



Freeway-Visible Warehouse Spaces Available | ±1,485 - 2,264 SF

FOR LEASE

Lone Palm Industrial Park

Lone Palm Avenue + N Emerald Avenue | Modesto, CA 95351

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1325 Lone Palm Avenue - Unit D-F

Availability: **Available Now**

Lease Price: **\$2,400/mo Modified Gross**

Available Units:

- **Unit D-F: \pm 2,264 SF; Open Space w/no walls**
- **May be able to be demised to Units that are \pm 750 SF with (1) Grade Level Door each**

Clear Height: **\pm 12' - 14'**

GL Doors: **Three (3) GL Doors (10' x 12')**

Power: **110 Volts (potential for 220v)**

Property Features:

- **Common area restroom**
- **Chain link entry gate**
- **Electricity, water, sewer included**
- **No garbage service provided**
- **No outdoor storage without written approval by Landlord**



1325 Lone Palm Avenue - Unit D-F Floor Plan



1511 Lone Palm Avenue - Unit C

Lease Price: **\$1,695/mo Modified Gross**

Available SF: **±1,485 SF**

Space Dimension: **29' W x 50' L**

Clear Height: **±15' (Minimum)**

GL Doors: **One (1) GL Door Per Unit; 10' x 12'**

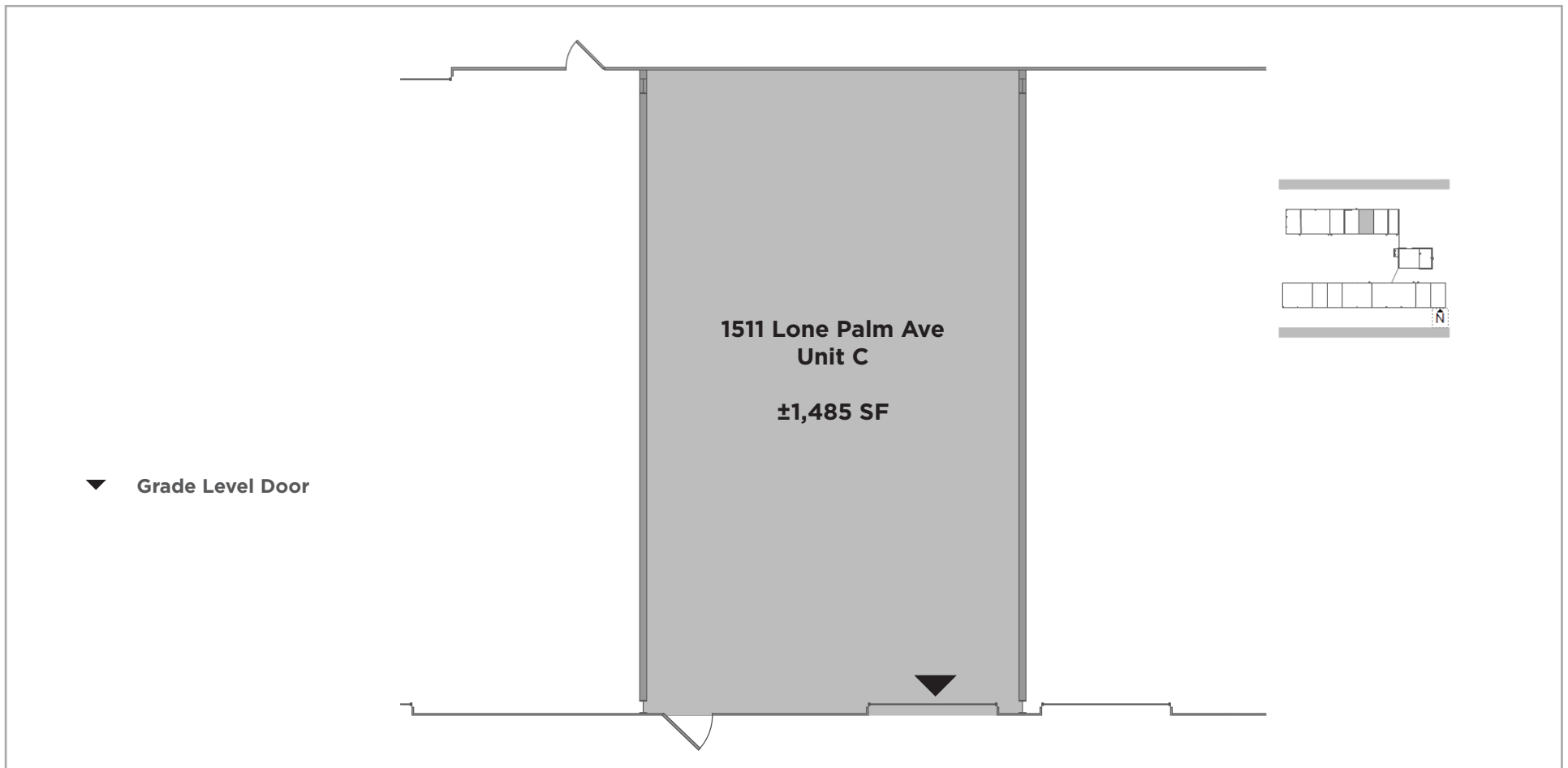
Power: **110 Volts**

Property Features:

