



Freeway-Visible Warehouse Spaces Available | ±754 SF - 3,004 SF

FOR LEASE

Lone Palm Industrial Park

Lone Palm Avenue + N Emerald Avenue | Modesto, CA 95351

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Property Highlights

1325 Lone - Unit A

Availability:	Available Now
Asking Rate:	\$850/mo Modified Gross
Available SF:	±847 SF
Clear Height:	±12'-14'
GL Doors:	One (1) GL Roll Up Doors

1325 Lone - Unit C

Availability:	Available Now
Asking Rate:	\$800/mo Modified Gross
Available SF:	±754 SF
Clear Height:	± 12'-14'
GL Doors:	One (1) GL Doors (10' x 12')

1325 Lone - Unit D,E & F

Availability:	Available Now
Asking Rate:	\$2,300/mo Modified Gross
Available SF:	- Unit D-F: ±2,264 SF; Open Space w/no walls - May be able to be demised to Units that are ±754 SF with (1) Grade Level Door each
Clear Height:	±12'-14'
GL Doors:	Three (3) GL Doors (10' x 12')
Power:	110 Volts & some units have 220 Volts

Property
Features:

- Common area restroom
- Chain link entry gate
- Electricity, water, sewer included
- No garbage service provided
- No outdoor storage without written approval by Landlord

Aerial View



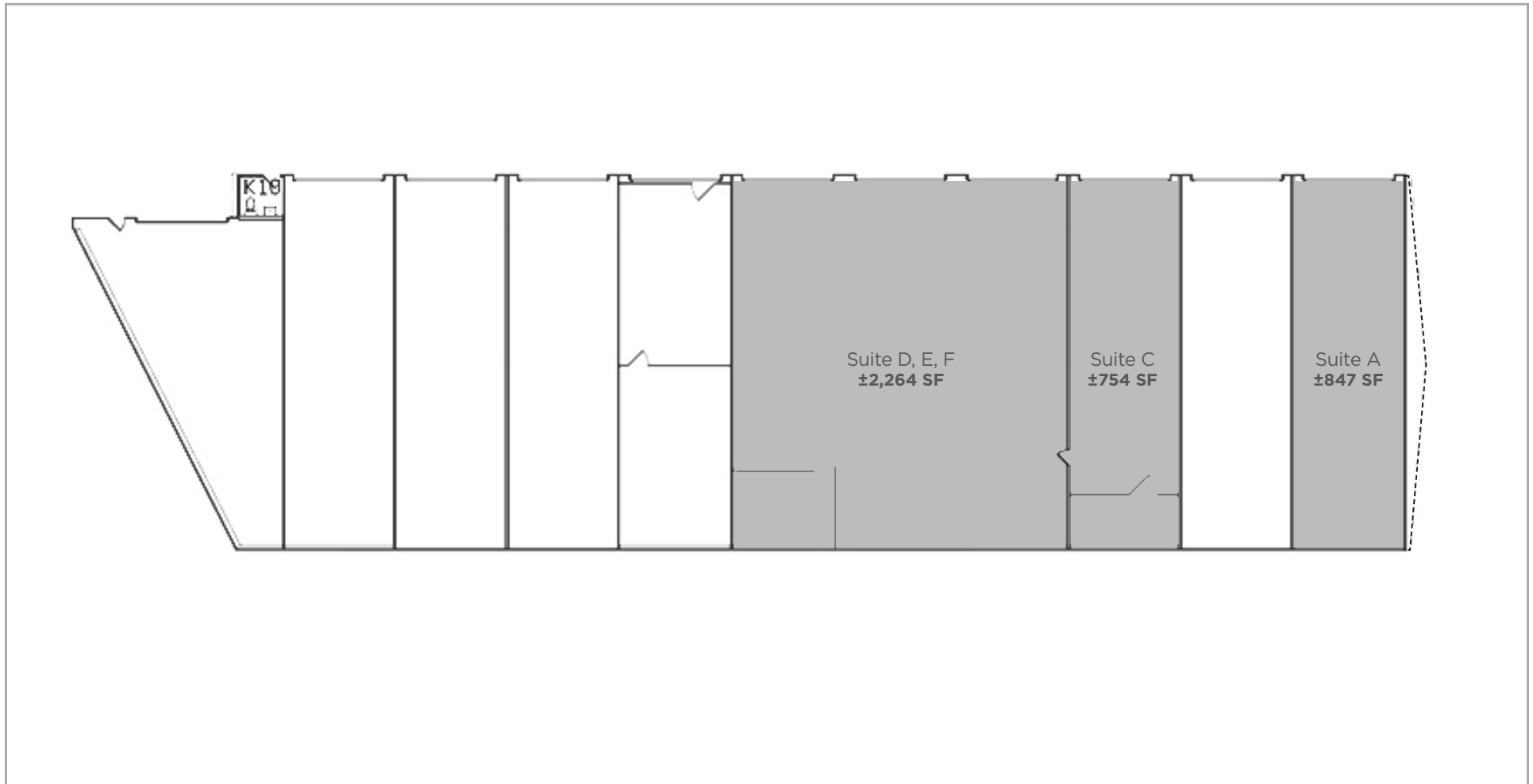
Property Photos



All properties require first month's rent, a security deposit and an insurance certificate, along with an executed Lease. Credit report, bank or financial information will be required.

