

MULTI-TENANT WAREHOUSE & SECURED YARD

FOR SALE

1061 N Emerald Ave | Modesto, CA 95351



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INFORMATION

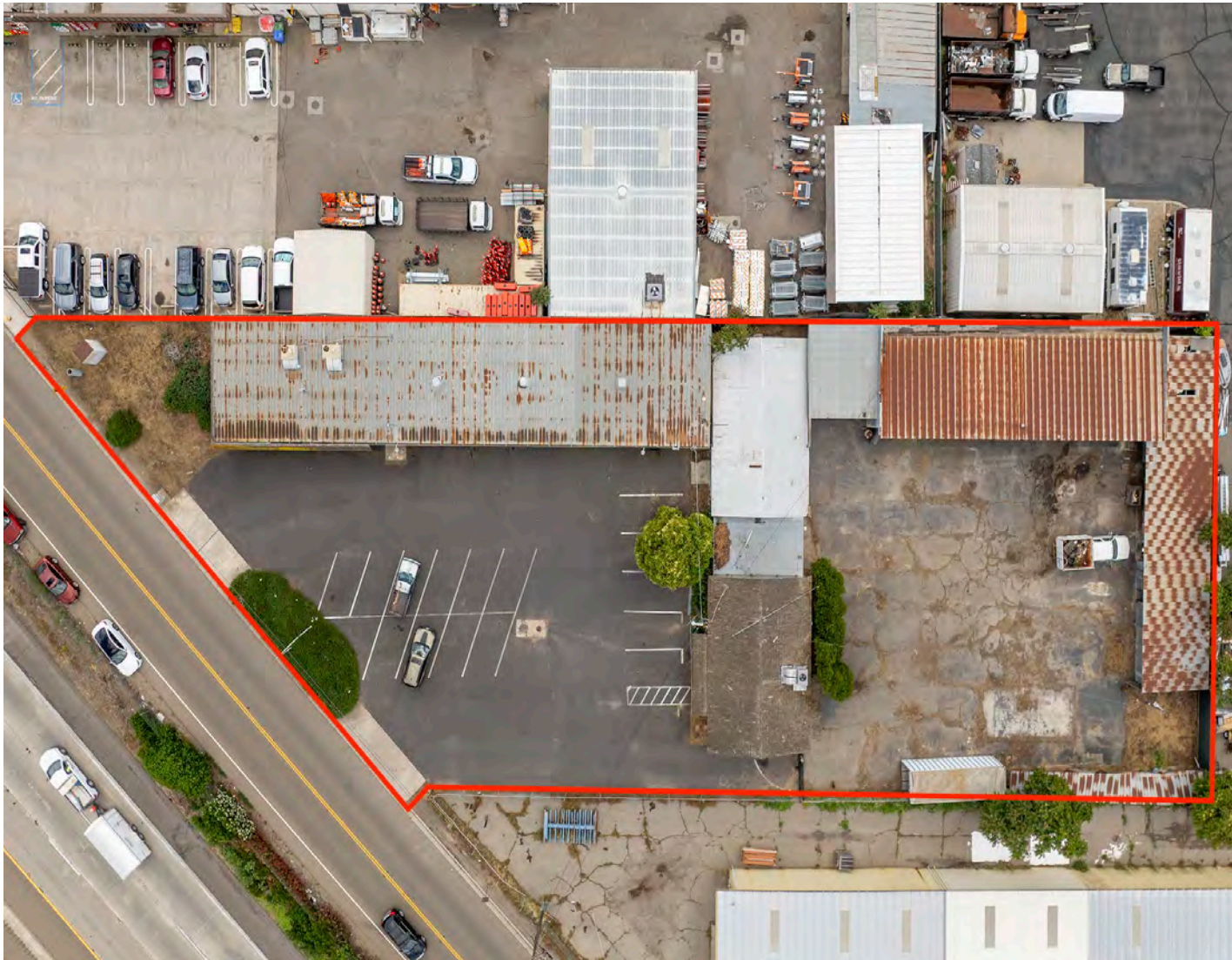
- Available: ± 9,750 SF Warehouse
- APN: 029-011-019
- Lease Rate: \$895,000.00
- Project Total: ± 9,750 SF
- Yard Size: ± 35,283 SF
- Type: Flex With Secured Yard

