

FOR LEASE | ALL OR PART

4812 Stratos Way | Modesto | CA | 95356-9612



The information contained herein is deemed reliable, but is not guaranteed. For commercial real estate opportunities and inquiries, please contact:

**HIGH
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LEFFLER**
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SINCE 1957 REAL ESTATE

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Property Overview

Address: 4812 Stratos Way, Modesto, CA 95356

Lease Rate: Call Listing Agent

Building Size: ± 17,004 SF

Total Land: ± 3.91 AC
(Main Parcel: 1.08 AC | Rear Parcel: 2.83 AC)

Year Built: 1987

County: Stanislaus County

Zoning: Industrial/Warehouse

Parcel Number(s): 046-010-012

Procuring Broker Fee: 2.5%

Property Description:

What truly sets this 4812 Stratos Way apart is its rare combination of over 17,000 square feet of warehouse space and nearly four acres of total land, including a dedicated outdoor storage yard. The facility is fully turn-key, featuring automated doors, secured gates, excellent lighting, office support areas, and high-end, detailing-grade infrastructure already in place. Designed for efficiency and ease of use, the property is move-in ready with minimal modifications required. It also offers a secure, professional environment with employee amenities such as restrooms, a break area, and office space. With excellent truck access and ample room for growth or expansion, this highly functional and well-maintained industrial site is ready for immediate occupancy and suited to a wide range of users.



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Property Specifications

Property Specifications:

- **Total Land:** ±3.91 AC (main parcel is ±1.08 AC, rear parcel ±2.83 AC)
- **Building Size:** ±17,004 SF warehouse/shop
- **Showroom**
- **± 2,000 SF Office Area**
 - Three (3) Private Offices
 - Two (2) Restrooms
- **Warehouse**
 - One (1) 12 x 14' Automatic Roll-up Door
 - Seven (7) 14 x 14' Automatic Roll-up Doors
 - Four (4) Man Doors
 - Three (3) Large Warehouse Fans
 - **Power:**
 - Panel A: 120/208V 3 Phase
 - Panel B: 120/240V 3 Phase
 - Panel C: 120/240V 3 Phase
- **Warehouse B (between 4812 Stratos Way and 4813 McHenry Ave)**
 - Office
 - Restroom with Shower
 - Two (2) 12 x 14' Automatic Roll-up Doors
- **Key Features:**
 - **Fully automated roll-up doors** for fast, convenient vehicle and equipment access.
 - **Secured automated gates** with fully fenced perimeter for maximum security.
 - **Extremely well lit interior and exterior** - formally used for high-end auto detailing.



- **Spacious warehouse** with high ceilings, polished floors, and flexible open layout.
- **Nice office/admin area**, multiple restrooms and employee break-room.
- **Large, secure outdoor storage yard** perfect for Industrial Outdoor Storage (IOS).
- **Ample truck maneuvering**, parking, and yard space.

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Property Details

Ideal Uses and Target Tenants:

- Equipment Rental & Sales (heavy machinery, tools, generators)
- Industrial Supply & Wholesale Companies
- Contractor Yards (construction, landscaping, plumbing & electrical)
- Fleet Maintenance, Towing & Vehicle Storage
- Material & Product Storage (lumber, building supplies, aggregates)
- Distribution & Logistics support
- Manufacturing/Light Industrial (with outdoor needs)
- Auto/Truck Repair, Detailing or Salvage operations

Why This Property Stands Out:

- Rare combination of ±17,000 SF of warehouse space plus ± 4 AC of dedicated outdoor storage.
- True turn-key facility - automated doors, secured gates, excellent lighting, office support areas, and high-end detailing-grade infrastructure already in place.
- Move-in ready with minimal modifications needed.
- Secure, professional environment with employee amenities (restrooms, break area, office space).
- Excellent truck access and room for growth or expansion in a high-demand North Modesto location.



