

G3 FINCH CAMPUS

2801-2905 FINCH RD, MODESTO, CA



±96,800 SF - ±290,400 SF

THREE BUILDINGS | 100% TEMPERATURE CONTROLLED





BUILT TO MOVE BUSINESS **FORWARD**

2801-2905 Finch Road offers a rare opportunity to lease within an established industrial campus spanning approximately 114 acres in Modesto's Beard Industrial District. Offering significant scale and infrastructure, the campus provides a flexible platform for warehousing, food processing and industrial operations.

CAMPUS ATTRIBUTES:

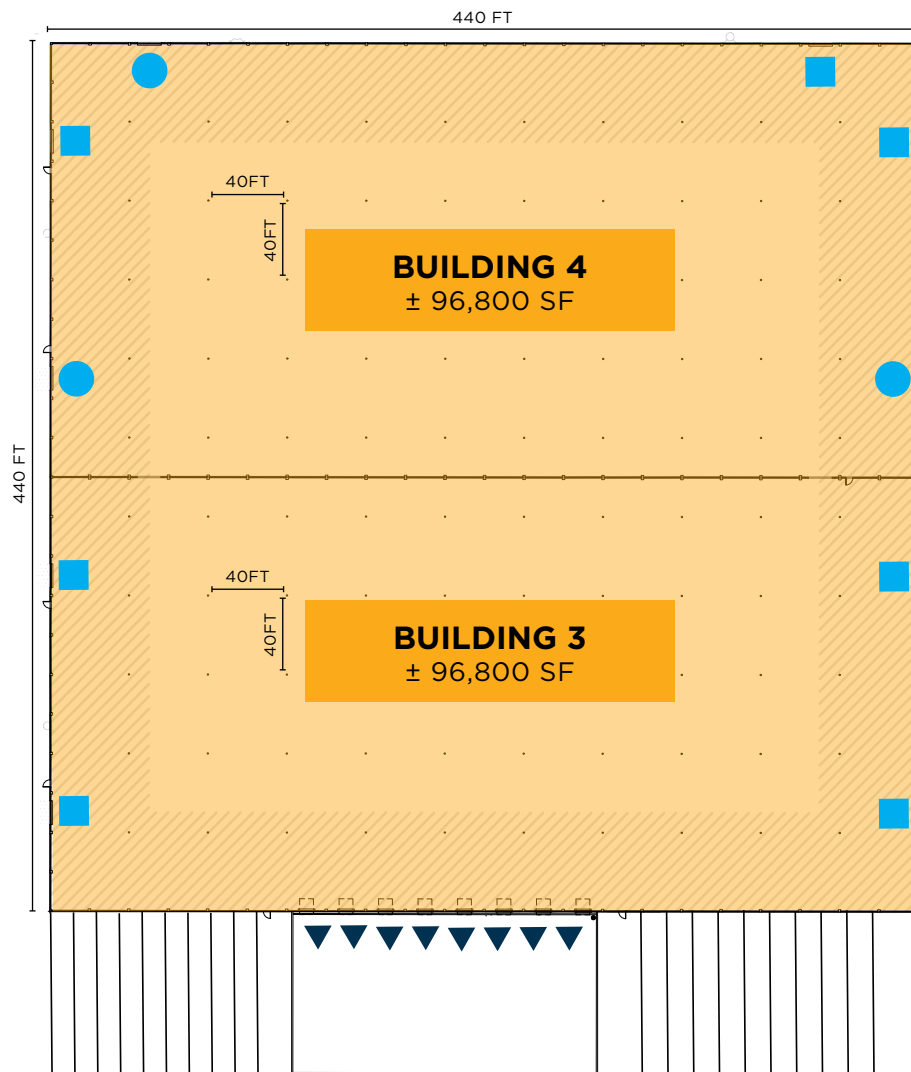
- TEMPERATURE CONTROLLED BUILDINGS
- FULLY FENCED, LIT AND SECURE
- MANNED GUARD SHACK
- RAIL TRANSLOAD CAPABILITIES
- ±3,600 SF OFFICE WITH SIGNIFICANT PARKING
- MULTIPLE POTENTIAL YARD AREAS
- LOW COST MID POWER



