



±10,744 SF & ±52,505 SF Industrial Space within Larger ±182,223 SF Facility

Tillie Lewis Business Park 301 9th Street

Modesto, CA 95351

Available For Lease

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Property Specifications

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Total Building Size:	±182,223 SF
Acres:	±8.9 acres
Unit C2:	±10,744 SF (146'9" x 71'5")
Office:	BTS
Dock Loading:	Two (2) doors
Clear Height:	±22' min.
Power:	100 amps, 240/480v, 3-phase
Unit B:	±52,505 SF divisible to ±24,125 SF
Office:	±1,741 SF & ±646 SF
Dock Loading:	Two (2) doors
Grade Level Loading:	Five (5) doors
Clear Height:	±21 - ±23.5'
Power:	1,200 amps, 240/480v, 3-phase
Available Date:	November 2025
Water:	City of Modesto
Sewer:	City of Modesto
Electric:	MID, Modesto Irrigation District
Zoning:	M-1, Industrial (City of Modesto)



Site Plan

Tillie Lewis Business Park 301 9th Street

Modesto, CA 95351



Grade Level Door: Width & Height:

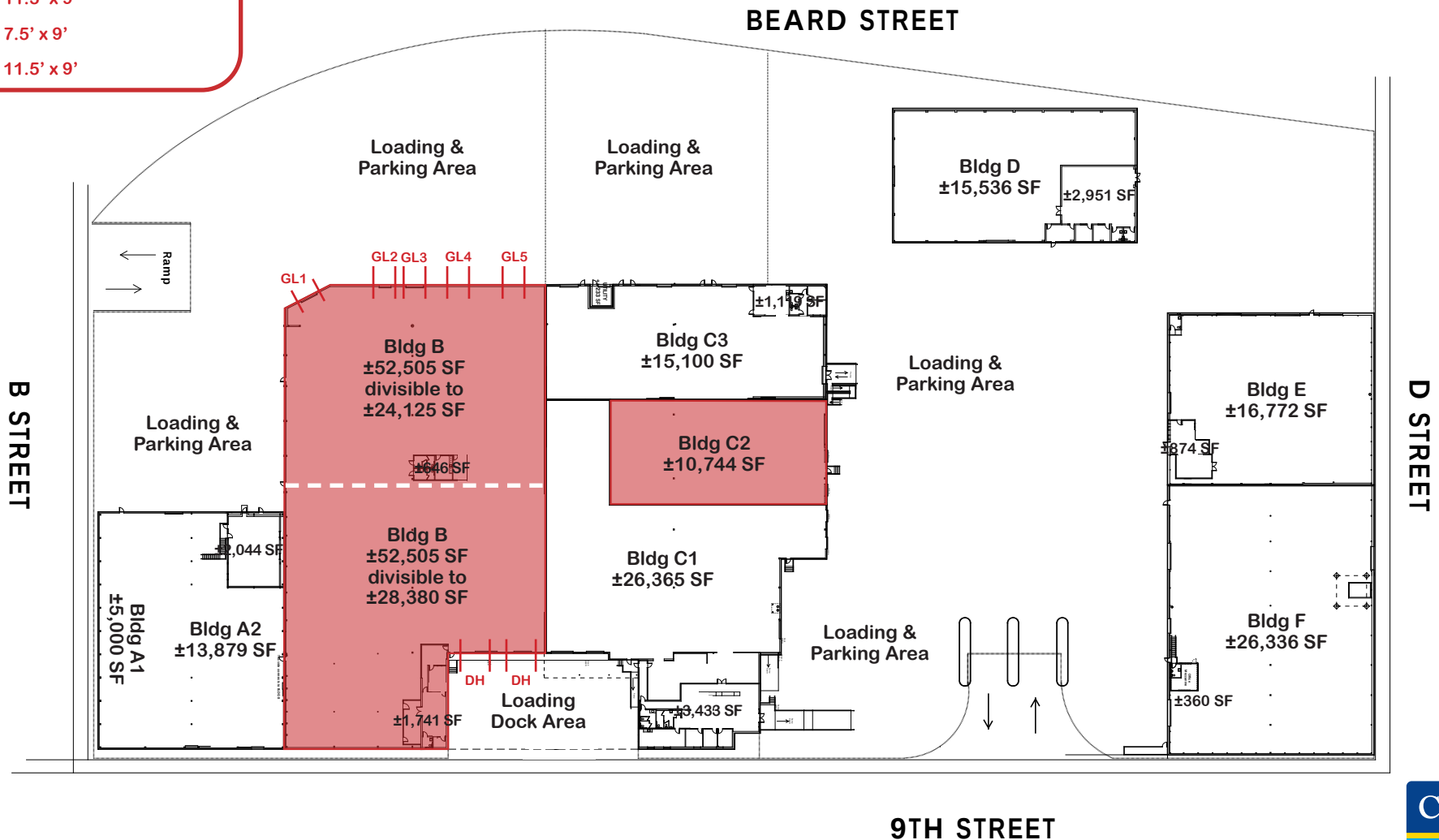
GL1: 11.5' x 13.5'