DESCRIPTION

1061 N Emerald Ave is an flex/warehouse facility offering functional space suitable for distribution, light manufacturing, or contractor operations. The building is designed to accommodate efficient loading, storage, and day-to-day operational needs. Located within Modesto’s established industrial corridor, the property provides convenient access to major transportation routes and nearby industrial users. Its central location supports strong connectivity to local labor and key Central Valley markets.

HIGHLIGHTS

- Flex project with office and 9 GL doors.
- 16 surface parking spaces.
- Proximity to major vendors, retailers, and secured lot with ample parking.



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The property is equipped with office, warehouse, and secured yard for storage needs.



Warehouse Features:

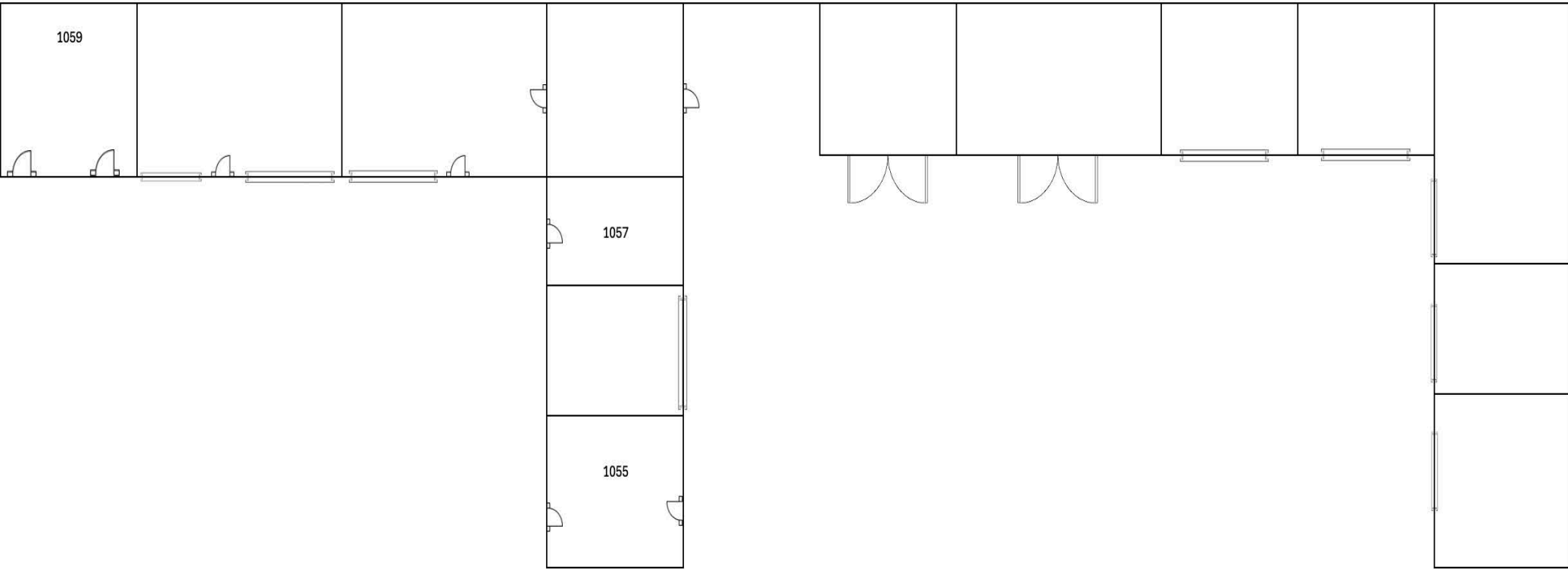
- 9 GL Roll Doors
- Ample Power
- Off-street Parking
- Office Space

