



±138,835 sq ft on 11.50 acres

151 Codoni

151 Codoni Avenue, Modesto, CA
Currently Available

Driven by efficiency. Positioned for growth.

Position your operations within one of Central California's most established and strategically connected industrial hubs. 415 Codoni offers scalable space, integrated rail access, and direct connectivity to major transportation corridors—designed to support efficient logistics and long-term operational growth.

Ideally suited for large-scale logistics and modern manufacturing users.

Space use:
Warehouse

32' Building height

Office area with restrooms

Square feet:
±138,835

30' Clear height

Ample truck parking

Acreage:
11.50

8 Dock doors

2 Roll up doors

Year Built:
1986

3 Drive in bays

Insulated ceiling

**Rail served with
4 rail car spots**

Reach out
today!

Chris Conklin
VP of Real Estate

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beardland.com



BEARD



Beard Industrial District

Beard District

Industrial land, integrated rail, and streamlined decision-making—working together to move your business forward.

Connecting your business to the world

- Strategically located in Northern Central California
- 9 million square feet of industrial warehouse, manufacturing space
- Build-to-suit availability up to 1 million square feet
- Connects you to Hwy 99 and I-5, the ports of Oakland and Stockton, the Union Pacific and BNSF railroads
- Low utility rates provided by Modesto Irrigation District
- Home to major brands:



GALLO

Nestlé

SunOpta[™]
Fueling the Future of Food



A smarter way to operate your business.

The Beard advantage

An industrial warehouse, strategically positioned within Beard Industrial District, a 2,000 acre business park, offering efficient distribution functionality with rail capability.

Are you interested in learning more about your options?

Reach out today and let's get something on the calendar.

Contact us today

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