIGHBORS

SITE

CALIFORNIA
132

Modesto

E&J Gallo Winery

AMERICOLD
MERCER
FOODS



CALIFORNIA
99

Ceres



REGIONAL CONNECTIVITY / DELIVERY

NORTH MODESTO INDUSTRIAL PARK
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MAJOR CITIES	MILES
SACRAMENTO	±60
OAKLAND	±62
SAN FRANCISCO	±74
SAN JOSE	±66
LOS ANGELES	±330
FRESNO	±117
WESTERN MARKETS (2 DAY DELIVERY)	
SEATTLE	±810
PORTLAND	±640
LAS VEGAS	±510
BOISE	±610
SALT LAKE CITY	±710
PHOENIX	±700
ALBUQUERQUE	±1,030



REGIONAL ACCESS

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	DESTINATION	MILES
	Port of Stockton	32
	Port of Oakland	78
	Port of Long Beach	339
	BNSF Intermodal	30
	Union Pacific Intermodal	22
	Fresno Int'l. Airport	100
	Bakersfield Meadows Field Airport	200
	Sacramento Int'l. Airport	85
	Oakland Int'l. Airport	72
	San Jose Int'l. Airport	78
	San Francisco Int'l. Airport	90
	LAX Int'l. Airport	320

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