

±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**

30’ Clear height

Office area with restrooms

Square feet:  
**±247,500**

16 Dock doors  
2 Grade-level doors

Ample truck parking

Acreage:  
**12.82**

LED lighting  
Insulated ceiling

**Rail served with 8 rail car spots**

Year Built:  
**1997**

128 Skylights

Reach out today!



Chris Conklin  
VP of Real Estate

**209-481-9111**

cconklin@beardland.com  
beardland.com

**BEARD**

±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.

Space use:  
**Warehouse**

30' Clear height

Ample truck parking

Square feet:  
**±138,835**

8 Dock doors

2 Grade level doors

Acreage:  
**11.50**

3 Drive in bays

Insulated ceiling

Year Built:  
**1986**

Office area with restrooms

**Rail served with  
4 rail car spots**

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

Reach out today!

Chris Conklin  
VP of Real Estate

**209-481-9111**

cconklin@beardland.com  
beardland.com



**BEARD**

±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: <b>Warehouse</b>	30' Clear height	800 Amps of heavy power
Square feet: <b>±98,560</b>	11 Dock doors	Ample truck parking
Acreage: <b>10.01</b>	1 Grade level door	
Year Built: <b>1997</b>	1 Leveler	
	Insulated ceiling	
	Temperature controlled	
	LED Lighting	

**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**

±98,725 sq ft on 5.36 acres

# 600 S McClure

600 S McClure 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.

Space use: <b>Warehouse</b>	32' Clear height	480-volt power
Square feet: <b>±98,725</b>	8 Dock doors	Office area with restrooms
Acreage: <b>5.36</b>	4 Grade level doors	
Year Built: <b>1996</b>	1 Drive in bay	
	Ample truck parking	
	LED lighting	
	Insulated ceiling	

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

Reach out today!

Chris Conklin  
VP of Real Estate

**209-481-9111**

cconklin@beardland.com  
beardland.com



**BEARD**



±10,235 sq ft on 1.27 acres

# 3109 Del Este

3109 Del Este Parkway, Modesto, CA  
Currently Available

## Total access. Zero compromise.

Position your operations within one of Central California's most established and strategically connected industrial hubs. 3109 Del Este offers scalable space, 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: <b>Warehouse</b>	27' Clear height	277-480 volts
Square feet: <b>±10,235</b>	4 Dock doors	Grade-level access
Acreage: <b>1.27</b>	4 Drive in bays	LED lighting
Year Built: <b>2006</b>	1 Grade level door	Insulated ceiling
	40' x 60' column spacing	ESFR sprinklers
	200-400 amps	Office area with restrooms
	30 Parking spots	
	Ample truck parking	

Reach out  
today!

Chris Conklin  
VP of Real Estate

**209-481-9111**

cconklin@beardland.com  
beardland.com



**BEARD**

±175,000 sq ft on 21.15 acres

# 4318 B Yosemite

4318 B Yosemite Boulevard, 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**
- Square feet: **±175,000**
- Acreage: **21.15**
- Year Built: **1979**
- 28' Clear height
- 2 Grade level doors
- Insulated ceiling
- Office area with restrooms
- Ample truck parking

**Rail served with  
5 rail car spots**

**Reach out  
today!**



Chris Conklin  
VP of Real Estate  
**209-481-9111**  
cconklin@beardland.com  
beardland.com

**BEARD**

±150,000 sq ft on 21.15 acres

# 4318 A Yosemite

4318 A Yosemite Boulevard, Modesto, CA  
Currently Available

## Total access. Zero compromise.

Position your operations within one of Central California's most established and strategically connected industrial hubs. 4318 A Yosemite offers scalable space, integrated rail access, and direct connectivity to major transportation corridors—designed to support efficient logistics and long-term operational growth.

Space use: <b>Warehouse</b>	28' Clear height
Square feet: <b>±150,000</b>	2 Grade level doors
Acresage: <b>21.15</b>	8 Dock loading accessible
Year Built: <b>1978</b>	Insulated ceiling
	Office area with restrooms
	Ample truck parking

**Rail served with  
7 rail car spots**

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

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<sup>™</sup>  
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

Chris Conklin  
VP of Real Estate

**209-481-9111**

cconklin@beardland.com  
beardland.com



**BEARD**