

ALL PROPERTIES ARE OWNER MANAGED AND
STRATEGICALLY LOCATED MINUTES FROM A MAJOR INTERSTATE
IN THE EAST BAY AND CENTRAL VALLEY.

Right Space. Best Place.

www.cranbrookgroup.com

MARIPOSA INDUSTRIAL CENTER

[736 Mariposa Road, Modesto, CA 95354](#)



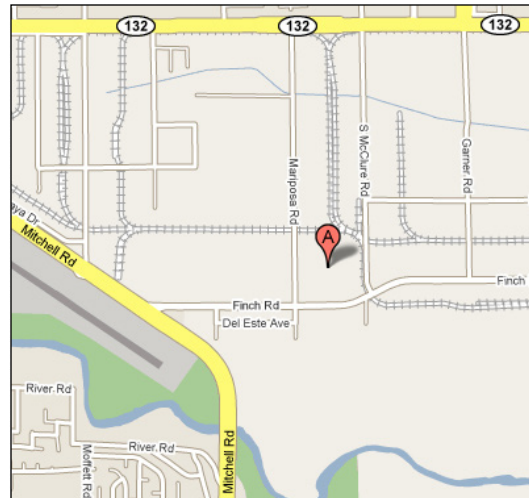
SEE & LEARN MORE ...

Go to cranbrookgroup.com to view more photos and get more information about Mariposa Industrial Center and our company!

INDUSTRIAL SPACE WITH ROOM TO GROW!

Mariposa Industrial Center provides industrial, office and flex space with a total of 389,122 rentable square feet in the Beard Industrial District, located East of the Modesto Airport and South of State Highway 132.

A host of amenities, including flexibility of use and power availability, make Mariposa Industrial Center the “Right Space. Best Place.” for your business!



WHAT SETS US APART

- Owner managed ... it makes a difference!
- Rail access available
- Flexible options for door configuration or warehouse layout
- Dock canopies
- Fire sprinkler equipped
- Substantial power available
- Ample parking

WORTH KNOWING ...

Mariposa Industrial Center is located in the Beard Industrial District — the key area of Modesto for industrial users as it is ideal for both in-bound and out-bound transportation including truck and rail.



For more information, please contact:

Chris Wight

Director of Brokerage | Senior Property Manager

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The information contained herein is based on reliable data, measurements and calculations. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.