

# WAREHOUSE & SECURED YARD

1304 N Emerald Ave | Modesto, CA 95351

# FOR LEASE



**PMZ** COMMERCIAL  
SINCE 1957 REAL ESTATE

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### INFORMATION

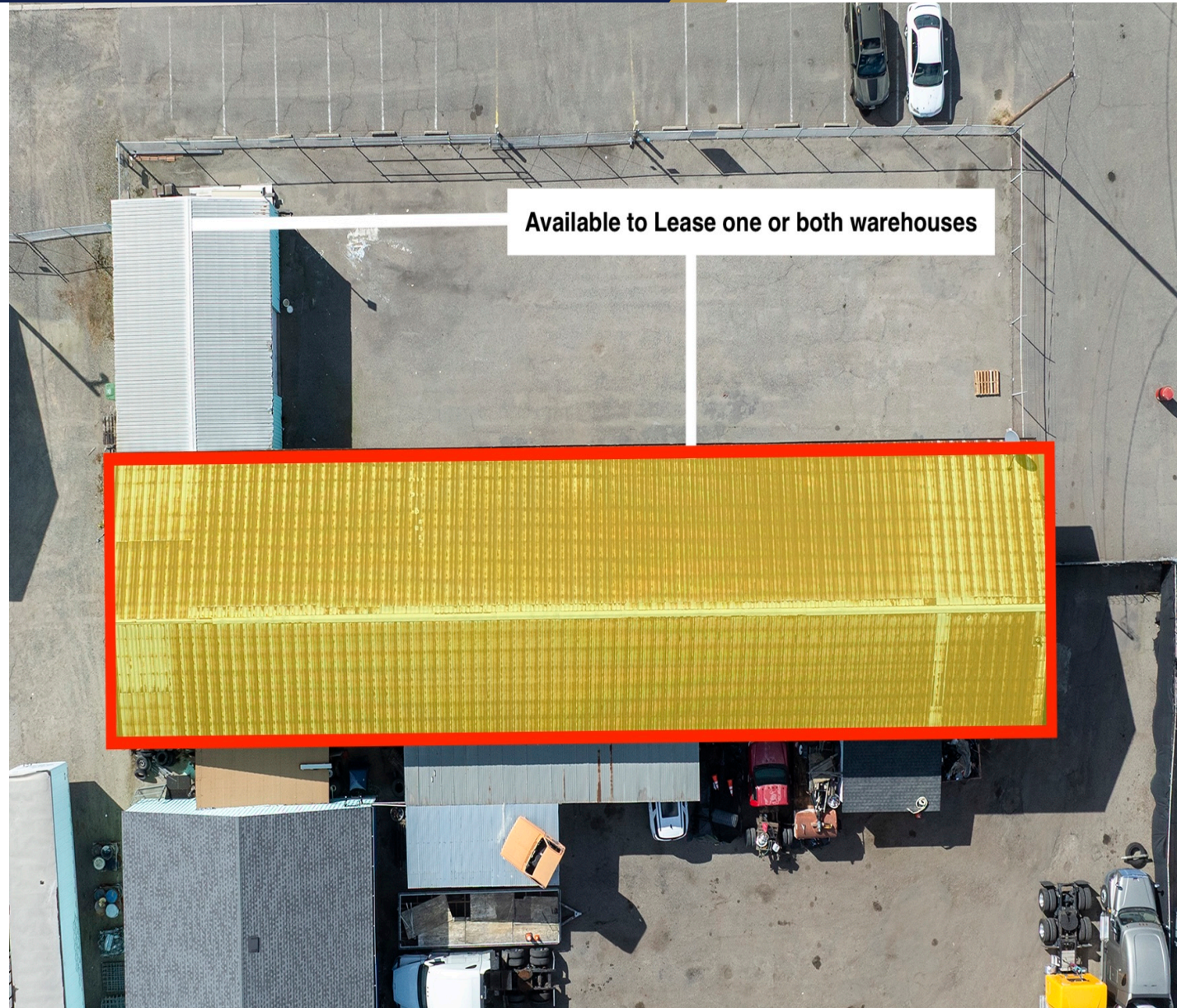
- Available: ± 5,720 SF Warehouse
- APN: 029-038-005
- Lease Rate: \$.95 PSF, Plus Electric
- Project Total: ± 5,720 SF
- Yard Size Available: ± 8,000 SF
- Type: Warehouse With Secured Yard

### DESCRIPTION

1304 N Emerald Ave is an ± 5,700 square-foot industrial/warehouse facility offering practical space for distribution, light manufacturing, or logistics operations. The building features four GL doors with three at 12-foot clear height, and available trailer parking to support efficient goods movement and loading activity. Strategically situated near major transportation routes and industrial users, the property provides convenient access to local labor pools and key regional corridors.

### HIGHLIGHTS

- Standalone warehouse with 4 GL doors.
- 13 surface parking spaces.
- Proximity to major vendors, retailers, and high visibility on corner lot.



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MSR - Access to 99

Industrial Corridor

Major Retailers



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The property is equipped with a warehouse, secured yard for storage, and 13 off-street spaces for parking.



### Warehouse Features:

- 4 GL Roll Door
- Ample Power
- Off-street Parking
- Office Space
- 12' x 12' roll-up door
- 16' Clearance

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### ABOUT PMZ COMMERCIAL REAL ESTATE: From Humble Beginnings to Industry Leader

PMZ Real Estate was founded by Paul M. Zagaris, who started his real estate practice in 1947. Our organization is family-owned and managed.

We are an independent real estate firm with over 550 professional sales associates. We are ranked in the top 50 mega-brokers in the country. With sales over 1.2 billion dollar annually, PMZ Real Estate is the most successful real estate organization in the East Bay and Central Valley regions.



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### ABOUT NICK: From Military Service to Real Estate Investment Strategy

A dedicated commercial real estate professional specializing in investment, leasing, and sales throughout the Central Valley. A U.S. Army Infantry Veteran and former Platoon Sergeant, he brings a disciplined, mission-driven approach to every client relationship.

With a decade of experience, Nick combines strong underwriting and financial analysis skills with an investor's perspective to help clients identify opportunities, maximize value, and achieve lasting growth. His background in lending, acquisitions, and 1031 exchanges provides a deep understanding of complex transactions and financing structures.

Nick holds a B.A. in Entrepreneurship with a minor in Business Analytics from American Military University. He approaches real estate with strategy, transparency, and collaboration—focused on advising clients toward smart, sustainable decisions.

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