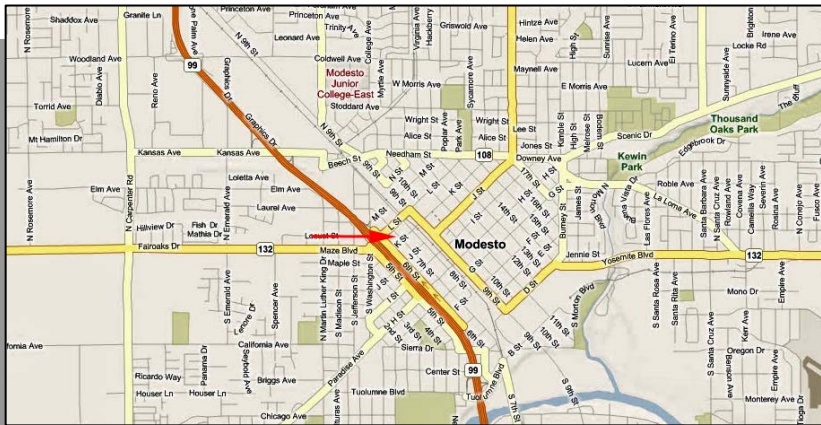


COMMERCIAL BUILDING



1101 7th Street, Modesto

1101 7th Street, Modesto



FOR LEASE

- SIZE:** 5,376 +/- square foot commercial building for lease.
- LOCATION:** Located at intersection of 7th and K Streets. Close to entrances/exits from SR 99 Freeway. Two blocks from Modesto Center Plaza.
- ZONING:** The zoning classification is C-M (Commercial Industrial) which is described as follows: "For heavy commercial uses not otherwise permitted in other commercially-zoned lots including cabinet shops..." Examples of uses permitted in other commercial zones, as well at the C-M zone, include business and professional offices, groceries and banks, appliance stores, department stores, building supply stores, etc.
- GENERAL:**
- *Clean, light, commercial building.
 - *Secured, gated parking next to building.
 - *Easy access to freeway and downtown Modesto.
 - *Work stations and phone equipment available and may be negotiated in lease.
 - *Two restrooms.
 - *Garage/warehouse space in rear of building.
 - *12' x 12' roll-up door in rear of building for easy access for equipment or materiel.
- RENT:** \$0.30 per square foot per month gross starting rent for first six months. \$0.10 psf/mth increase after that.



1101 Sylvan Ave., Suite A25
Modesto, CA 95350
209-529-9610 209-521-4289 (fax)
License #01460663

An Independently Owned and Operated Member of The Prudential Real Estate Affiliates, Inc.

Tony Suleiman

209-758-3467

tsuleiman@prucommercialre.com

License #01388339

Dave Tanner

209-758-3108

dtanner@prucommercialre.com

License #00418278

Ron Roaks

209-758-3147

rlroaks@prucommercialre.com

License #01263213

www.TheCommercialConnection.com

The information contained herein is from sources deemed reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. Buyer must verify the information and bear all risk for any inaccuracies. Package is subject to sale, lease, price change or withdrawal. 5/5/09

