

FOR LEASE

4825 Stratos Way | Modesto | CA | 95356



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**HIGH
PRICE &
LEFFLER**
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PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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Property Overview

Address: 4825 Stratos Way, Modesto, CA 95356

Lease Rate: \$0.85 PSF

Building Size: ± 16,400 SF

Lot Size(s): ± 46,609 SF / ± 1.07 AC

Year Built: 1988

County: Stanislaus County

Zoning: Commercial

Parcel Number(s): 046-010-041

Procuring Broker Fee: 2.5%

Key Features:

- Total Land: ± 1.07 AC)
- Building Size: ±16,400 SF warehouse/office
- Automatic roll-up doors
- Prime North Modesto industrial location with convenient access to major transportation corridors.
- Freestanding warehouse offering flexible industrial space.
- Over one acre of land providing on-site parking, loading and operational flexibility.
- Suitable for warehouse, distribution, light manufacturing, and contractor operations.
- Located within an established industrial business park surrounded by commercial and industrial users.
- Functional building size that accommodates a variety of owner-user and tenants.
- Excellent Central Valley location for serving Northern

Why this Property Stands Out:

- **Strategic North Modesto Location** with convenient access to major highways serving the Central Valley and Bay Area.
- **Versatile Industrial Facility** that can accommodate a wide variety of industrial and commercial operations.
- **Efficient Building-to-Land Ratio** providing valuable and gated outdoor space for parking and storage.
- **Strong Industrial Market** located in one of Modesto's established industrial corridors.
- **Excellent Regional Connectivity** allowing businesses to efficiently serve customers throughout Northern California.
- **Ideal Size for Growing Businesses** seeking an owner-user facility or quality industrial lease opportunity.

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Location Map



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Regional Location



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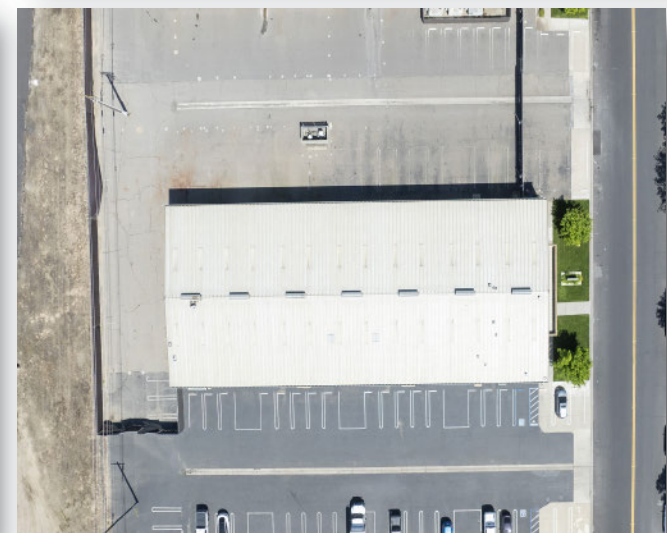
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Photo Gallery



