

Warehouse / Distribution • ESFR

1733

**±38,988 SF
FOR LEASE**

MORGAN RD

Modesto • California



Jones Lang LaSalle Brokerage, Inc., CA Real Estate License #01856260

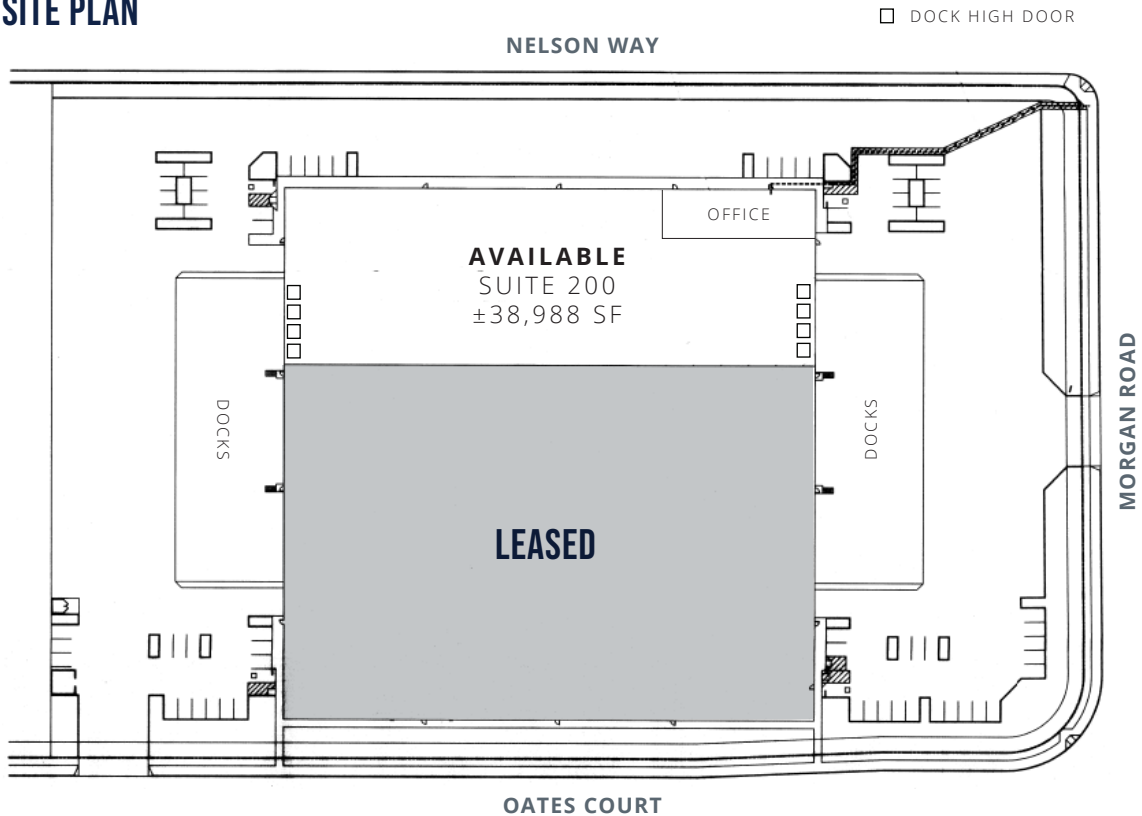
PROPERTY FEATURES



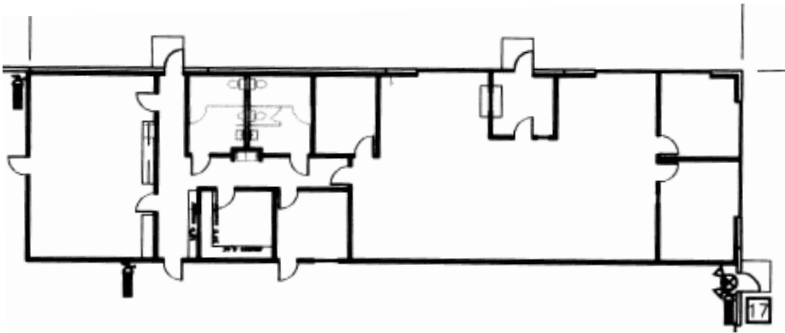
Total Building Size	±116,964 SF
Available	Suite 200 ±38,988 SF
Office	±3,488 SF
Clear Height	28' - 32'
Column Spacing	57' x 57'
Dock Doors	8 (cross dock) with levelers and seals
Grade Level Doors	2

