

# BEARD INDUSTRIAL DISTRICT

±260 Acres of Build-To-Suit Opportunities :: Modesto, CA

[www.beardland.com](http://www.beardland.com)

NO.	SIZE	ADDRESS	APN
1	±3.91 AC	Tenaya Drive	036-020-041
2	±3 AC	Tenaya Drive	036-020-035
3	±17.98 AC	River Bluff Business	*039-069-001-017
4	±6.74 AC	Park McClure Road	036-013-020
5	±3.16 AC	108 S. McClure Road	036-014-001
6	±19.8 AC	3616 Yosemite Boulevard	036-014-002
7	±19.83 AC	3720 Yosemite Boulevard	036-014-003
8	±14.1 AC	117 Garner Road	036-014-006
9	±5.39 AC	401 Garner Road	036-014-005

NO.	SIZE	ADDRESS	APN
10	±20.0 AC	Garner/Leckron Road	036-016-035
11	±5 AC	McClure Road	036-016-037
12	±4.63 AC	McClure Road	036-015-058
13	±4.68 AC	McClure Road	036-016-038
14	±14.25 AC	736 Mariposa Road	036-015-062, 063 & 064
15	±4.05 AC	McClure Road	036-016-026
16	±7.48 AC	4318 Yosemite Boulevard	009-018-030
17	±115 AC	536 Codoni Avenue	009-1935-695

\*Adjacent parcels may be combined.

Owned & Operated By:  
Beard Land Improvement Company



FOR MORE INFORMATION PLEASE CONTACT  
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\*APN # 039.069.001, 039.069.008, 039.069.009, 039.069.010, 011, 012, 013, 014, 015, 016 & 017

= Rail Served By M&ET

