



1325 LONE PALM
±745 SF - 789 SF UNITS

1335 LONE PALM
±962 SF - 978 SF UNITS

1342 N EMERALD
± 3,424 SF

WOODLAND AVENUE

N EMERALD AVENUE

1503 LONE PALM
±1,489 - 1,496 SF UNITS

1511 LONE PALM
±1,485 SF UNITS



CA HWY 99

N 9TH STREET

FOR LEASE | ±745 - 3,424 SF SUITES AVAILABLE

[View Site Specific COVID-19 Prevention Plan](#)

LONE PALM INDUSTRIAL PARK

1325 - 1511 LONE PALM AVENUE | MODESTO, CA

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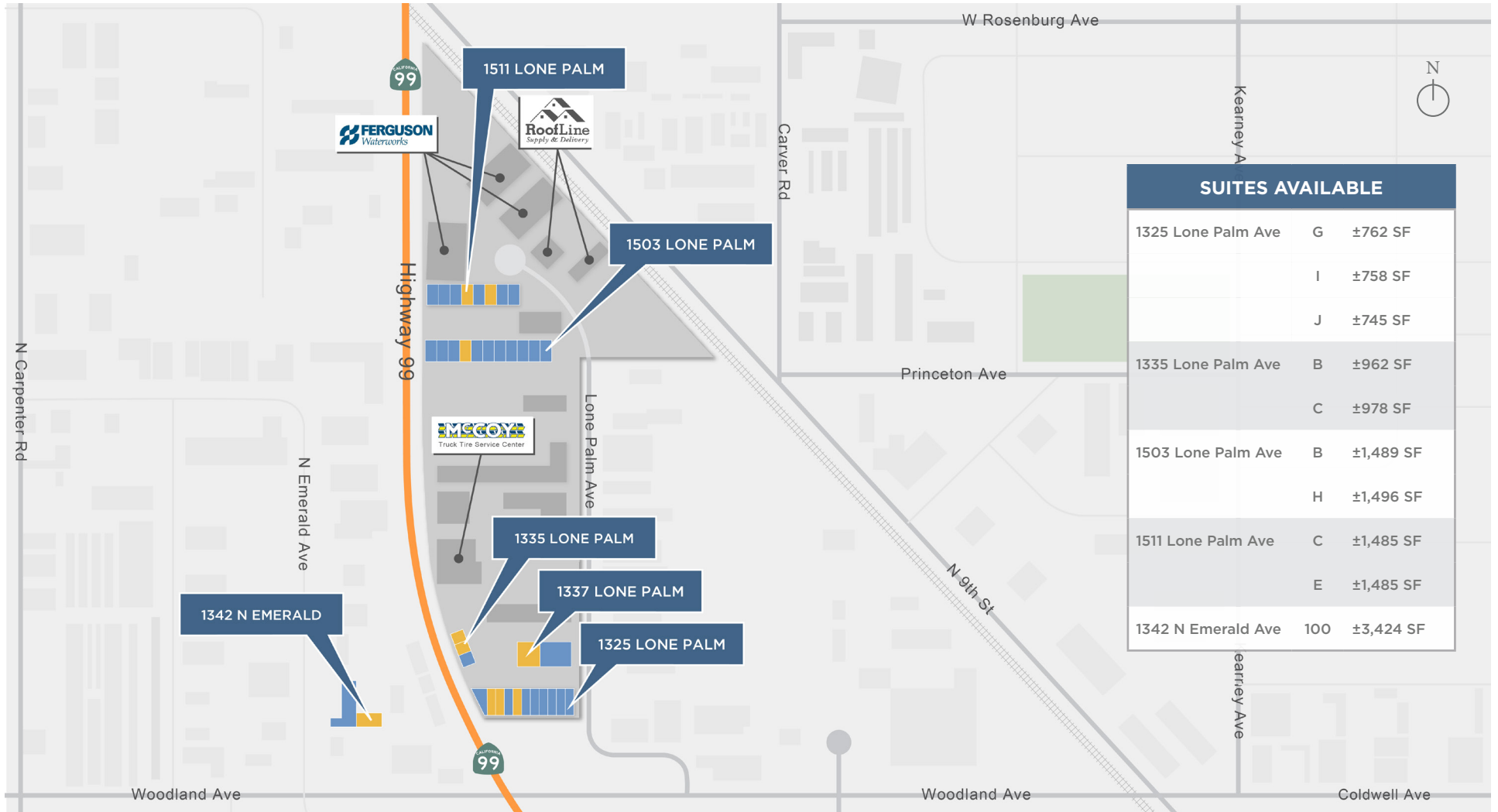
LONE PALM INDUSTRIAL PARK

