



±8,000 SF to ±24,000 SF Warehouse Spaces

FOR LEASE

# Modesto Industrial Park

700 - 824 Kiernan Avenue, Modesto, CA 95356

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## Site Plan



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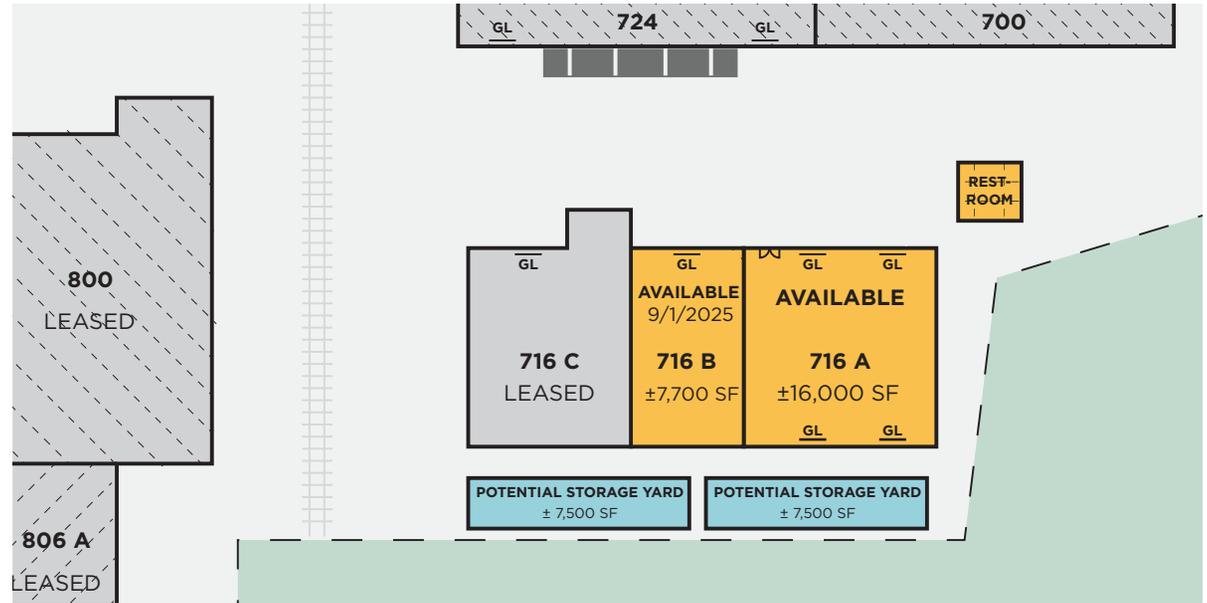
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Warehouse Spaces



## 716A AVAILABLE NOW (CAN BE ADDED WITH 716B FOR ±24,000 SF TOTAL)

Lease Rate:	Contact Broker
Available SF:	±16,000 SF (Divisible to ±8,000 SF)
Office SF:	BTS or Modular Trailer
Storage Yard:	±7,500 SF Gravel Yard
Construction:	Concrete Tilt-Up
Clear Height:	±22'
GL Doors:	Four (4) - 2 front, 2 rear
Lighting:	LED w/Motion Sensors
Improvements:	Recent Building, Yard, Parking Lot Improvements and Roof 2024



FOR LEASE

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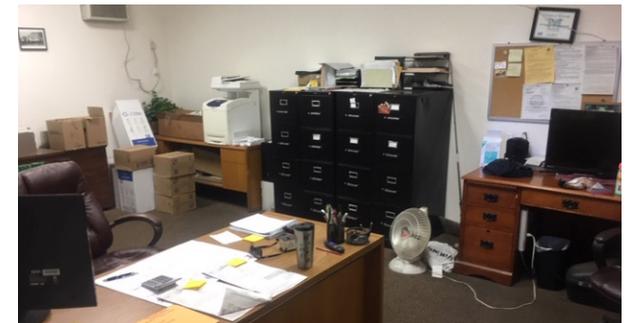
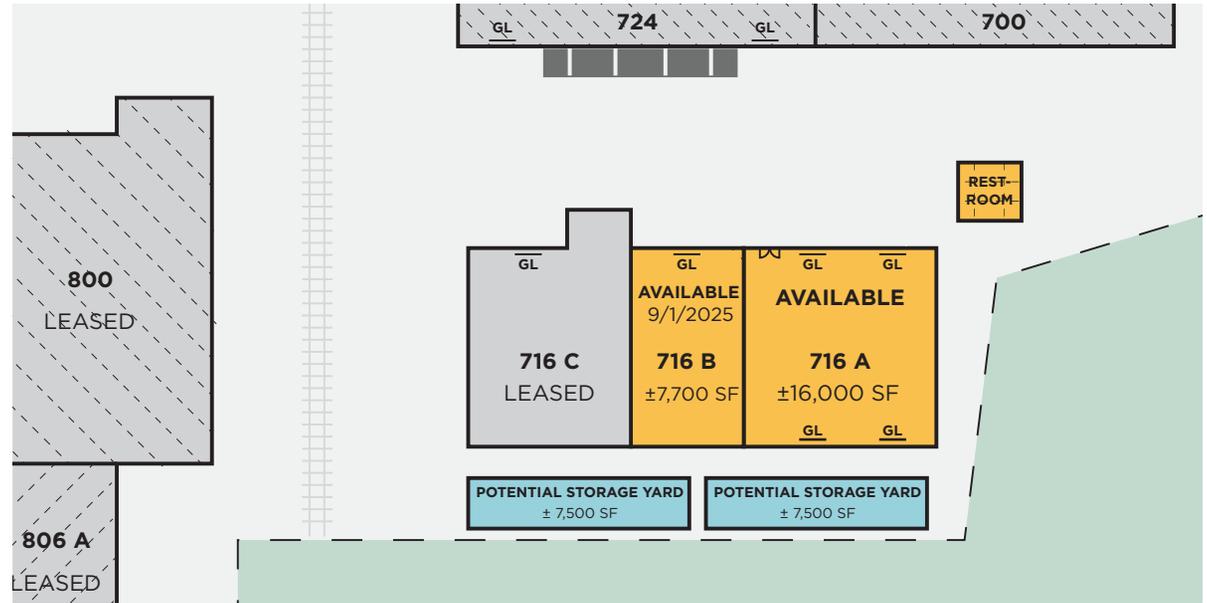
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Warehouse Spaces



## 716B AVAILABLE 9/1/2025 (CAN BE ADDED WITH 716A FOR ±24,000 SF TOTAL)

Lease Rate:	Contact Broker
Available SF:	±7,700 SF
Office SF:	±200 SF
Storage Yard:	±7,500 SF Gravel Yard
Construction:	Concrete Tilt-Up
Clear Height:	±22'
GL Doors:	1 front - Possible to add 1 rear
Lighting:	LED w/Motion Sensors
Improvements:	Recent Building, Yard, Parking Lot Improvements and Roof 2024





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