

±10,235 sq ft on 1.27 acres

3109 Del Este

3109 Del Este Parkway, Modesto, CA
Currently Available

Total access. Zero compromise.

Position your operations within one of Central California’s most established and strategically connected industrial hubs. 3109 Del Este offers scalable space, and direct connectivity to major transportation corridors—designed to support efficient logistics and long-term operational growth.

Ideal for large-scale distribution, or advanced manufacturing operations.

Space use: Warehouse	32' Building height	Ample truck parking
Square feet: ±10,235	27' Clear height	277-480 volts
Acreage: 1.27	4 Dock doors	Grade-level access
Year Built: 2006	4 Drive in bays	LED lighting
	1 Roll up door	Insulated ceiling
	40' x 60' column spacing	ESFR sprinklers
	200-400 amps	Office area with restrooms
	30 Parking spots	

Reach out today!



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BEARD



Beard Industrial District

Beard District

Industrial land, integrated rail, and streamlined decision-making—working together to move your business forward.

Connecting your business to the world

- Strategically located in Northern Central California
- 9 million square feet of industrial warehouse, manufacturing space
- Build-to-suit availability up to 1 million square feet
- Connects you to Hwy 99 and I-5, the ports of Oakland and Stockton, the Union Pacific and BNSF railroads
- Low utility rates provided by Modesto Irrigation District
- Home to major brands:



GALLO

Nestlé

SunOpta[™]
Fueling the Future of Food



A smarter way to operate your business.

The Beard advantage

An industrial warehouse, strategically positioned within Beard Industrial District, a 2,000 acre business park, offering efficient distribution functionality with rail capability.

Are you interested in learning more about your options?

Reach out today and let's get something on the calendar.

Contact us today

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