

# INDUSTRIAL / FLEX WITH YARD - FOR LEASE

1236 Woodland Ave | Modesto, CA 95351

**PMZ** COMMERCIAL  
SINCE 1957 REAL ESTATE



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## INFORMATION:

- 1236 Woodland Ave, Modesto, Stanislaus County
- APN: 029-011-036
- Lease Rate: \$1.40 MG
- Available:  $\pm$  5,000 SF across two buildings
- Lot Size: 37,987 SF / .87 Acres
- Type: Commercial - Office & Warehouse
- Procurement Fee: 2.5%

## HIGHLIGHTS:

- Standalone warehouse with 4 roll up doors, three phase power, water, and sewer.
- Standalone office with 3 roll up doors, 8 private offices, reception, and 15 surface parking spaces.
- Proximity to major vendors, retailers, and high visibility on corner lot.
- Two access points, automatic gate, managers office in yard with AC.

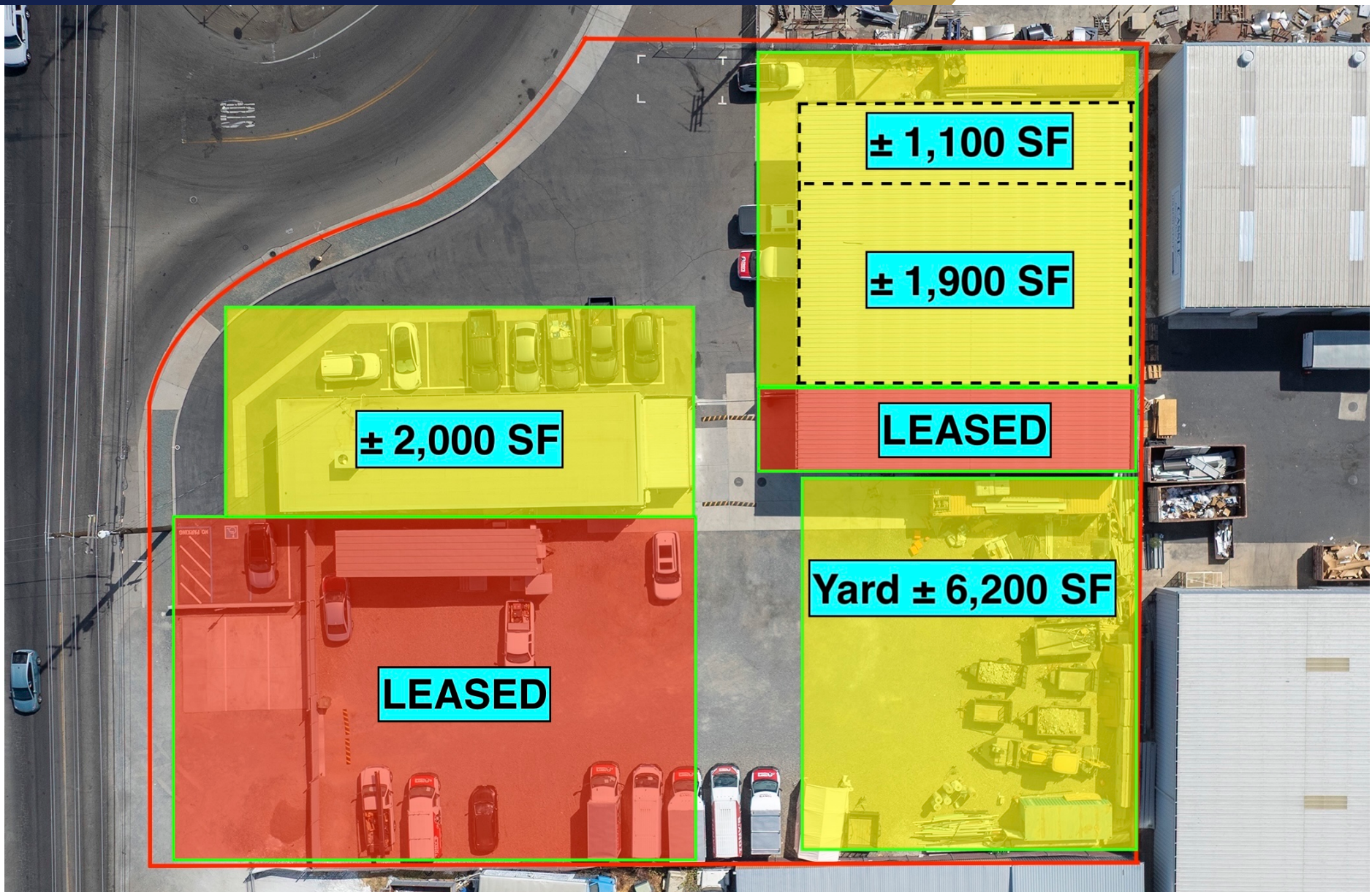
**DESCRIPTION:** This property features two freestanding buildings totaling  $\pm$  7,000 SF. Available space in the large warehouse:  $\pm$  3,000 SF of steel-frame and metal construction, built in 2016. The office is  $\pm$  2,000 SF block construction with central heat and air. The site includes  $\pm$  6,200 SF of yard with containers, multiple access points, and ample room for storage and parking. With high visibility on a corner lot and close proximity to CA-99 and CA-132, this property is strategically positioned near major vendors and retailers for maximum efficiency.



