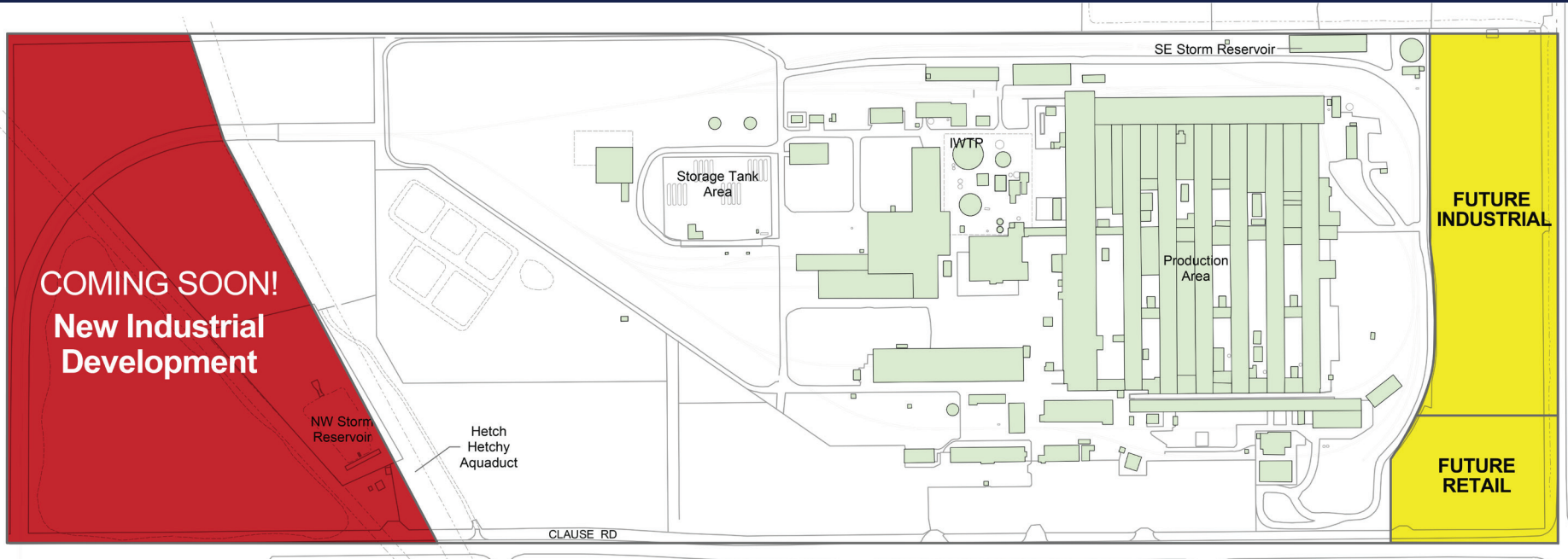


RIVERBANK INDUSTRIAL COMPLEX

Riverbank, CA



LEGEND
Buildings

RIVERBANK ARMY AMMUNITION PLANT
Riverbank, California



For more information, please contact

MATT JONES
CalBRE Lic. No. 01973761

209.491.3407 | mjones@pmz.com

CARY POPE
CalBRE Lic. No. 00685045

209.491.3825 | cpope@pmz.com

Address	5300 Claus Road Modesto, CA 95357 (Located within the City Limits of Riverbank)	County	Stanislaus
Building Size	708,379 SF	Property Type	Industrial/Manufacturing
APN/Parcel ID	062-31-05	Sale Type	Lease Only

Property Description

The Riverbank Industrial Complex, previously known as the Riverbank Army Ammunition Plant offers many features to users including electricity rates less than \$0.06/KWH, dock high doors, grade level doors, fire sprinklered, 7 and 50 ton cranes, a truck scale, gated yard, and 24/7 security. It is also rail served and located adjacent to the soon coming North County Corridor expressway to Highway 99, greatly improving logistics.

Multiple spaces available - call for details.