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Location Map



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Regional Location



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Drone Photo Gallery



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Photo Gallery



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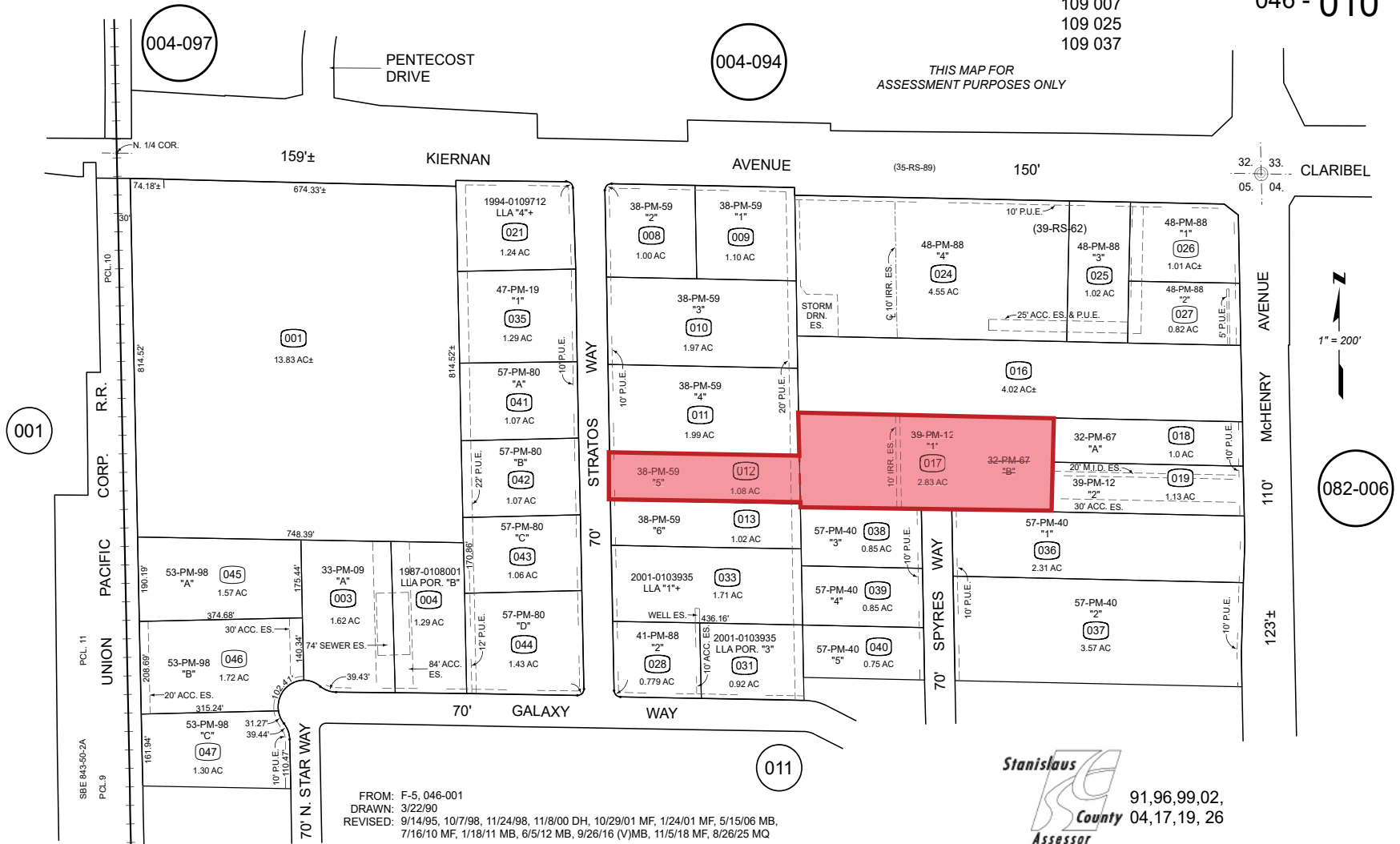
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Parcel Map

POR. NE 1/4 SECTION 5 T.3S. R.9E. M.D.B. & M.

TRA
109 007
109 025
109 037

046 - 010



FROM: F-5, 046-001
DRAWN: 3/22/90
REVISED: 9/14/95, 10/7/98, 11/24/98, 11/8/00 DH, 10/29/01 MF, 1/24/01 MF, 5/15/06 MB, 7/16/10 MF, 1/18/11 MB, 6/5/12 MB, 9/26/16 (V)MB, 11/5/18 MF, 8/26/25 MQ

Stanislaus
County
Assessor
91,96,99,02,
04,17,19,26

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