FOR LEASE | ±745 - 3,424 SF SUITES

1325 - 1511 LONE PALM AVENUE | MODESTO, CA



Site Plan



SUITES AVAILABLE		
1325 Lone Palm Ave	G	±762 SF
	I	±758 SF
	J	±745 SF
1335 Lone Palm Ave	B	±962 SF
	C	±978 SF
1503 Lone Palm Ave	B	±1,489 SF
	H	±1,496 SF
1511 Lone Palm Ave	C	±1,485 SF
	E	±1,485 SF
1342 N Emerald Ave	100	±3,424 SF

LONE PALM INDUSTRIAL PARK

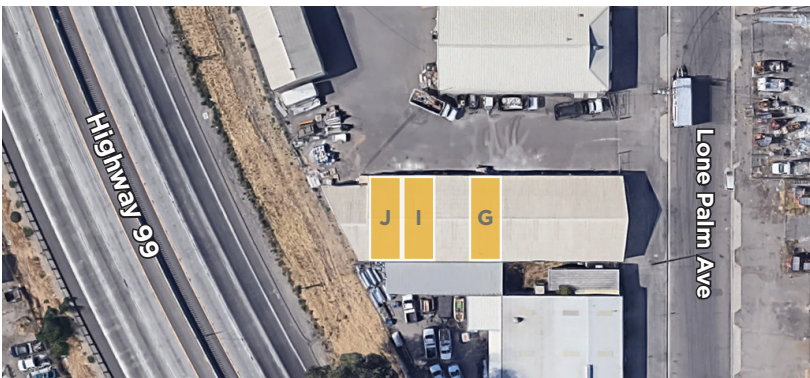
FOR LEASE | ±745 - 3,424 SF SUITES

1325 - 1511 LONE PALM AVENUE | MODESTO, CA



1325 LONE PALM AVE - UNIT G, I, J

Lease Price:	Contact Broker
Available Units:	Unit G: ±762 SF Unit I: ±758 SF Unit J: ±745 SF
Clear Height:	± 15' (Minimum)
GL Doors:	One (1) GL Door Per Unit; 10' x 12'
Power:	110 Volts
Property Features:	Secured Gate; Newly Remodeled Common Restroom



LONE PALM INDUSTRIAL PARK

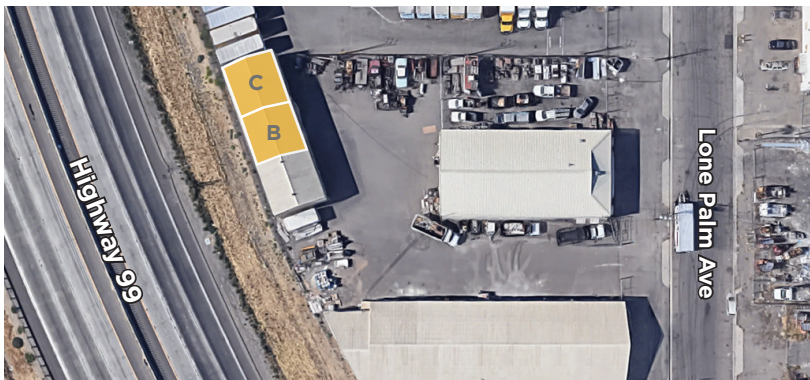
FOR LEASE | ±745 - 3,424 SF SUITES

1325 - 1511 LONE PALM AVENUE | MODESTO, CA



1335 LONE PALM AVE - UNIT B,C

Lease Price:	Contact Broker
Available Units:	Unit B: ±962 SF Unit C: ±978 SF
Space Dimensions:	33' x 30'
Clear Height:	±15'
GL Doors:	One (1) GL Door Per Unit (12' x 14')
Power:	110 Volts; Individually Metered
Property Features:	Newly Remodeled Common Restroom, Potential Yard Space, Secured Gate



