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The Tartaric Manufacturing Corp | 1801 Reliance St

22,260 SF of Industrial Space Available in Modesto, CA



HIGHLIGHTS

- GREAT CLEAR HEIGHT
- EASY ACCESS FROM HWY 99
- GOOD LOCATION

FEATURES

Clear Height	28'	Exterior Dock Doors	1
Drive-In Bays	2	Standard Parking Spaces	16

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor	22,260 SF	Negotiable	Upon Request	Industrial	Partial Build-Out	Now

PROPERTY OVERVIEW

EXCELLENT OPPORTUNITY TO LEASE OFFICE/WAREHOUSE SPACE IN MODESTO. THE BUILDING HAS MANY ATTRIBUTES THAT WOULD ACCOMMODATE MANY BUSINESSES NEEDS IN THE CENTRAL VALLEY. THERE IS SOME WORK THAT NEEDS TO BE DONE TO THE BUILDING

AND THE OWNER IS WILLING TO PROVIDE RENT ABATEMENT TO ACCOMMODATE THE REPAIR WORK. THE OWNER WILL ALLOW A CANNABIS ENTITY IN THE PREMISES.

WAREHOUSE FACILITY FACTS

Building Size	22,260 SF	Lighting	Sodium
Lot Size	2.04 AC	Water	City
Year Built	1997	Sewer	City
Construction	Metal	Heating	Gas
Sprinkler System	Wet	Gas	Natural
Power Supply	Amps: 600		
Zoning	M-2, Modesto - INDUSTRIAL USES. CONFIRM USE WITH THE CITY OF MODESTO.		

TRANSPORTATION

FREIGHT PORT

Port of Redwood City

118 min drive

93.8 mi

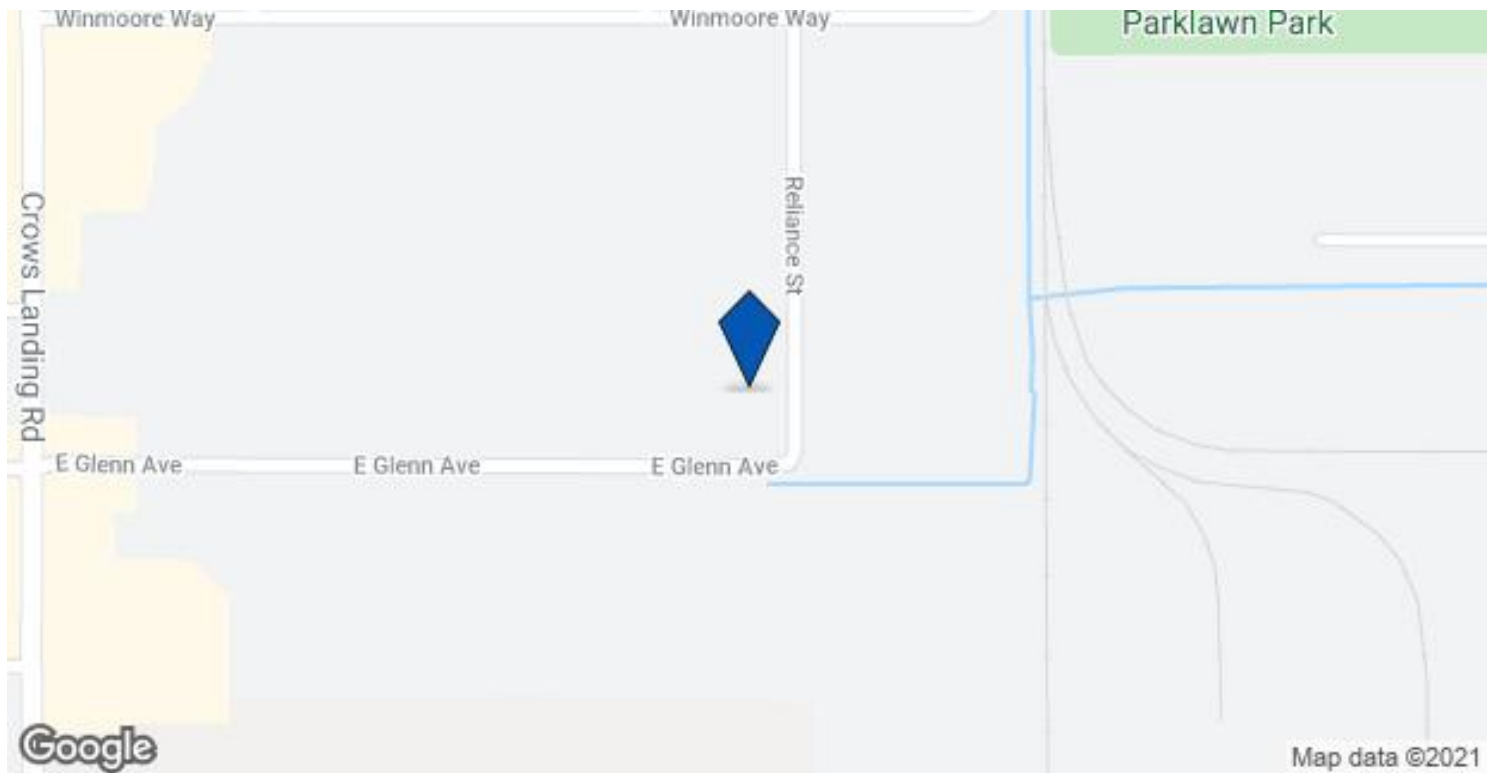
RAILROAD

RAIL DELIVERY SERVICES-MODESTO-CA

15 min drive

5.4 mi

MAP OF 1801 RELIANCE ST MODESTO, CA 95358



ADDITIONAL PHOTOS



Building Photo



IMG_3985



IMG_4115



IMG_3984



IMG_4113



IMG_3986



IMG_3997



IMG_3989



IMG_3992



IMG_3988



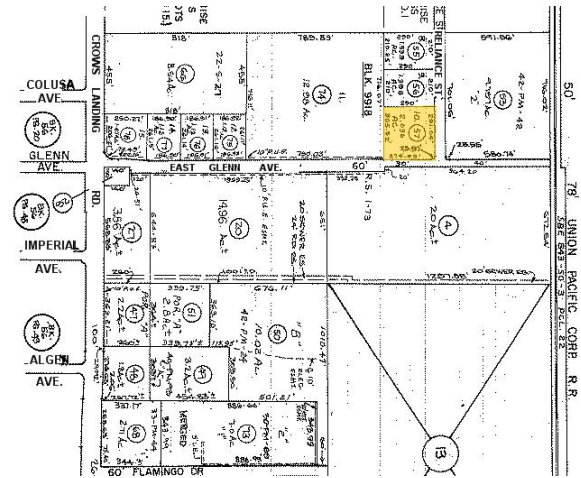
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Aerial



Plat Map



Aerial

Listing ID: 22557604

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