

FOR LEASE

4847 Stratos Way | Modesto | CA | 95356

TURN-KEY AUTO REPAIR/DETAIL FACILITY



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

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Property Overview

Address: 4847 Stratos Way, Modesto, CA 95356
Lease Rate: Call Listing Agent
Building Size: ± 16,400 SF
Lot Size: ± 1.29 AC
Year Built: 1990

County: Stanislaus County
Zoning: Industrial/Warehouse
Parcel Number(s): 046-010-035
Procuring Broker Fee: 2.5%

Property Description:

4847 Stratos Way in Modesto is a turn-key auto repair/detail facility. Prior use was a fitness center (Intersport Fitness), which offers a prime opportunity within one of the city's established industrial corridors, delivering a functional and versatile layout ideal for a wide range of commercial and industrial users. With convenient access to major thoroughfares including Highway 99 and key arterial routes, the location supports seamless logistics, distribution, and employee accessibility. The site benefits from ample on-site parking, maneuverability for trucks, and a professional business park setting, making it well-suited for manufacturing, distribution, automotive, or service-oriented operations seeking a strategic Central Valley presence.



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Property Specifications

Property Specifications:

- **Building Size:** ± 16,400 SF warehouse/shop
- **Lot Size:** ± 1.29 AC Fully fenced with automatic gates for maximum security.
- **± 3,000 SF Office Area**
 - Three Offices
 - One (1) Restroom
- **Warehouse Area**
 - Large Kitchen/Break-Room
 - Five (5) 14 x 14' Automatic Roll-Up Doors
 - Potential for Heating and Air
 - Fifteen (15) Car Lifts
 - Two (2) Restrooms
 - **Womens Restroom:**
 - Two (2) Showers
 - Two (2) Changing Stalls
 - Two (2) Bathroom Stalls
 - One (1) Dry Sauna
 - Eleven (11) Lockers
 - **Mens Restroom**
 - Two (2) Bathroom Stalls
 - Two (2) Urinals
 - Open Shower
 - Dry Sauna
 - Twenty-two (22) Lockers
 - **Power: 120/208V 3 Phase**



- **Turn-Key Automotive Features:**
 - **Fifteen (15) above-ground BendPak Lifts** installed and ready.
 - **Compressed air system** with lines distributed throughout the entire shop.
 - **Extensively upgraded bright LED lighting** in the warehouse.
 - **Multiple automated roll-up doors** for easy drive-in access.
 - **Large industrial “Big Ass” fans** for excellent airflow and technician comfort.
 - **Full climate control/HVAC**
 - **Spacious, open floor plan** with polished concrete floors, high ceilings, and plenty of room for additional bays, detailing stations, parts storage and customer waiting areas.

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Property Details

Proven & Versatile History:

- Former detail & repair operation tied to Roberts Auto Sales
- Previously housed Intersport Fitness Center - climate control and high-quality infrastructure
- Move-in ready for auto repair, collision, detailing, fleet maintenance, or a multi-use automotive business

Why This Property Stands Out:

- True turn-key shop - fifteen (15) lifts, air, lighting, ventilation, and security already in place. Minimal investment needed to start generating revenue immediately.
- Secure, gated 1.29 AC lot provides ample parking, inventory storage, and room for growth.
- Bright, clean, and comfortable working environment with professional-grade equipment.
- Strong demand in Modesto for quality auto service in a convenient Northside location.



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Location Map



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Regional Location



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Drone Photo Gallery



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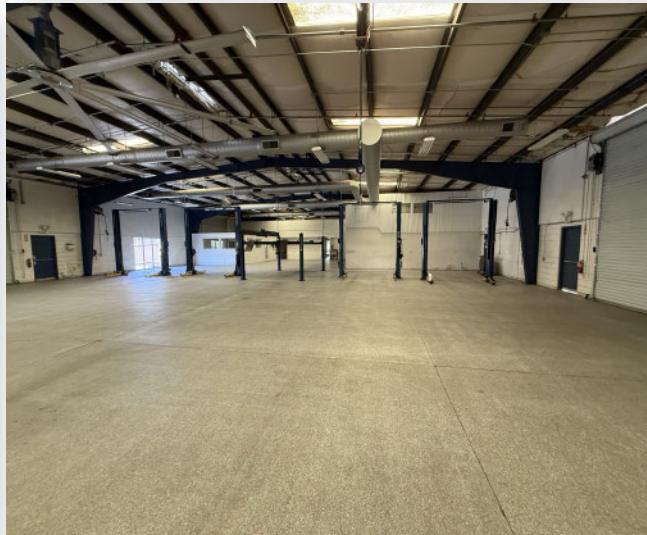
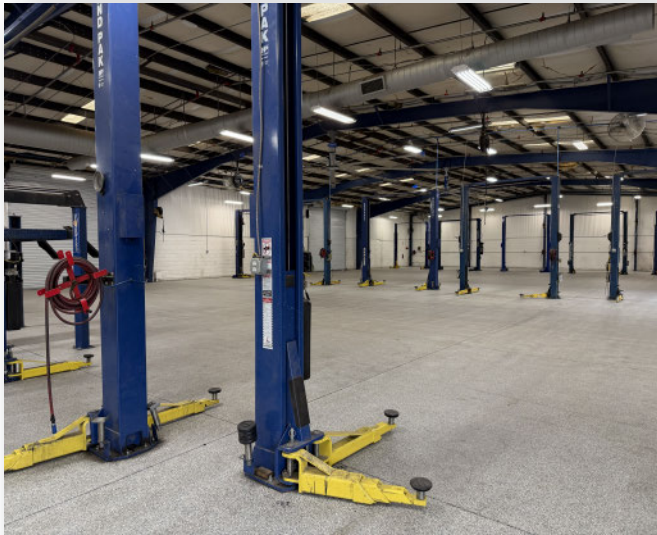
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Photo Gallery



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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

