

# WAREHOUSE & SECURED YARD

1348 McWilliams Way | Modesto, CA 95351

# FOR LEASE



**PMZ** COMMERCIAL  
SINCE 1957 REAL ESTATE

NICK MAUGERI  
AGENT, DRE 02109522  
209.409.4225  
nmaugeri@pmz.com

PMZ COMMERCIAL  
BROKER, DRE 00405158  
209.527.5640

**CLICK HERE TO  
WATCH THE  
DRONE VIDEO**

# WAREHOUSE & SECURED YARD

1348 McWilliams Way | Modesto, CA 95351

## FOR LEASE

### INFORMATION

- Available: ± 10,900 SF Warehouse
- APN: 029-038-012
- Lease Rate: \$.95 PSF
- Project Total: ± 10,900 SF
- Yard Size Available: ± 54,500 SF
- Type: Warehouse With Secured Yard

### DESCRIPTION

1348 McWilliams Way is an industrial/warehouse facility offering functional space suitable for distribution, light manufacturing, or towing/contractor operations. The building provides efficient access and layout to support day-to-day operations, including loading and storage needs. Strategically located in Modesto's established industrial corridor, the property offers convenient access to major transportation routes and surrounding industrial users. Its central location supports connectivity to local labor and key Central Valley markets.

### HIGHLIGHTS

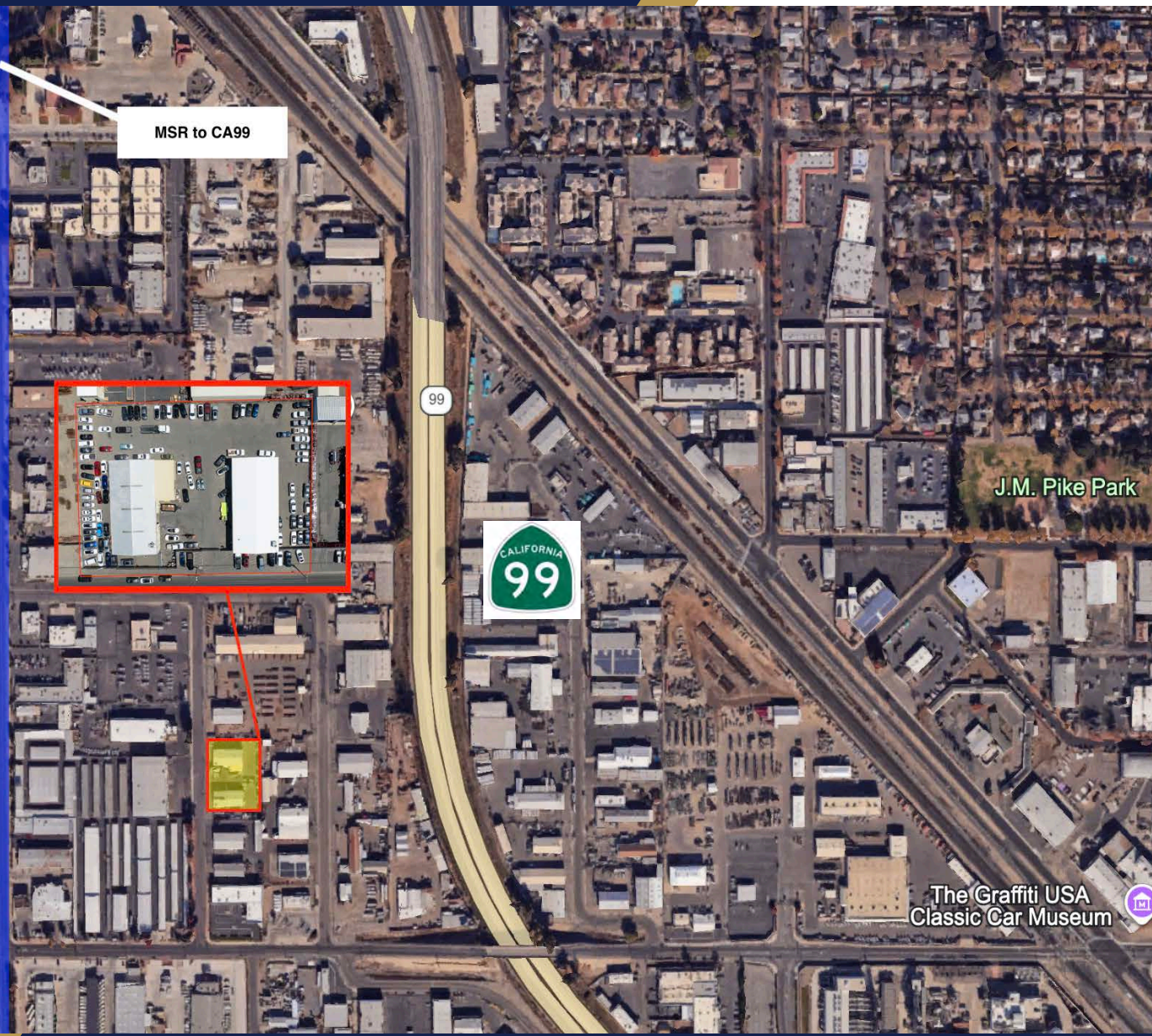
- Two standalone warehouses with 6 GL doors.
- 7 surface parking spaces.
- Proximity to major vendors, retailers, and secured lot with ample parking.



