

INDUSTRIAL WAREHOUSE SPACE FOR LEASE

1137 GRAPHICS DR. MODESTO, CA 95351

Graphics Drive is a frontage road located on the east side of Highway 99 with access to the highway from Kansas Avenue. This high-visibility location offers an excellent opportunity for prominent signage.



PROPERTY DETAILS

Property Type	: Industrial
Subtype	: Warehouse
Total Building Area	: 34,500 SF
Space Available	: 7,277 SF
Year Built	: 1975
Service Type	: Modified Gross
Lease Term	: Negotiable
Date Available	: 30 Days

PRICE **\$10.80/SF (\$0.90/SF)**



Key Features

- Highway 99 Frontage
- Spacious Warehouse
- 18' Truss Height
- 14' Roll Up Door
- 440V 3 Phase Power
- 100% Sprinklered



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