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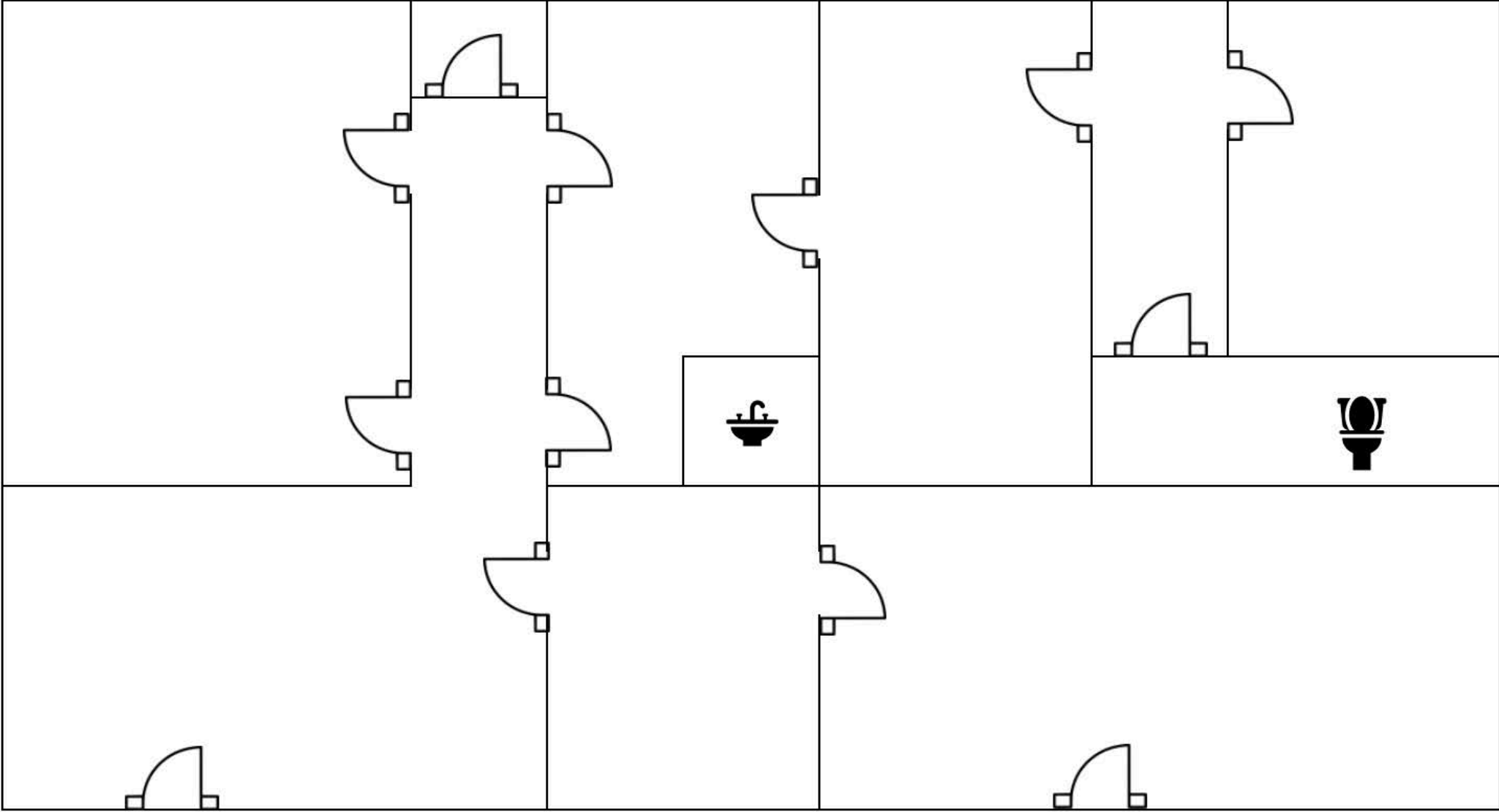


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Unit 1059: ± 1,500 SF Office