Floor Plan

1325 Lone Palm - Unit A / Unit C / Unit D, E, F



All properties require first month's rent, a security deposit and an insurance certificate, along with an executed Lease. Credit report, bank or financial information will be required.

Property Highlights

1503 Lone Palm - Unit F & G

Availability:	May/June 2025
Asking Rate:	\$3,345/mo Modified Gross
Available SF:	±3,004 SF Warehouse
GL Doors:	Two (2) GL Doors - 10' X 12'
Property Features:	• Small office • Private Restroom • Fenced & Gated Entry • Includes electricity, water, sewer • No garbage service is provided • No outdoor storage without approval by Landlord
Clear Height:	±15'

Aerial View



Property Photos

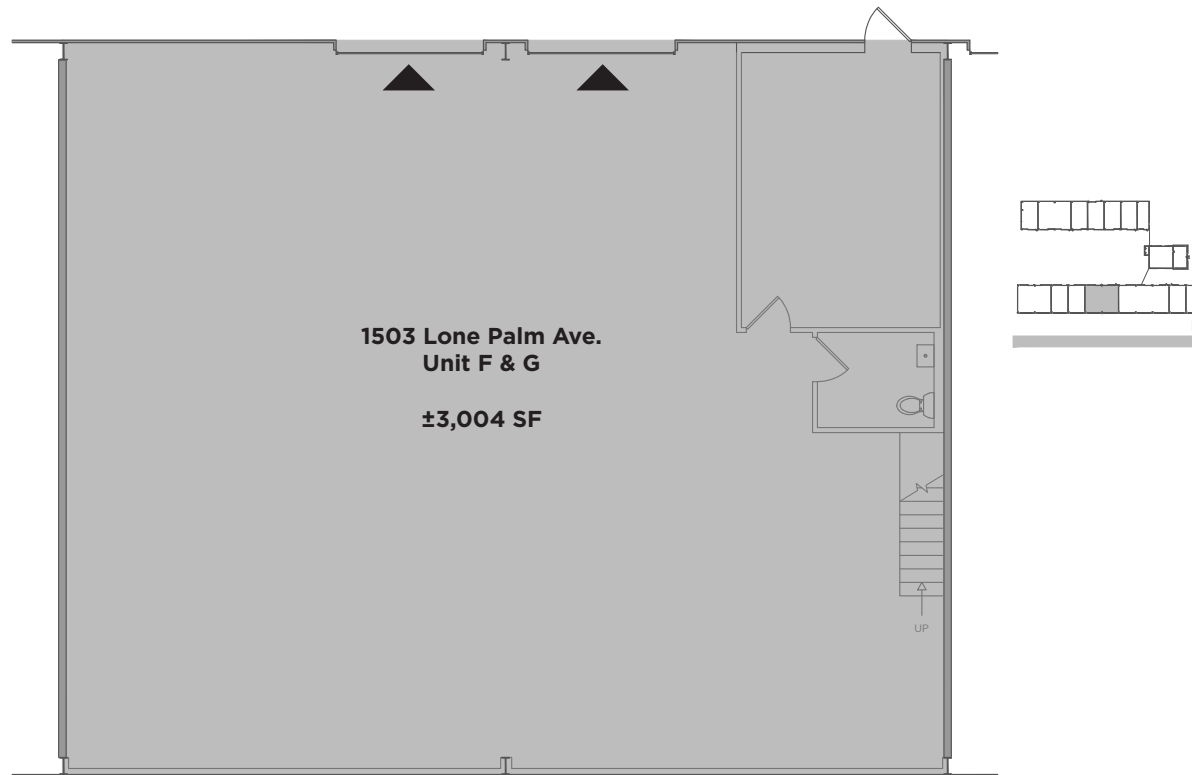


All properties require first month's rent, a security deposit and an insurance certificate, along with an executed Lease. Credit report, bank or financial information will be required.

