

±247,500 sq ft on 12.82 acres

# 415 Codoni

415 Codoni Avenue, Modesto, CA  
Currently Available

## Total access. Zero compromise.

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.

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

Space use:  
**Warehouse**

32' Building height

128 Skylights

Square feet:  
**±247,500**

30' Clear height

Office area with restrooms

Acreage:  
**12.82**

16 Dock doors

Ample truck parking

Year Built:  
**1997**

2 Grade-level doors

LED lighting

Insulated ceiling

**Rail served with 8 rail car spots**

Reach out today!



Chris Conklin  
VP of Real Estate

**209-481-9111**

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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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