SITE PLAN



BUILDING 3 AND 4 FLOOR PLAN



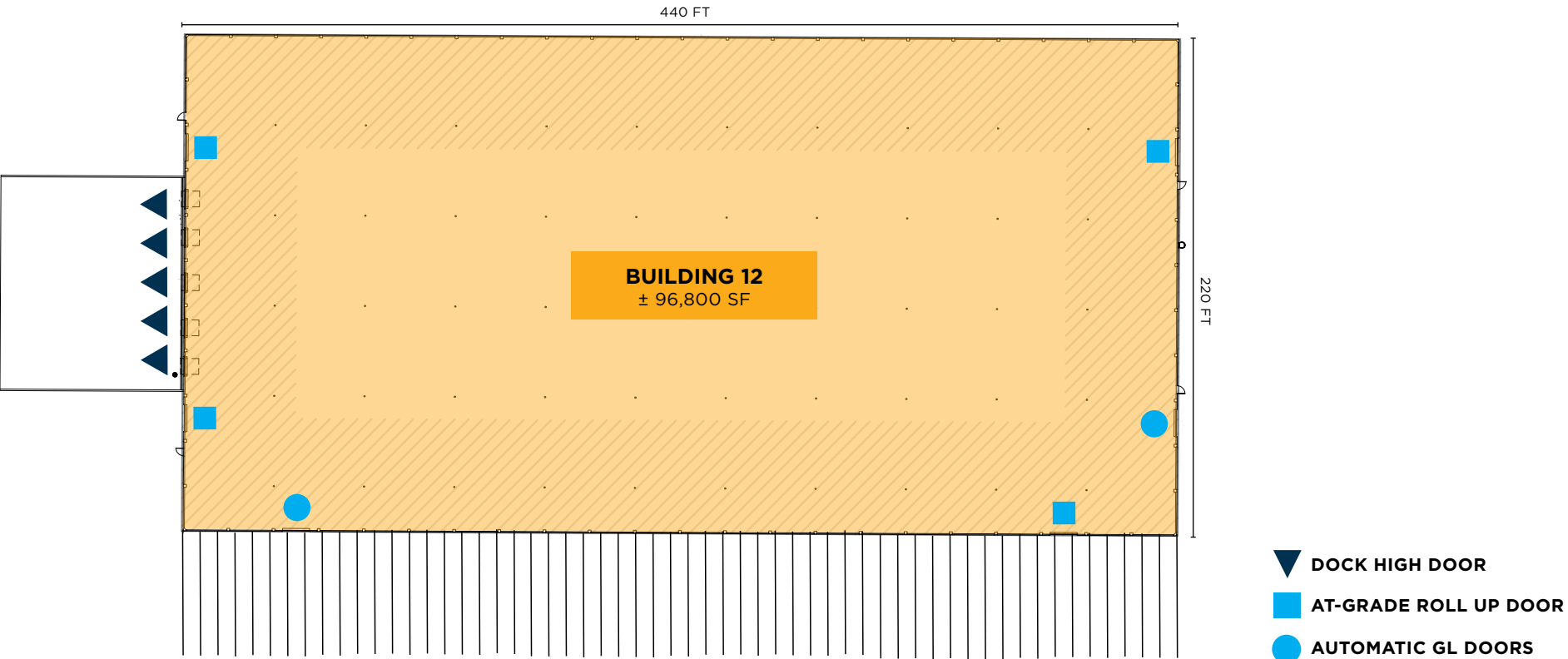
▼ DOCK HIGH DOOR ■ AT-GRADE ROLL UP DOOR ● AUTOMATIC GL DOORS

BUILDING 3	
CLEAR HEIGHT	29.5' clear
TEMPERATURE CONTROL	68-75 degrees
DOCK DOORS	8 dock high doors fully equipped with: • Kelley 50k/lb heavy duty hydraulic pit levelers • Kelley dock locks, lights, air & electrical outlets • Kelley Dock Shelters
GL DOORS	4
SPRINKLERS	.38/5000 wet sprinkler system (to be verified)
TRAILER STALLS	±18
OFFICE SETUP	Office to Suit or Remote Office Available

BUILDING 4	
CLEAR HEIGHT	29.5' clear
TEMPERATURE CONTROL	68-75 degrees
GL DOORS	6 (3 equipped with automatic doors)
SPRINKLERS	.38/5000 wet sprinkler system (to be verified)
OFFICE SETUP	Office to Suit or Remote Office Available

BUILDING 12

FLOOR PLAN



CLEAR HEIGHT	29.5' clear	SPRINKLERS	.38/5000 wet sprinkler system (to be verified)
TEMPERATURE CONTROL	68-75 degrees	INDICATED POWER	625 amps @ 277/480V
DOCK DOORS	5 dock high doors fully equipped with: • Kelley 50k/lb heavy duty hydraulic pit levelers • Kelley dock locks, lights, air & electrical outlets • Kelley Dock Shelters	TRAILER STALLS	±20
GL DOORS	6 (2 equipped with automatic doors)	DRIVE THROUGH CAPABILITY	Yes
		YARD	Potential yard space available

MODESTO

G3 FINCH CAMPUS

Yosemite Blvd

Mitchell Rd

Garner Rd

Mariposa Rd

Finch Rd

Riverside Dr

Nathan Ave

Modesto City County Airport

Logos: Sysco, TCB Industrial Contractor, CEMEX, SunOpta, PSC, FritoLay, Del Monte, Nestle, Fastenal, Plastipak, Ring, SP, California Freight, Graham Packaging, MET Railroad, canteen, International Paper, Stanislaus Food Products, Silgan Containers, Nathan Ave, Diamond, Mercer Foods, Americola, Georgia-Pacific, Western Pacific Truck School, Solvin Company, Westland, Tio Francisco, SILGAN CONTAINERS, and HM Clause.

WHY MODESTO?