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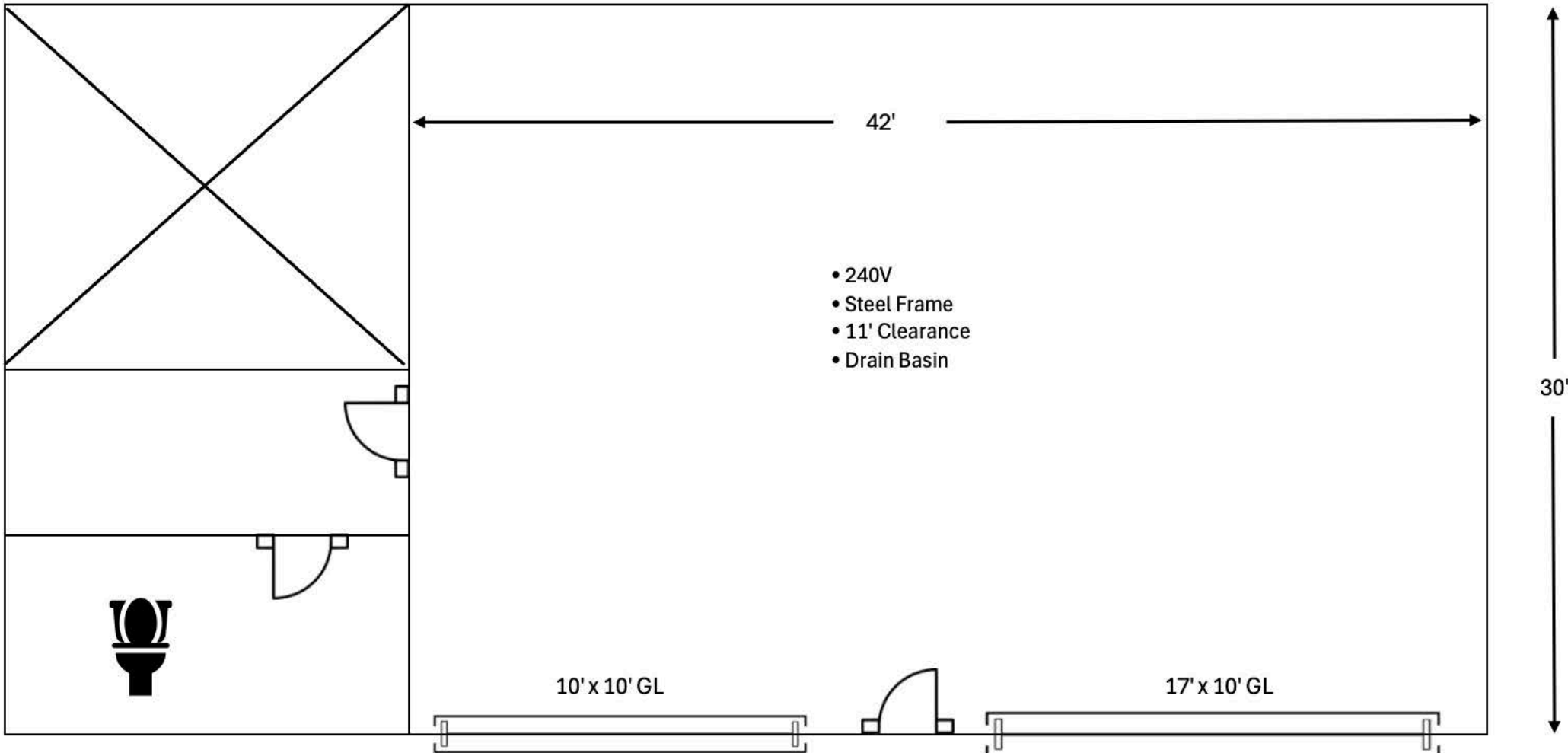
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Unit 1059 Warehouse: ± 1,350 SF

