

# FOR LEASE

## 1314 NINTH STREET - MODESTO CA



- **± 5,100 TOTAL SQUARE FEET**
  - **± 3,100 SF SHOWROOM**
    - HVAC THROUGHOUT
    - 3 PRIVATE OFFICES
  - **± 2,000 SF SHOP AREA**
    - TWO ROLL-UP DOORS
    - TWO INDUSTRIAL HEATERS
    - 20 X 62 EXTERIOR COVERED STORAGE
- **ASKING: \$0.55/SF (\$2,805/month)**
- **GROSS LEASE - NO NNN**
- **ZONED C-M (COMMERCIAL/INDUSTRIAL)**



### FOR MORE INFORMATION CONTACT:

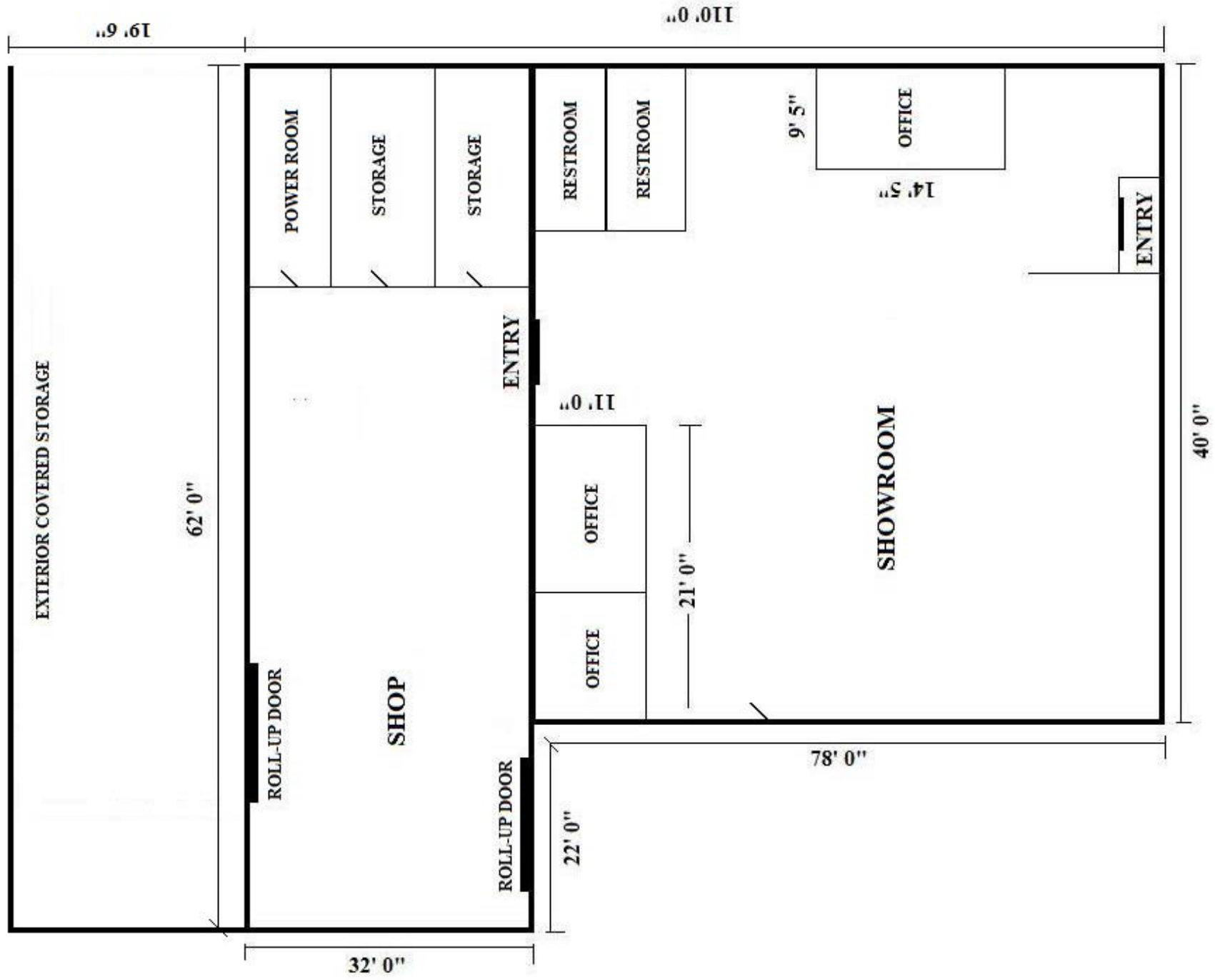
**DAVE JENSEN**      DRE# 00977091  
dave@jensencb.com  
209.985.4121

**NICK CAMPBELL**      DRE# 01844727  
nick@jensencb.com  
209.484.9601

**JENSEN COMMERCIAL BROKERAGE**  
5703 McHenry Avenue  
Modesto, CA 95356  
Tel: 209.551.7500  
Fax: 209.343.0700  
www.jensencb.com







Measurements are approximate. Drawing is not scaled to size.