# WAREHOUSE & SECURED YARD

1348 McWilliams Way | Modesto, CA 95351

# FOR LEASE



Major Retail

76  
THE HOME DEPOT  
Wendy's  
OLD FASHIONED HAMBURGERS  
O'Reilly  
AUTO PARTS  
Starbucks

**PMZ** COMMERCIAL  
SINCE 1957 REAL ESTATE

NICK MAUGERI  
AGENT, DRE 02109522  
209.409.4225  
nmaugeri@pmz.com

PMZ COMMERCIAL  
BROKER, DRE 00405158  
209.527.5640

**CLICK HERE TO  
WATCH THE  
DRONE VIDEO**

# WAREHOUSE & SECURED YARD

1348 McWilliams Way | Modesto, CA 95351

# FOR LEASE



**PMZ** COMMERCIAL  
SINCE 1957 REAL ESTATE

NICK MAUGERI  
AGENT, DRE 02109522  
209.409.4225  
nmaugeri@pmz.com

PMZ COMMERCIAL  
BROKER, DRE 00405158  
209.527.5640

**CLICK HERE TO  
WATCH THE  
DRONE VIDEO**

# WAREHOUSE & SECURED YARD

1348 McWilliams Way | Modesto, CA 95351

## FOR LEASE

The property is equipped with two warehouses, secured yard for storage with a capacity of 200 vehicles, and 7 off-street spaces for parking.



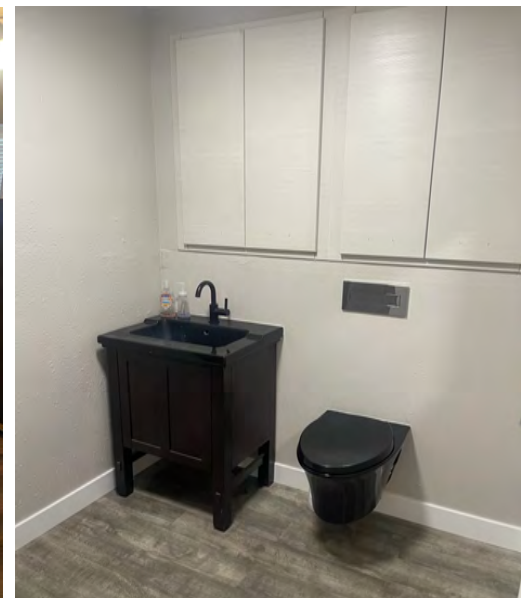
### Warehouse Features:

- 6 GL Roll Doors
- Ample Power
- Off-street Parking
- Office Space
- 18' Clearance

# WAREHOUSE & SECURED YARD

1348 McWilliams Way | Modesto, CA 95351

# FOR LEASE



**PMZ** COMMERCIAL  
SINCE 1957 REAL ESTATE

NICK MAUGERI  
AGENT, DRE 02109522  
209.409.4225  
nmaugeri@pmz.com

PMZ COMMERCIAL  
BROKER, DRE 00405158  
209.527.5640

**CLICK HERE TO  
WATCH THE  
DRONE VIDEO**

# WAREHOUSE & SECURED YARD

1348 McWilliams Way | Modesto, CA 95351

# FOR LEASE



**PMZ** COMMERCIAL  
SINCE 1957 REAL ESTATE

NICK MAUGERI  
AGENT, DRE 02109522  
209.409.4225  
nmaugeri@pmz.com

PMZ COMMERCIAL  
BROKER, DRE 00405158  
209.527.5640

**CLICK HERE TO  
WATCH THE  
DRONE VIDEO**

# WAREHOUSE & SECURED YARD

1348 McWilliams Way | Modesto, CA 95351

# FOR LEASE

### 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.



**NICK MAUGERI**  
AGENT, DRE 02109522  
209.409.4225  
nmaugeri@pmz.com

### 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.

All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document besides PMZ are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of PMZ. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

BROKERAGE, LEASING & SALES

ASSET MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

1120 Scenic Drive  
Modesto, CA. 95350  
209.527.5640



NICK MAUGERI  
AGENT, DRE 02109522  
209.409.4225  
nmaugeri@pmz.com

PMZ COMMERCIAL  
BROKER, DRE 00405158  
209.527.5640

**CLICK HERE TO  
WATCH THE  
DRONE VIDEO**