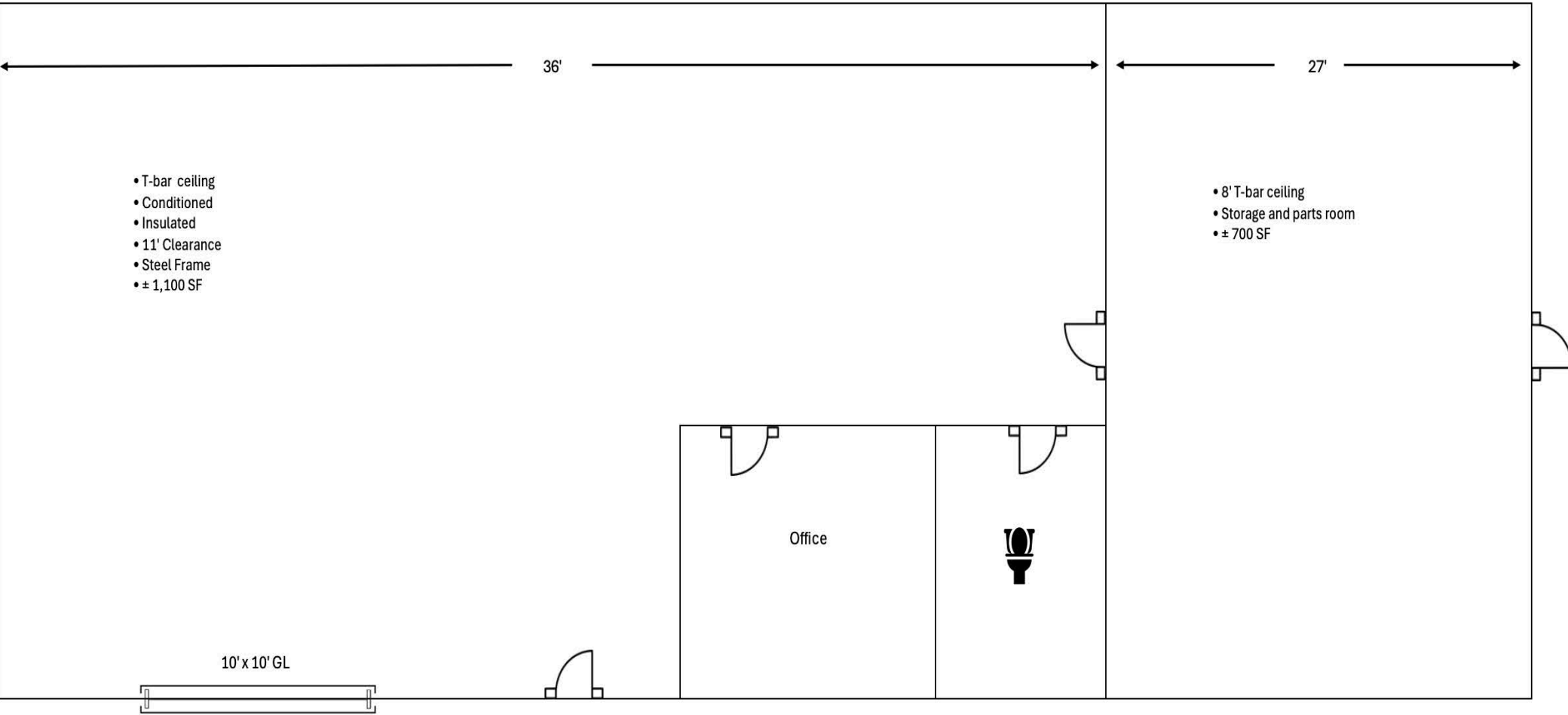


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Unit 1059 Warehouse: ± 1,800 SF