LONE PALM INDUSTRIAL PARK

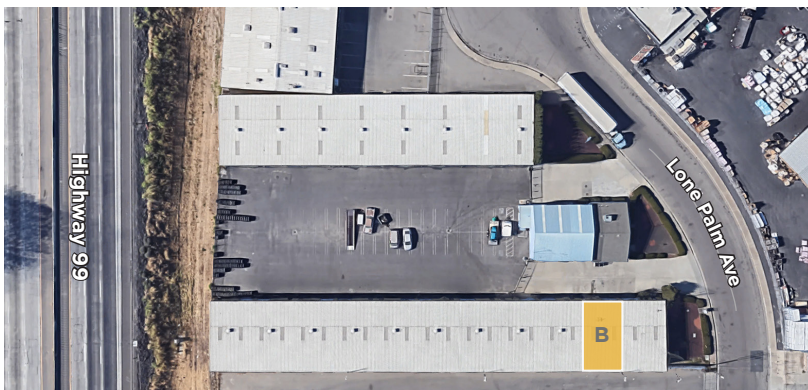
FOR LEASE | ±745 - 3,424 SF SUITES

1325 - 1511 LONE PALM AVENUE | MODESTO, CA



1503 LONE PALM AVE - UNIT B

Lease Price:	Contact Broker
Available SF:	±1,489 SF Warehouse; ±12' x 18' Office
Clear Height:	±17' (Minimum)
GL Doors:	One (1) GL Door Per Unit; 12' x 14'
Power:	110 Volts
Property Features:	Office AC, Restroom/Shower, Mezzanine



LONE PALM INDUSTRIAL PARK

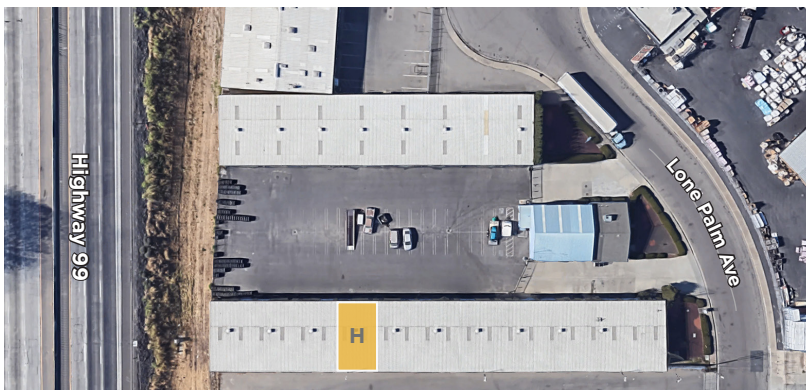
FOR LEASE | ±745 - 3,424 SF SUITES

1325 - 1511 LONE PALM AVENUE | MODESTO, CA



1503 LONE PALM AVE - UNIT H

Lease Price:	Contact Broker
Available SF:	±1,496 SF
Space Dimensions:	30' W x 50' L
Clear Height:	±15' (Minimum)
GL Doors:	One (1) GL Door (10' x 12')
Power:	110 Volts
Property Features:	Newly Remodeled Common Restroom, Insulated Ceilings, Skylights, Warehouse Lighting, Secured Gate



LONE PALM INDUSTRIAL PARK

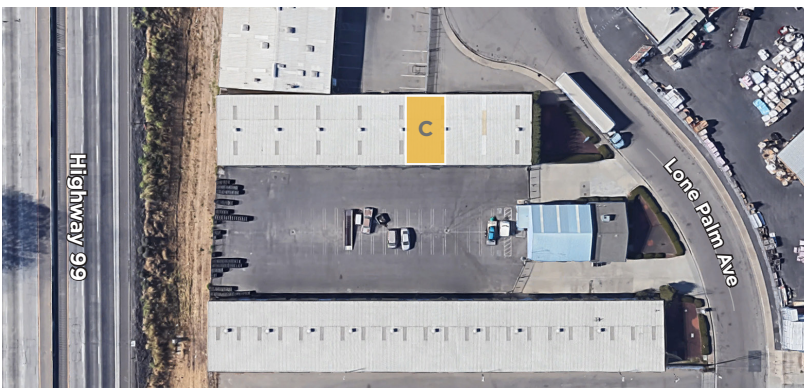
FOR LEASE | ±745 - 3,424 SF SUITES

1325 - 1511 LONE PALM AVENUE | MODESTO, CA



1511 LONE PALM AVE - UNIT C

Lease Price:	Contact Broker
Available SF:	±1,450 SF
Space Dimensions:	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:	Newly Remodeled Common Restroom, Insulated Ceilings, Skylights, Warehouse Lighting, Secured Gate