Power	400 amps
Yard	Secured premises
Sprinklers	ESFR
Lighting	LED
Skylights	Yes
Construction	Concrete tilt-up
Lease Rate	Contact Broker

1733 MORGAN ROAD, MODESTO, CA SITE PLAN



SUITE 200 OFFICE FLOOR PLAN



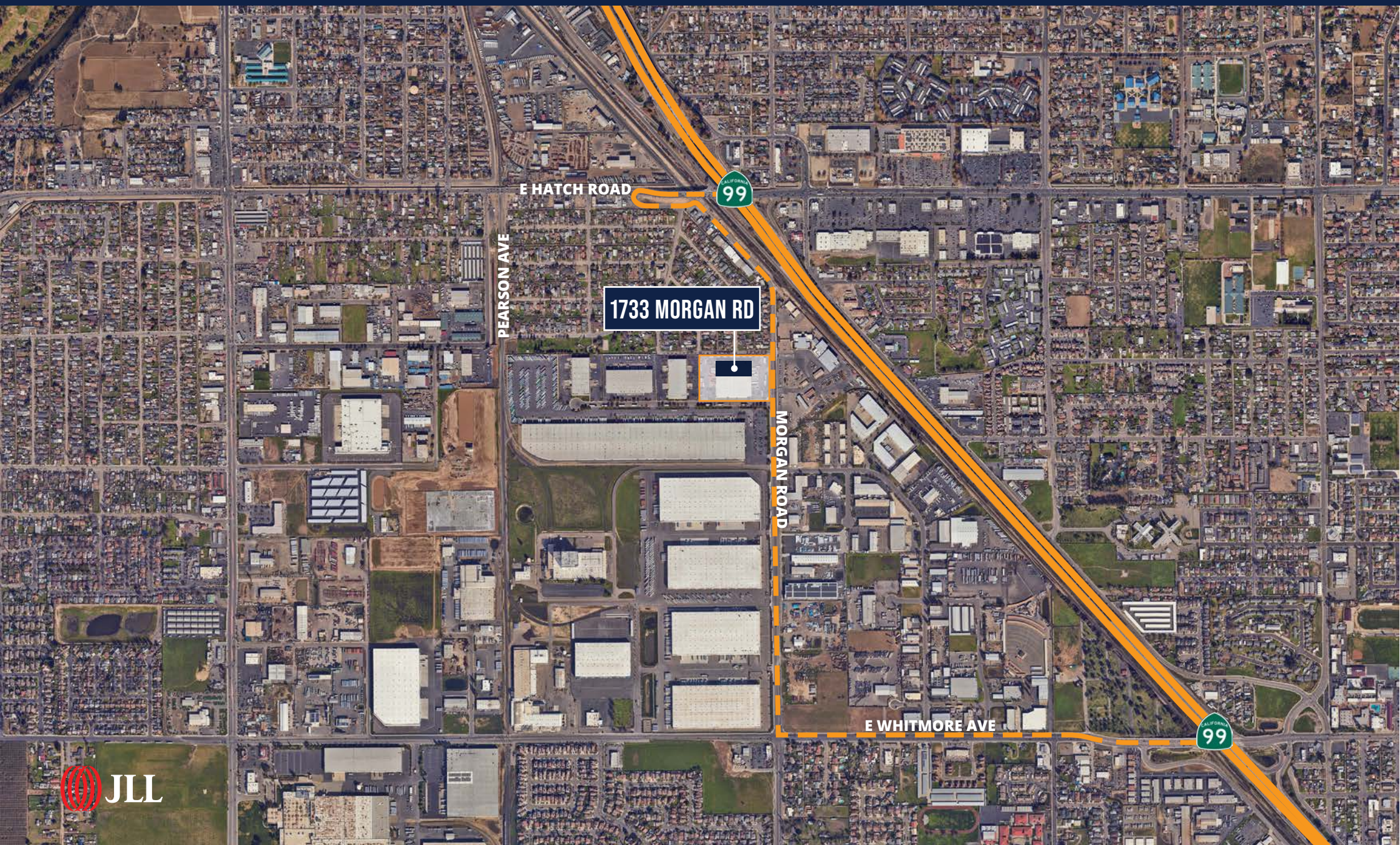
WAREHOUSE PHOTOS



OFFICE PHOTOS



PROPERTY LOCATION & ACCESS





1733
MORGAN RD

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