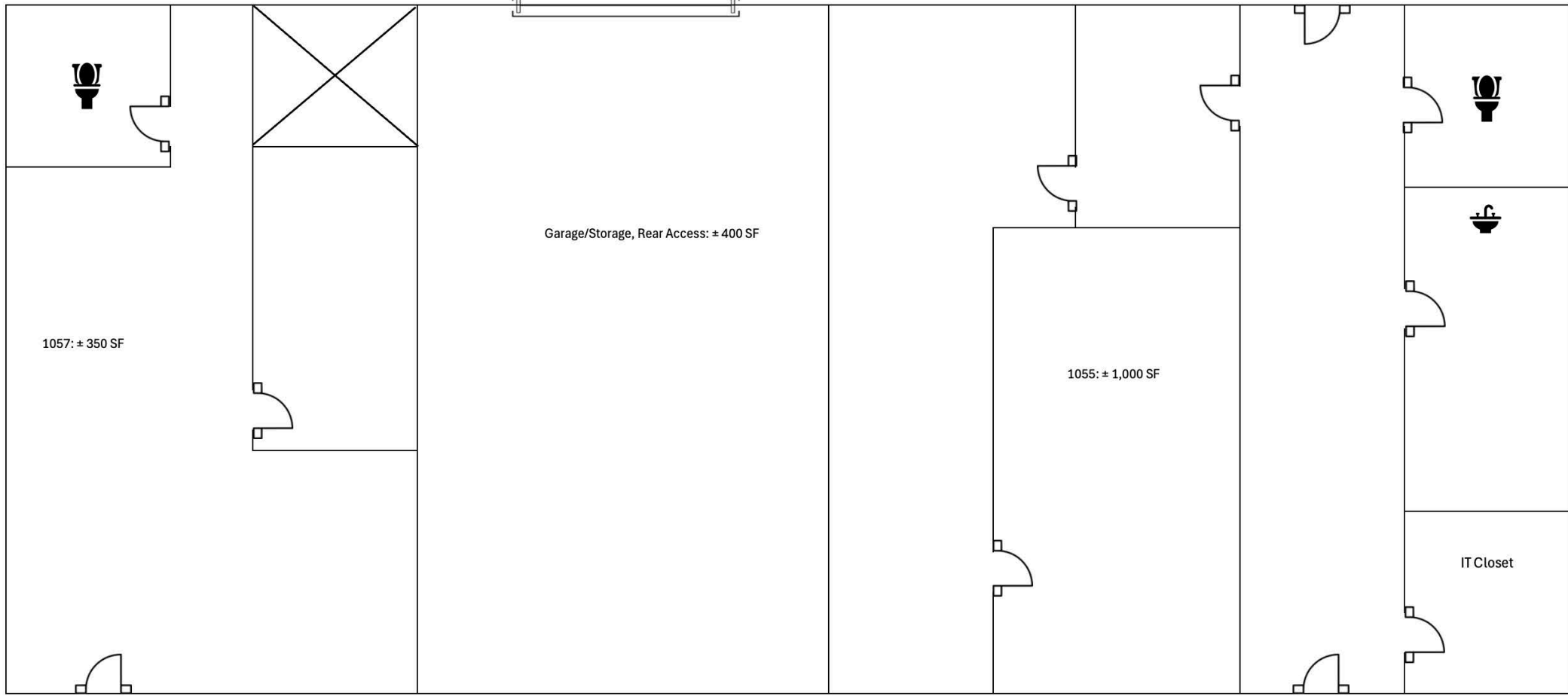


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Unit 1055 - 1057 Office: ± 1,750 SF