LONE PALM INDUSTRIAL PARK

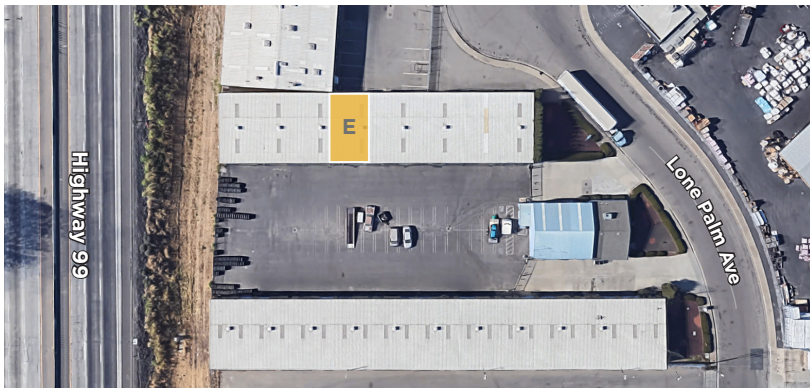
FOR LEASE | ±745 - 3,424 SF SUITES

1325 - 1511 LONE PALM AVENUE | MODESTO, CA



1511 LONE PALM AVE - UNIT E

Lease Price:	Contact Broker
Available SF:	±1,450 SF
Space Dimensions:	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:	Newly Remodeled Common Restroom, Insulated Ceilings, Skylights, Warehouse Lighting, Secured Gate



LONE PALM INDUSTRIAL PARK

FOR LEASE | ±745 - 3,424 SF SUITES

1325 - 1511 LONE PALM AVENUE | MODESTO, CA



1342 N EMERALD AVE - SUITE 100A

Lease Price:	Contact Broker
Available SF:	±3,424 SF Warehouse; ±348 SF Office
Clear Height:	±15' (Minimum)
GL Doors:	Two (2) GL Doors (10' x 12')
Power:	110 Volts
Property Features:	Mezzanine/Office with AC, Restroom, Fenced & Gated Yard