To discuss your property or any commercial real estate needs please contact:

www.pmzcommercial.com

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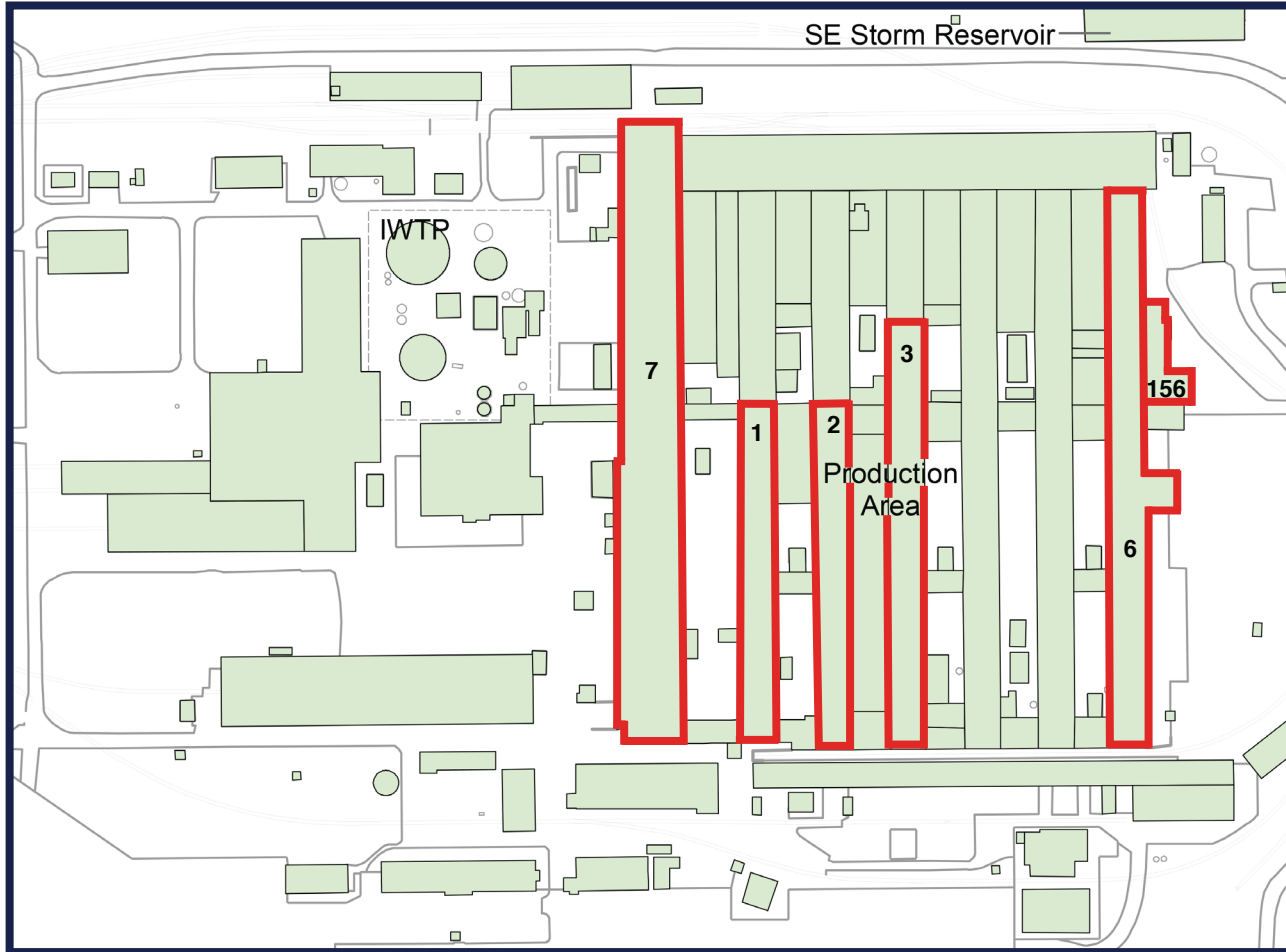
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	Unit 1	Unit 2	Unit 3	Unit 6/156	Unit 7
Size	20,000 SF	20,000 SF	25,000 SF	39,500 SF	71,000 SF
Price	\$0.42/SF	\$0.42/SF	\$0.42/SF	\$0.42/SF	\$0.42/SF
Status	Available	Available	Available	Available	Available

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