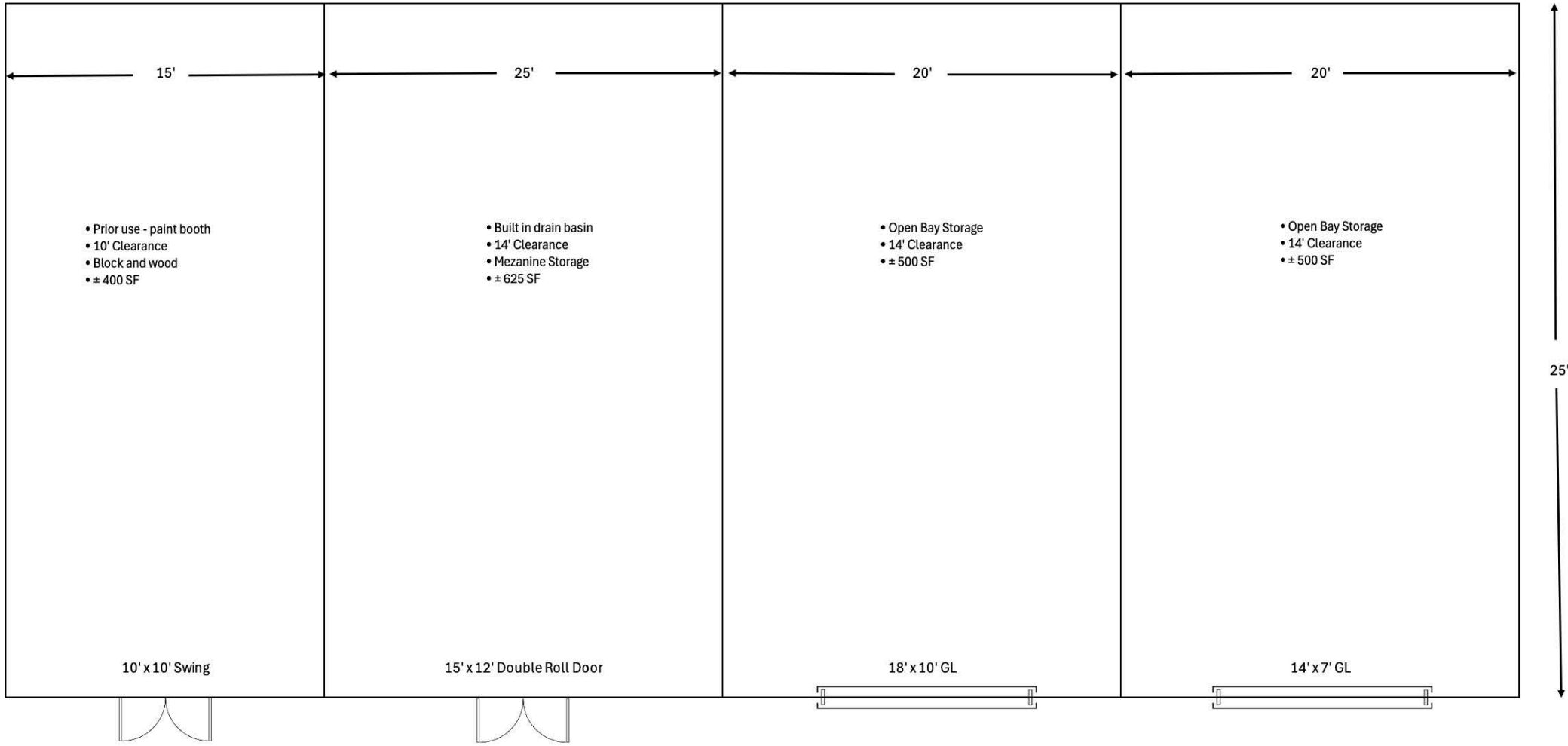


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Rear Warehouse Units A: ± 2,000 SF

