

±175,000 sq ft on 21.15 acres

# 4318 B Yosemite

4318 B Yosemite Boulevard, Modesto, CA  
Currently Available

## Driven by efficiency. Positioned for growth.

Position your operations within one of Central California's most established and strategically connected industrial hubs. 415 Codoni offers scalable space, integrated rail access, and direct connectivity to major transportation corridors—designed to support efficient logistics and long-term operational growth.

Space use: <b>Warehouse</b>	28' Clear height 2 Roll up doors
Square feet: <b>±175,000</b>	Insulated ceiling
Acreage: <b>21.15</b>	Office area with restrooms Ample truck parking
Year Built: <b>1979</b>	

**Rail served with  
5 rail car spots**

Ideally suited for large-scale logistics and modern manufacturing users.

**Reach out  
today!**

Chris Conklin  
VP of Real Estate

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beardland.com



**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<sup>™</sup>  
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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