- Common Restroom
- Insulated Ceilings, Skylights, Warehouse Lighting
- Secured Gate
- Includes electricity, water, sewer
- No outdoor storage without approval by Landlord



1511 Lone Palm Avenue - Unit C Floor Plan



1413 Lone Palm Avenue - Unit F

Availability: Available April 1, 2024

Lease Price: \$1,595/mo Modified Gross

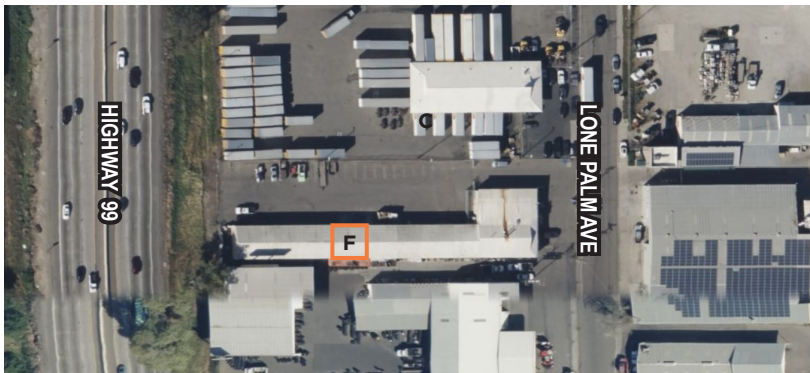
Available Units: ±1,517 SF Warehouse

Space Dimension: ±41' Wide x ±37' Deep

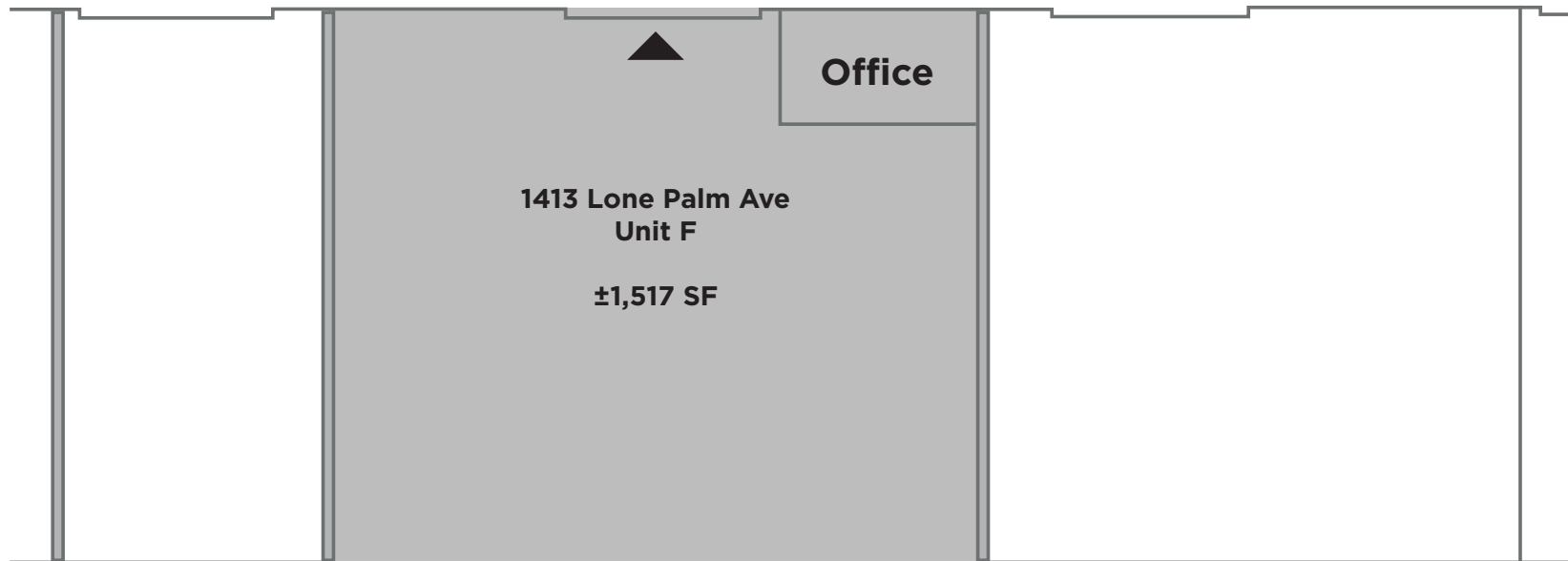
GL Doors: (1) GL Roll Up Door

Property Features:

- With small office
- Common Restroom
- Fenced and Gated Entry
- Electricity, water, sewer included
- No garbage service provided
- No outdoor storage without written approval by Landlord



1413 Lone Palm Avenue - Unit F Floor Plan



▲ Grade Level Roll Up Door