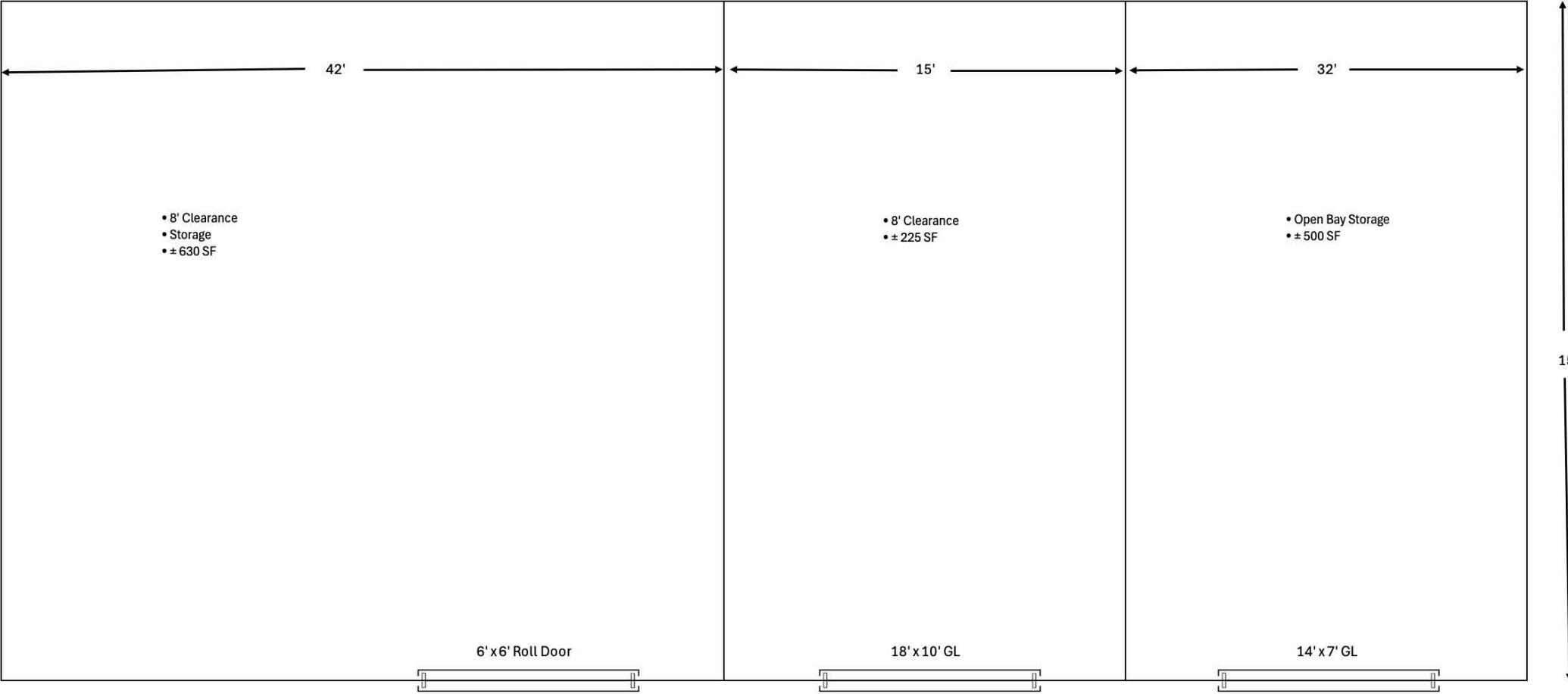


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Rear Warehouse Units B: ± 1,350 SF



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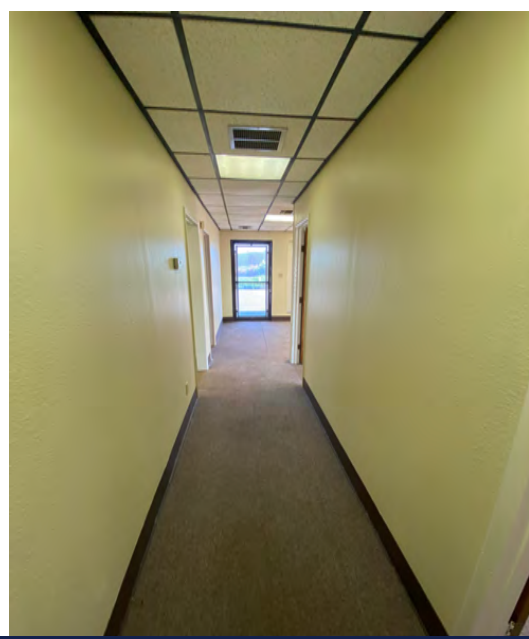
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ABOUT PMZ COMMERCIAL REAL ESTATE: From Humble Beginnings to Industry Leader

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.



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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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BROKERAGE, LEASING & SALES

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