



Warehouse/Office
3173 Del Este Ave.
Modesto, CA 95354
20,470 SQ FT

Warehouse: 20,470 sq ft

Parking

Doors: 4 Depressed Dock Doors

Man Doors: 4 Doors

Grade Level Doors: 4 Doors

**Utilities: Gas, Water, with
Electric provided by Modesto**

Irrigation District (MID)

**MISC. ESFR Fire System,
Landscaped and Glass Store Fronts.
Divisible to 5,117.50 sq. ft.**

Location: In the River Bluff Business Park, off Mitchell Road, with connections to Highway 99 and State Route 132. This area has been designated as an Enterprise Zone.



Beard Land Improvement Company
530 Eleventh St. PO Box 1113
Modesto, CA 95353
209.524.4631
WWW.BEARDLAND.Com