Floor Plan

1503 Lone Palm - Unit F & G

▼ Grade Level Door



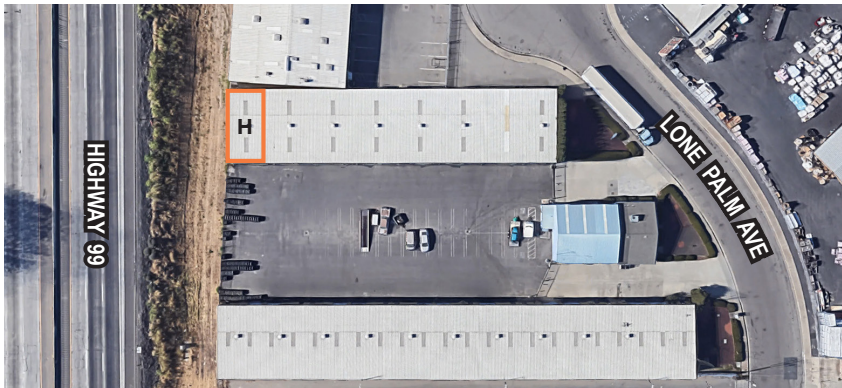
All properties require first month's rent, a security deposit and an insurance certificate, along with an executed Lease. Credit report, bank or financial information will be required.

Property Highlights

1511 Lone Palm - Unit H

Availability:	Available Now
Asking Rate:	\$1,695/mo Modified Gross
Available SF:	±1,493 SF
Space Dimension:	± 30'W x 50'L
Clear Height:	±15'
GL Doors:	One (1) GL Door Per Unit; 10' x 12'
Power:	110 Volts
Property Features:	• Common Restroom • Fenced & Gated Entry • Includes electricity, water, sewer • No garbage service is provided • No outdoor storage without approval by Landlord

Aerial View



Property Photos

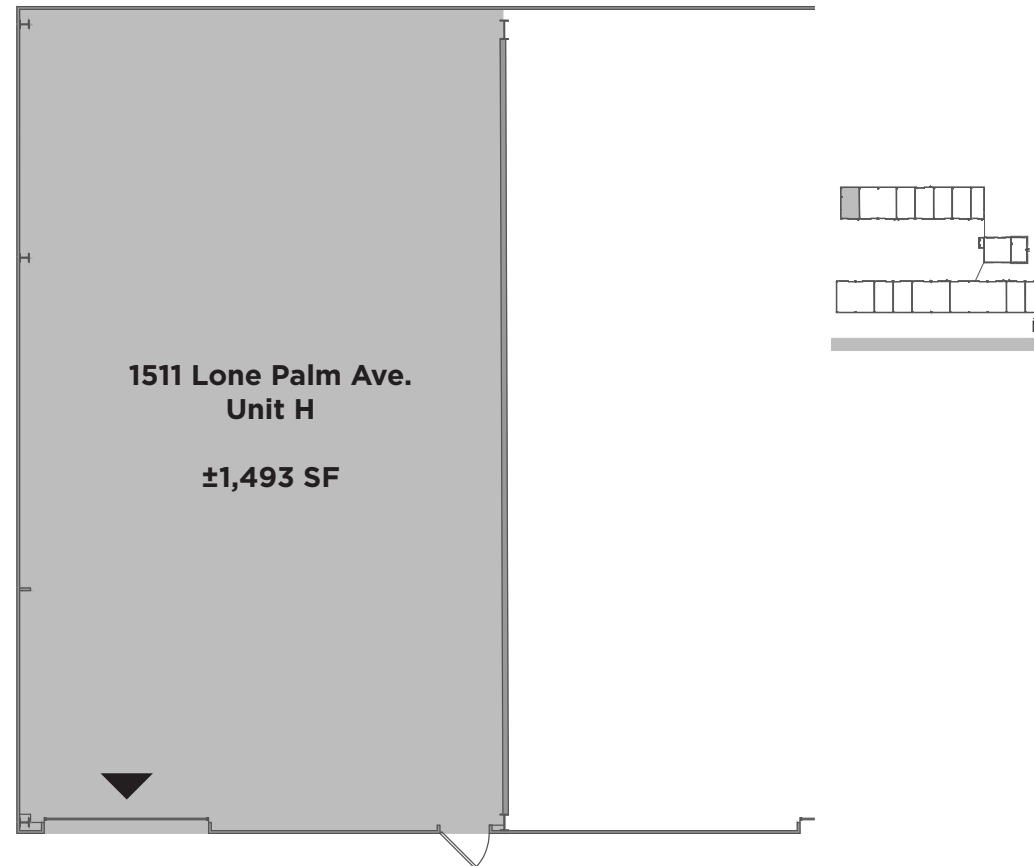


All properties require first month's rent, a security deposit and an insurance certificate, along with an executed Lease. Credit report, bank or financial information will be required.

Floor Plan

1511 Lone Palm Ave - Unit H

▼ Grade Level Door



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