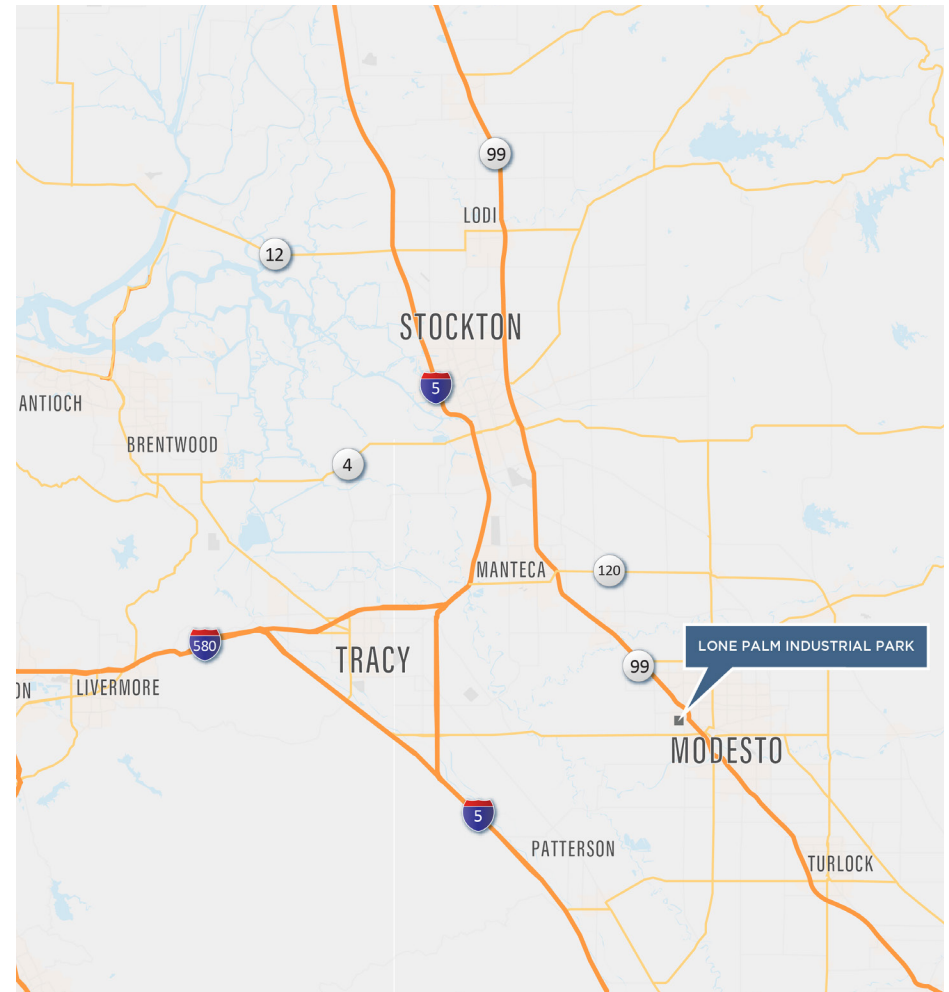
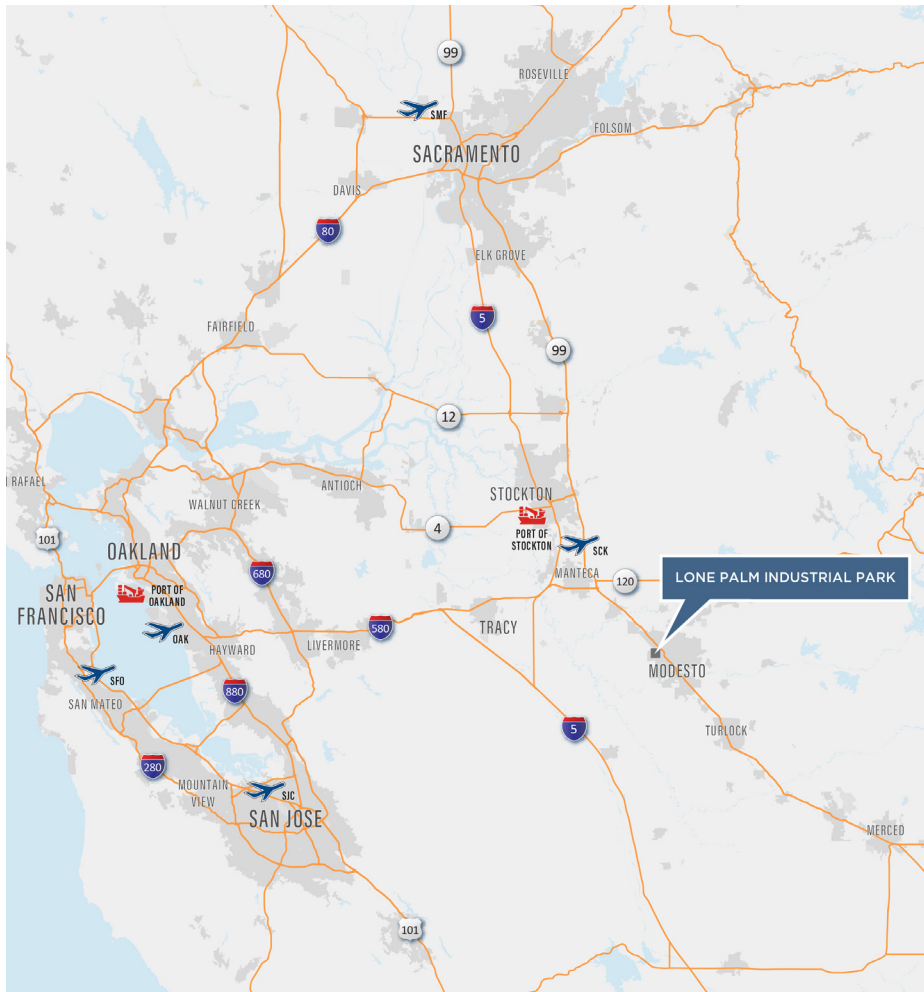
LONE PALM INDUSTRIAL PARK

FOR LEASE | ±745 - 3,424 SF SUITES

1325 - 1511 LONE PALM AVENUE | MODESTO, CA



Site Location & Area





1325 LONE PALM
±745 SF - 789 SF UNITS

1335 LONE PALM
±962 SF - 978 SF UNITS

1342 N EMERALD
± 3,424 SF

WOODLAND AVENUE

N EMERALD AVENUE

1503 LONE PALM
±1,489 - 1,496 SF UNITS

1511 LONE PALM
±1,485 SF UNITS

RoofLine
Supply & Delivery

FERGUSON
Waterworks

CA HWY 99

N 9TH STREET

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[View Site Specific COVID-19 Prevention Plan](#)