Modesto is in California's Central Valley, a leading hub for agriculture, food production, and distribution. With access to Highways 99 and 132, Interstate 5, major rail networks, and nearby ports, it offers strong connections to regional, national, and global markets. Its diverse economy is driven by agriculture, food processing, manufacturing, logistics, and ongoing infrastructure investment.



A GATEWAY TO MAJOR MARKETS

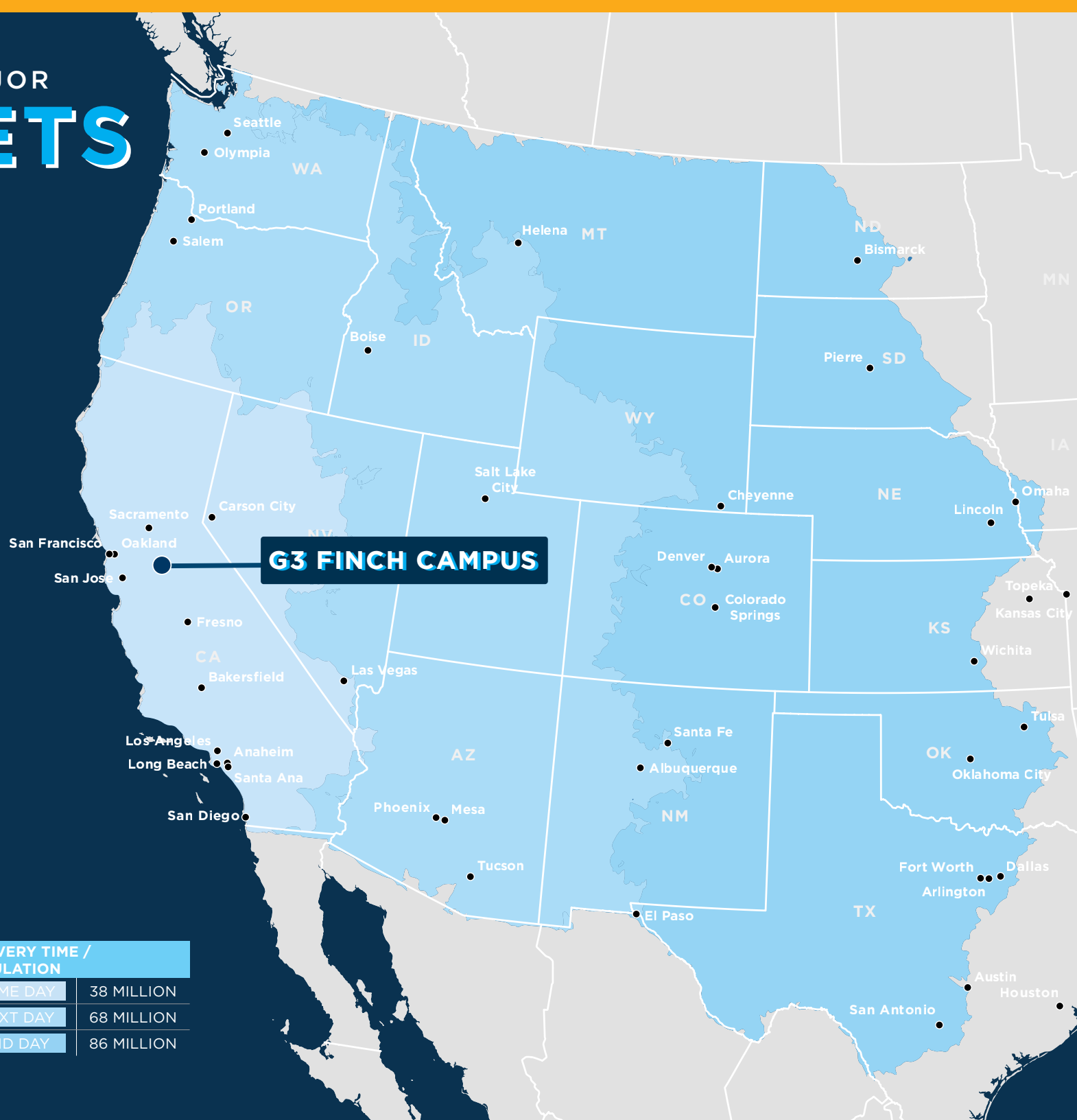
RAILWAYS	MILES
BNSF	3
UNION PACIFIC	3

PORTS	MILES
STOCKTON	40
OAKLAND	85
LONG BEACH	336
SEATTLE	838

AIRPORTS	MILES
STOCKTON	31
OAKLAND	76
SAN JOSE	86
SAN FRANCISCO	95
SACRMENTO	94

CITY	MILES
OAKLAND	86
SAN JOSE	84
SAN FRANCISCO	93
SACRAMENTO	80
FRESNO	93
LOS ANGELES	316
LAS VEGAS	486
BOISE	631
PORTLAND	660
PHOENIX	679
SALT LAKE CITY	727
SEATTLE	833
DENVER	1,118

DELIVERY TIME / POPULATION	
SAME DAY	38 MILLION
NEXT DAY	68 MILLION
2ND DAY	86 MILLION





FOR MORE INFORMATION, PLEASE CONTACT:

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