

BUILD TO SUIT OR GROUND LEASE

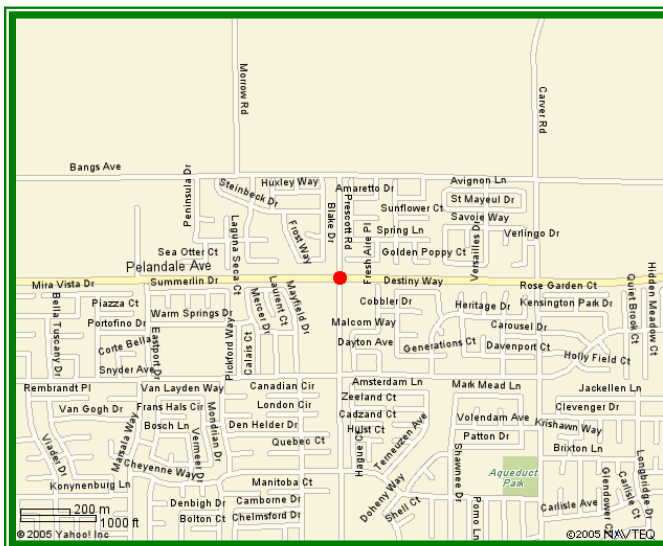
LOCATION: South East Corner Pelandale Avenue & Prescott Road

OFFERED AT: Call for Terms

SIZE: 3 acres

FEATURES:

- Proposed Zoning: Commercial
- Great North Modesto location
- Easy access to all points in Modesto, including access to Highway 99 North and South



FOR FURTHER INFORMATION CONTACT:



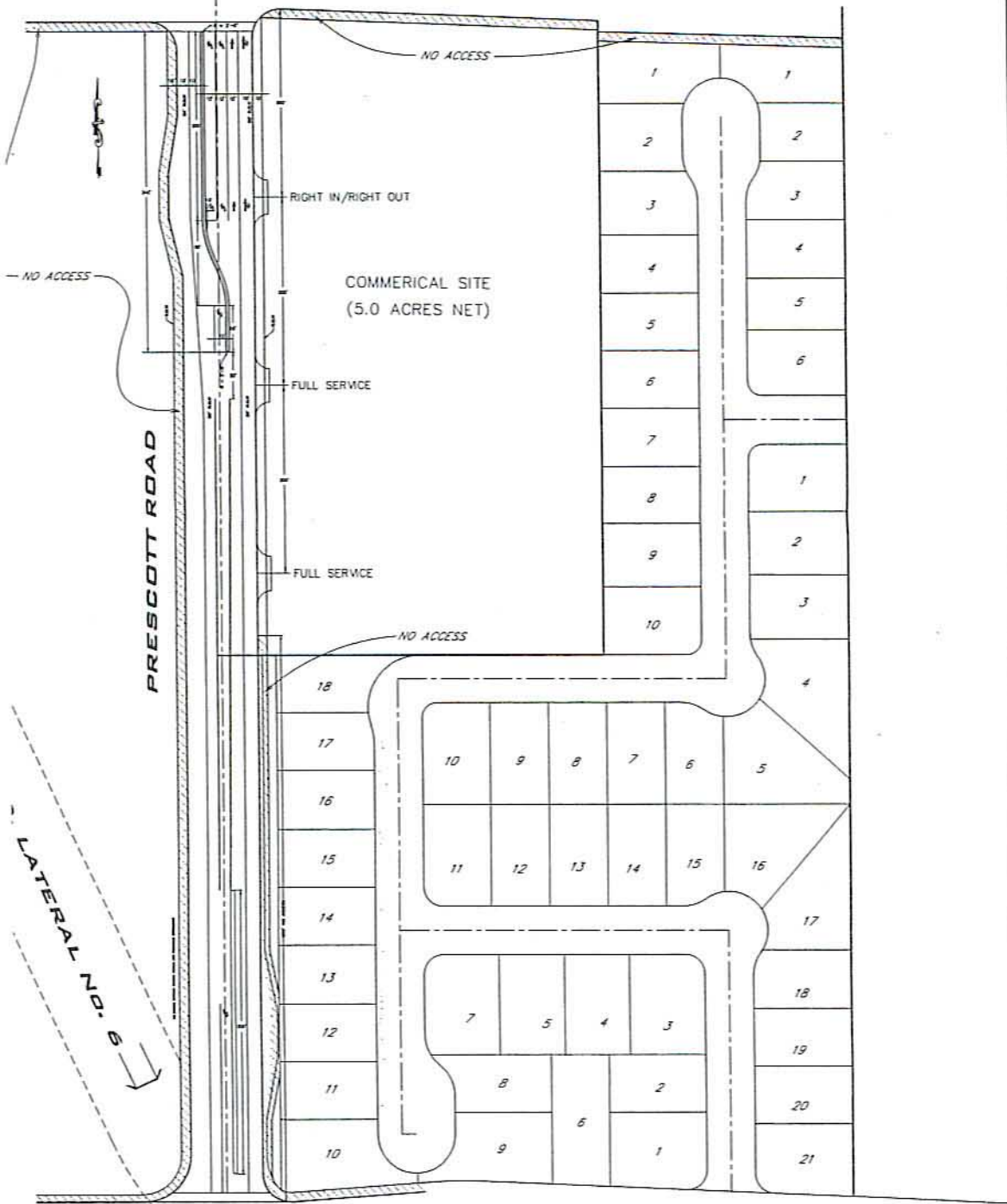
COSOL
COMMERCIAL
REAL ESTATE

2020 Standiford Ave., D-1
Modesto, CA 95350

Tom Solomon or Tim Bettencourt

209-521-1591

PELANDALE EXPRESSWAY



SNYDER AVENUE

M.I.D. LATERAL NO. 6