

# FOR SALE

## 5 TON ROLLING BRIDGE CRANE

### ±105,000 SQ. FT. MFG WAREHOUSE FACILITY LOCATED ON ±4.05 ACRES

**Price Reduced**  
**\$21.89 PSF**



## 1706 LAPHAM DRIVE • MODESTO, CALIFORNIA

### Exclusive Brokers - Industrial Services Team:

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### PROPERTY INFORMATION

- **Zoning:** M, Industrial, Stanislaus County
- **Sewer:** City of Modesto,
- **Water:** City of Modesto, 12" main
- **Storm Drainage:** Stanislaus County, 8" - 12"
- **Gas:** Pacific, Gas & Electric
- **Electric:** Modesto Irrigation District (MID)
- **Dock High Doors:** Four (4) dock high positions
- **Grade Level Doors:** Five (5) grade level positions
- **Power:** Heavy Power
- **Fire Suppression:** Yes
- **Construction Type:** Concrete block, steel frame metal
- 5 Ton Rolling Bridge Crane
- Located in the Beard Industrial District, County of Stanislaus
- **Incentives:** California State Enterprise, Zone 40



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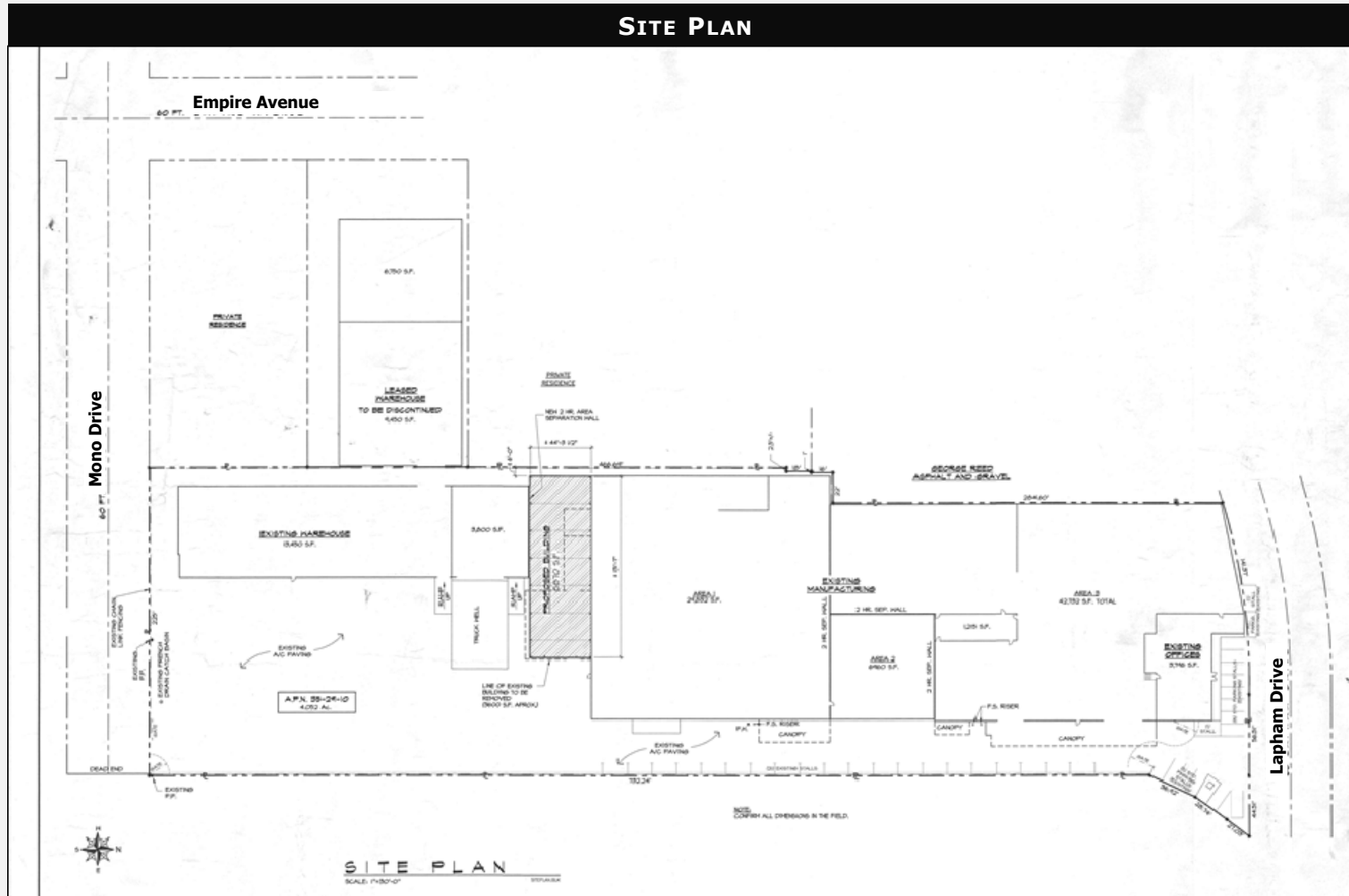


