

WAREHOUSE & SECURED YARD - FOR LEASE

1348 McWilliams Way | Modesto, CA 95351

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE



M THE
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COMMERCIAL REAL ESTATE

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All or part

5,900 SF, 1 Gate

5,000 SF, 2 Gates

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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.



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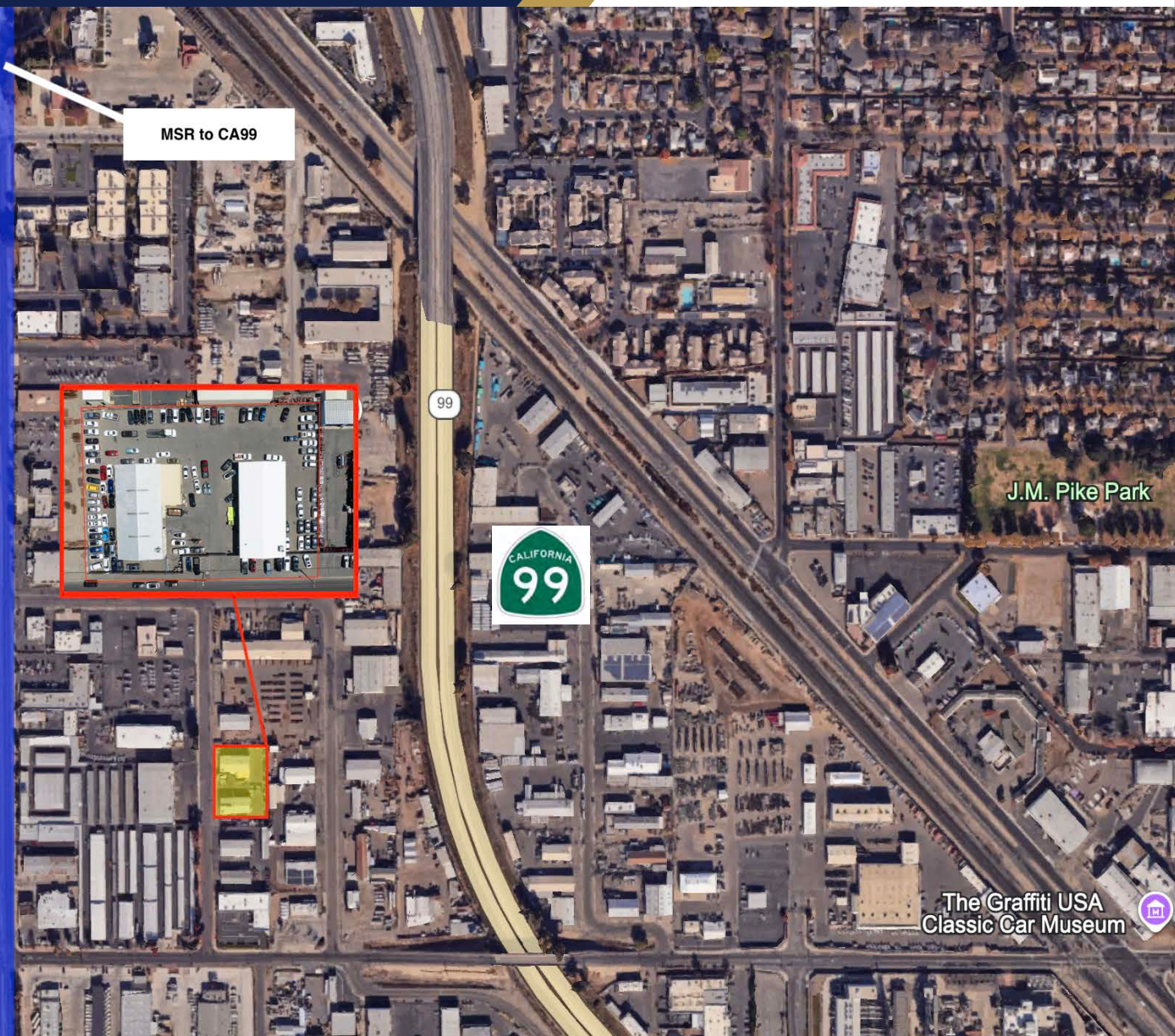
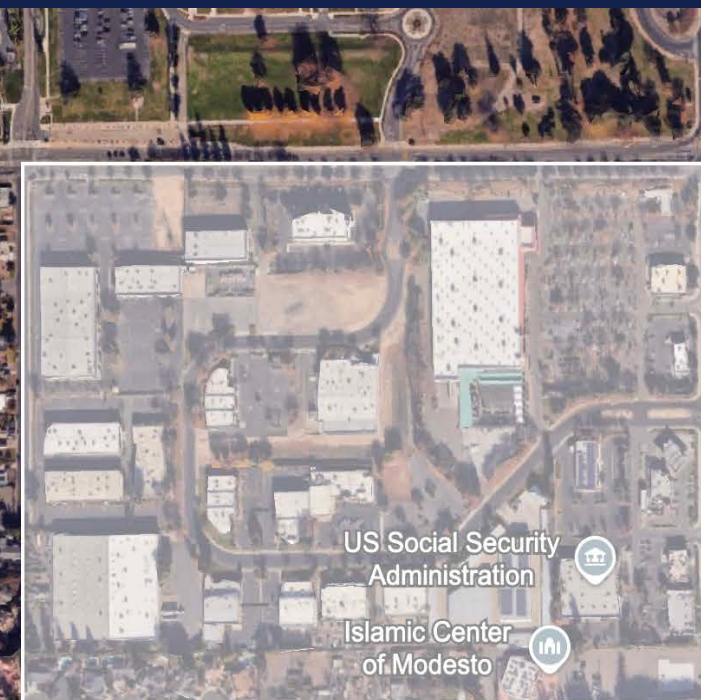
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The property is equipped with two warehouses, secured yard for storage with a capacity of 200 vehicles, and 7 off-street spaces for parking.



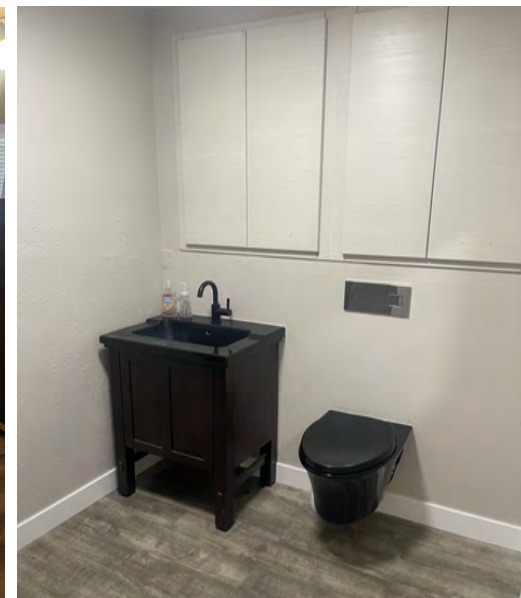
Warehouse Features:

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

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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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ABOUT WILLIAM: From the Bay Area to Central Valley, Banking to Real Estate

A dedicated commercial real estate professional specializing in investment, leasing, and sales throughout the Central Valley. A volunteer firefighter and former banking relationship professional, he brings a disciplined, mission-driven approach to every client relationship.

William 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 banking, client engagement, and firefighting provides a deep understanding of complex problem solving and financing structures.

William approaches real estate with strategy, transparency, and collaboration—focused on advising clients toward smart, sustainable decisions. Outside of real estate, he enjoys endurance running (marathon), weight training, hiking, and bible study.

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