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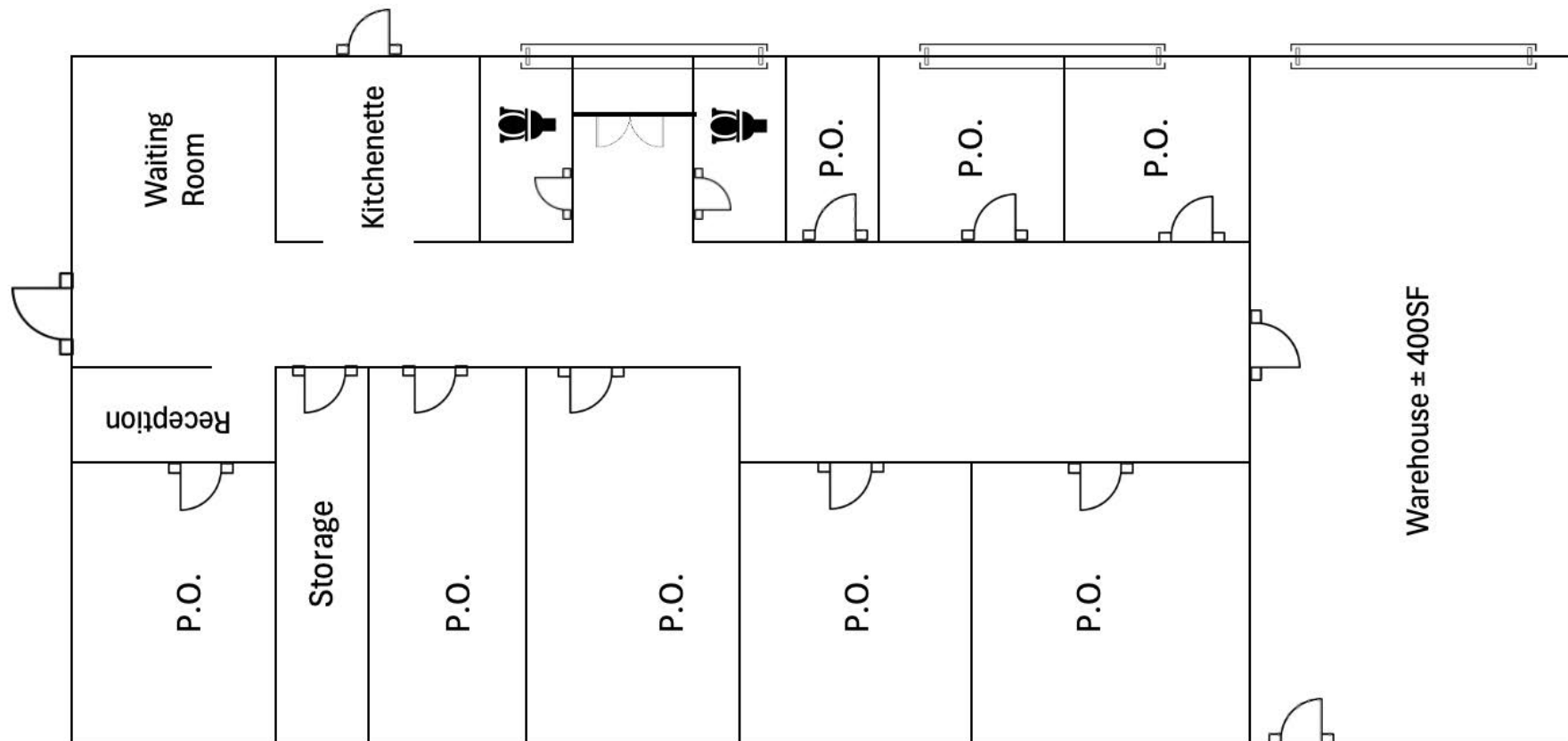
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## Office Floor Plan



