

±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.

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

Space use:  
**Warehouse**

32' Building height

Ample truck parking

Square feet:  
**±150,000**

20' Clear height

2 Roll up doors

Acreage:  
**21.15**

8 Dock loading accessible

Insulated ceiling

Year Built:  
**1978**

Office area with restrooms

**Rail served with  
7 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<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

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