



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



Site Plan



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±8,000 SF to ±24,000 SF  
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

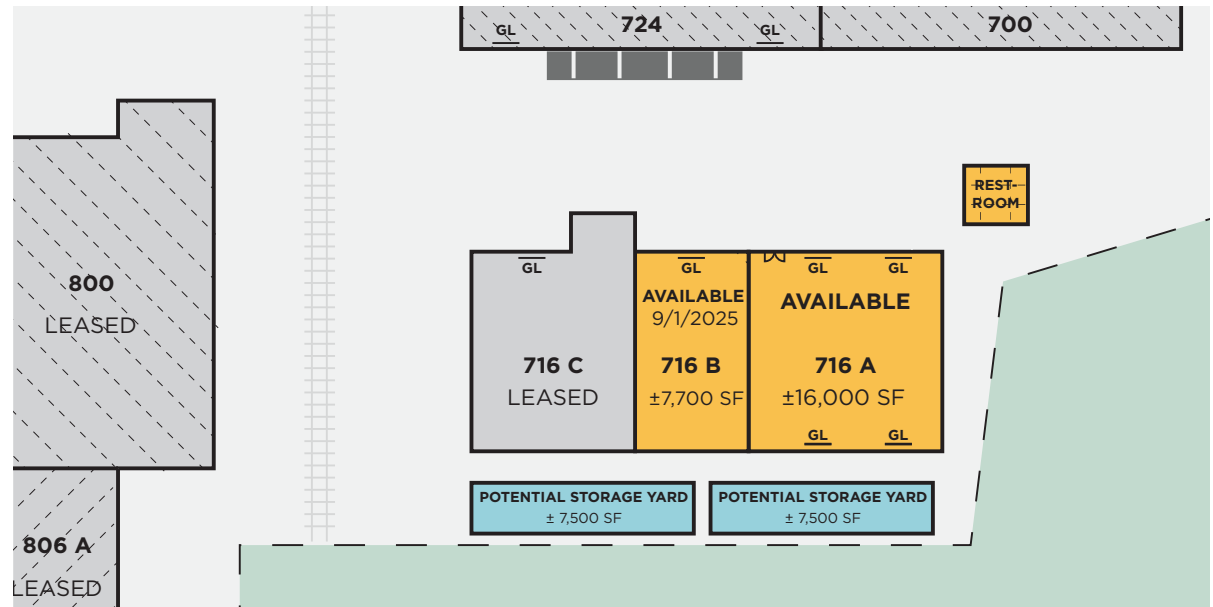
Construction: Concrete Tilt-Up

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



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±8,000 SF to ±24,000 SF  
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

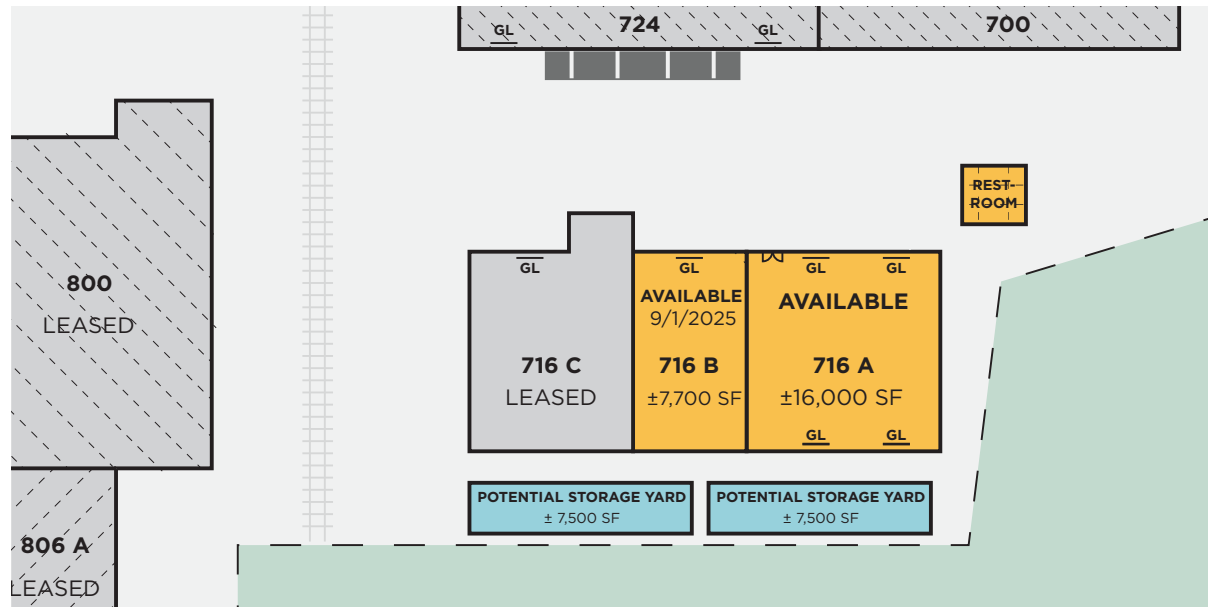
Construction: Concrete Tilt-Up

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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