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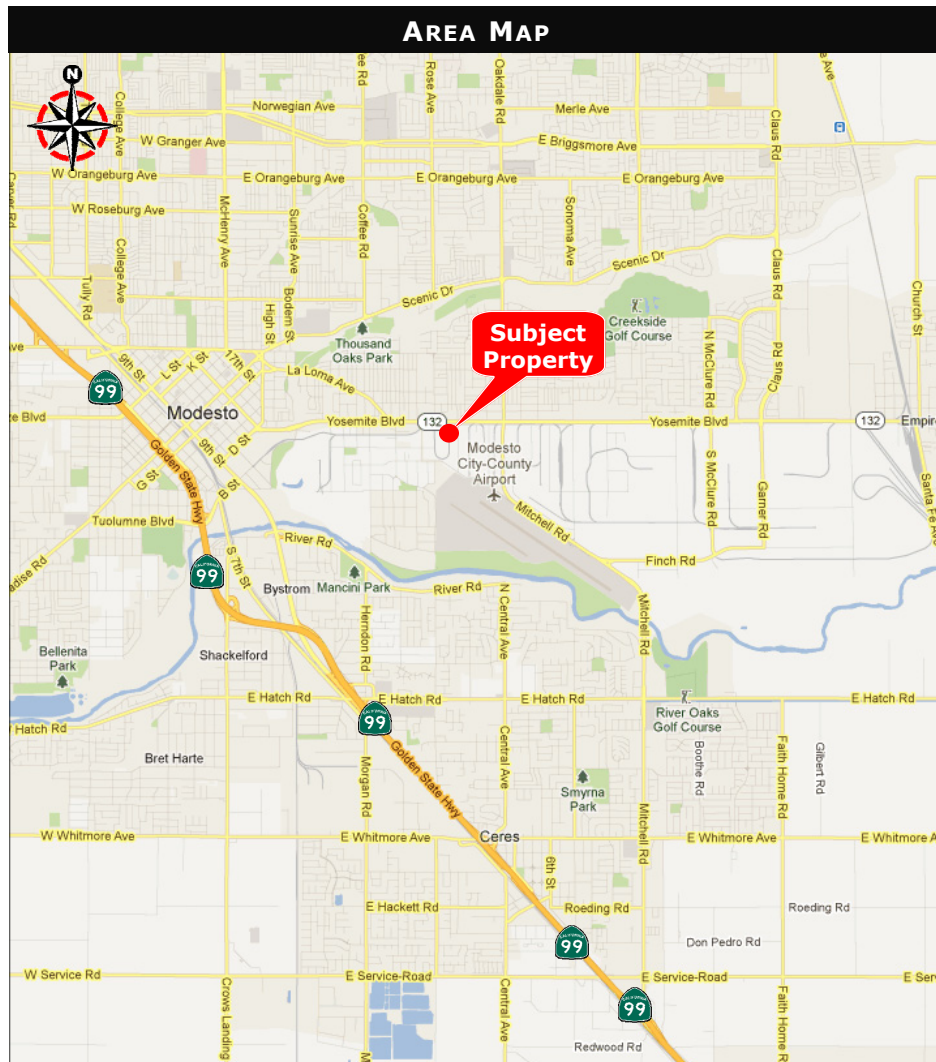


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