GL2: 7.5' x 9'

GL3: 11.5' x 9'

GL4: 7.5' x 9'

GL5: 11.5' x 9'



9TH STREET

Tillie Lewis Business Park
301 9th Street





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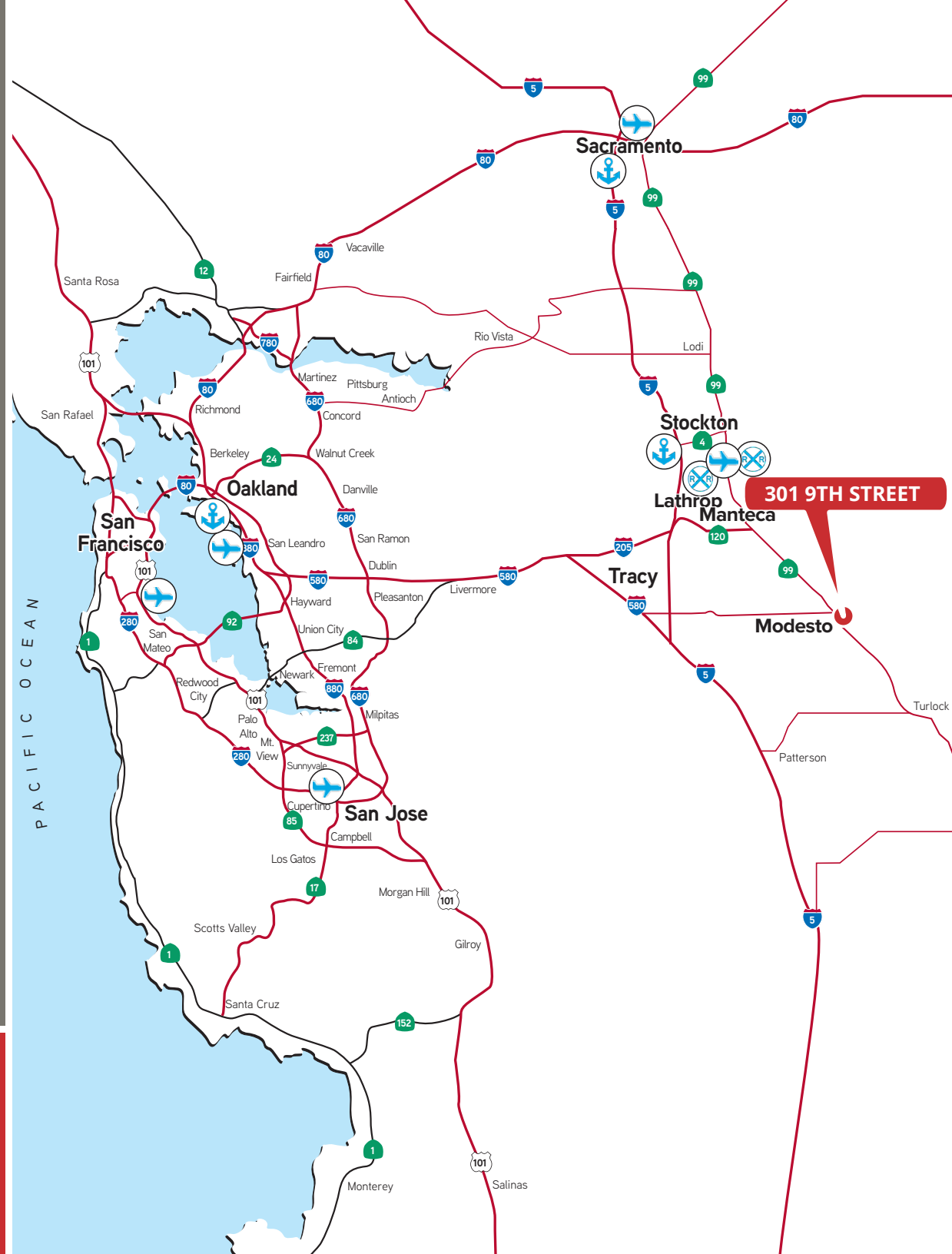
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