



OFFICE, INDUSTRIAL & FLEX SPACE
 ALL PROPERTIES 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

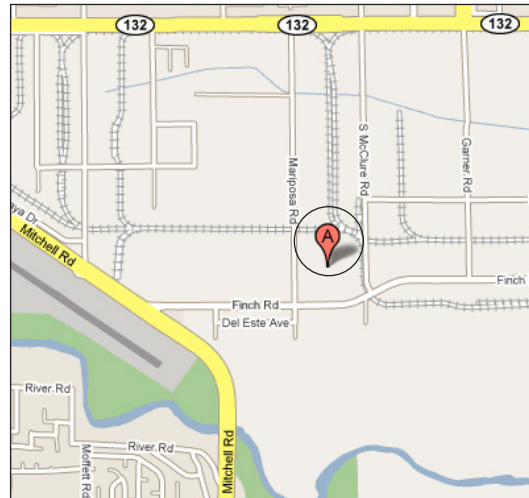


SEE & LEARN MORE ...
 Go to cranbrookgroup.com to view more photos and get more information about Mariposa Industrial Center and our company.

INDUSTRIAL SPACE WITH ROOM TO GROW.

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

A host of amenities, including flexibility of use, give Mariposa Industrial Center the designation "Right Space. Best Place."



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.

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.

For more information, please contact:

Kyle Kampfen

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