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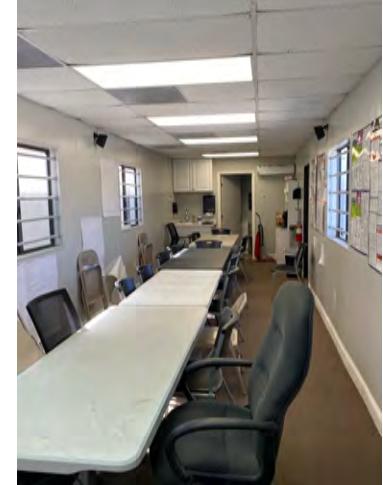
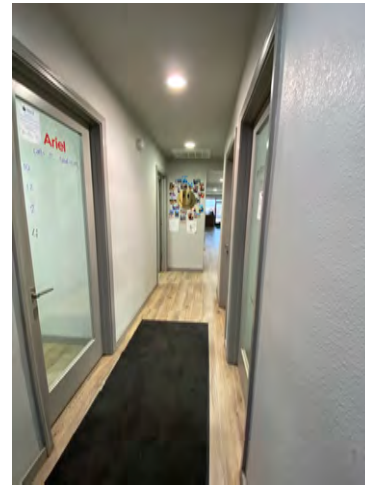
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## ABOUT PMZ COMMERCIAL REAL ESTATE: From Humble Beginnings to Industry Leader

PMZ Real Estate was founded by Paul M. Zagaris, who started his real estate practice in 1947. Our organization is family-owned and managed.

We are an independent real estate firm with over 550 professional sales associates. We are ranked in the top 50 mega-brokers in the country. With sales over 1.2 billion dollar annually, PMZ Real Estate is the most successful real estate organization in the East Bay and Central Valley regions.



**NICK MAUGERI**  
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## ABOUT NICK: From Military Service to Real Estate Investment Strategy

A dedicated commercial real estate professional specializing in investment, leasing, and sales throughout the Central Valley. A U.S. Army Infantry Veteran and former Platoon Sergeant, he brings a disciplined, mission-driven approach to every client relationship.

With a decade of experience, Nick combines strong underwriting and financial analysis skills with an investor's perspective to help clients identify opportunities, maximize value, and achieve lasting growth. His background in lending, acquisitions, and 1031 exchanges provides a deep understanding of complex transactions and financing structures.

Nick holds a B.A. in Entrepreneurship with a minor in Business Analytics from American Military University. He approaches real estate with strategy, transparency, and collaboration—focused on advising clients toward smart, sustainable decisions.

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