

±98,560 sq ft on 10.01 acres

3643 Finch

3643 Finch Road, Modesto, CA
Currently Available

Total access. Zero compromise.

Position your operations within one of Central California’s most established and strategically connected industrial hubs. 3643 Finch offers scalable space, integrated rail access, and direct connectivity to major transportation corridors—designed to support efficient logistics and long-term operational growth.

Ideal for large-scale distribution,
or advanced manufacturing
operations.

Space use: Warehouse	32' Building height	LED Lighting
Square feet: ±98,560	30' Clear height	800 Amps of heavy power
Acreage: 10.01	11 Dock doors	Ample truck parking
Year Built: 1997	1 Roll up door	
	1 Leveler	
	Insulated ceiling	
	Temperature controlled	

**Rail served with
6 rail car spots**

**Reach out
today!**



Chris Conklin
VP of Real Estate

209-481-9111

cconklin@beardland.com
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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