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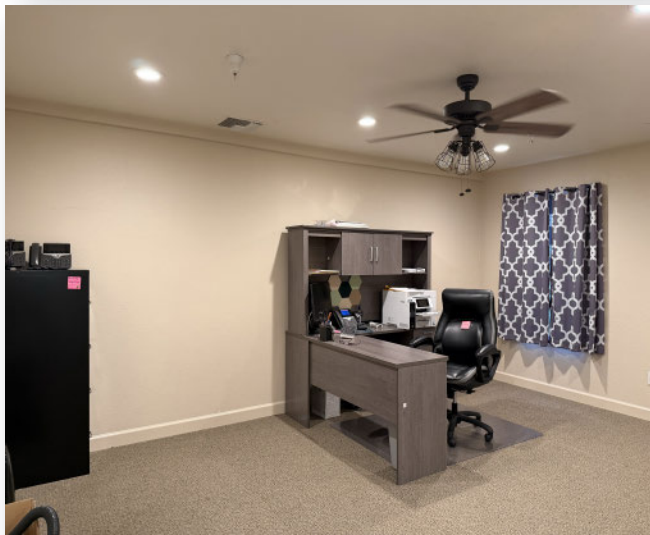
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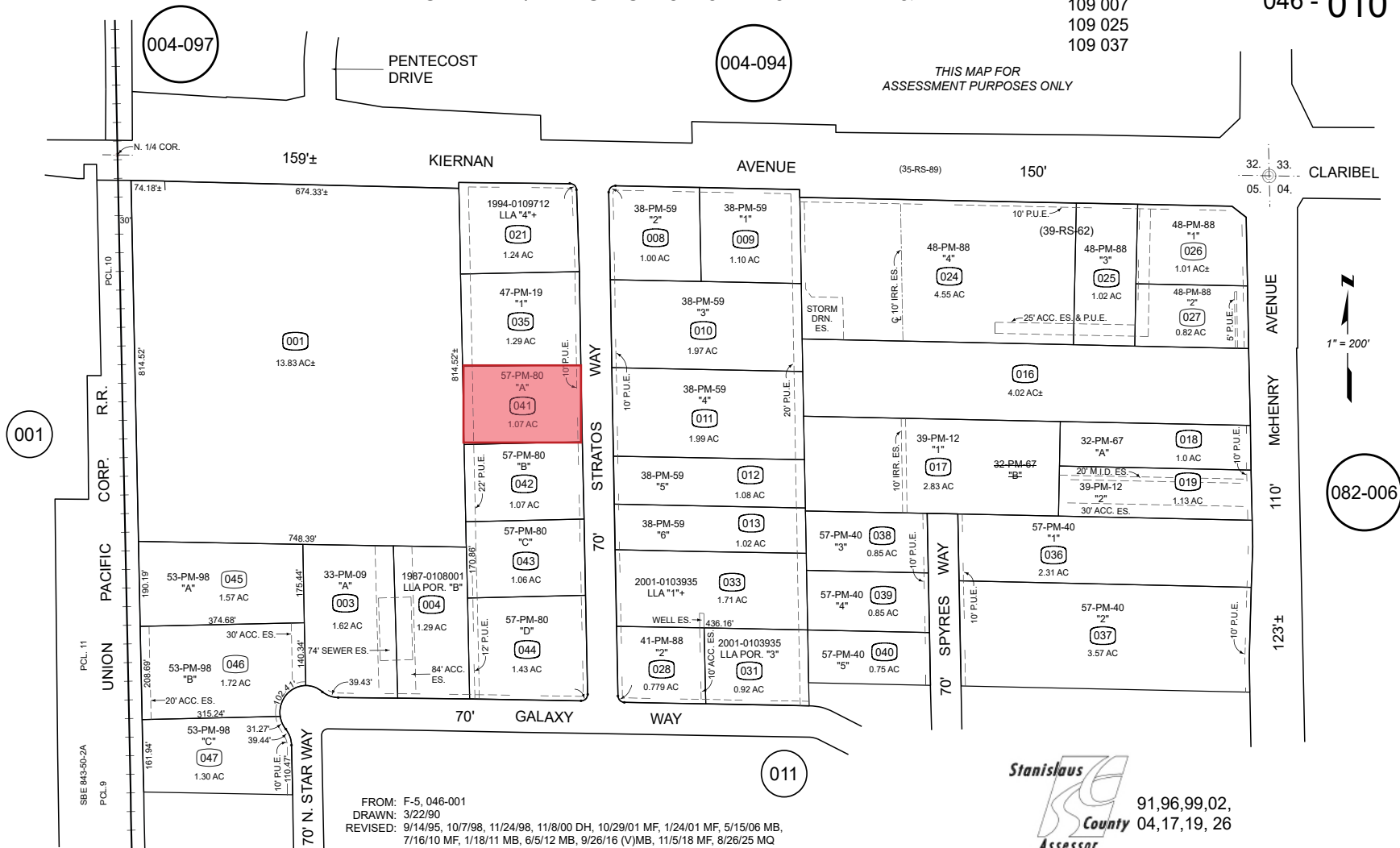
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Parcel Map

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

TRA
109 007
109 025
109 037

046 - 010



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