

16,000± SF WAREHOUSE WITH YARD FOR LEASE

MODESTO INDUSTRIAL PARK

716A Kiernan Avenue, Modesto, CA

AVAILABLE SF:	16,000± SF
OFFICE: SF	Build to suit possible
YARD: SF	4,000± SF (Additional 2± AC yard possible)
GL DOORS:	Four (4)
ELECT. SERVICE:	100 amp, 120/208 volt, 3 phase
ZONING:	P-D, Stanislaus County

FEATURES:

- Recently repaved parking area and gravel yard
- Concrete tilt-up construction
- Attractive glass store front
- Warehouse lighting: LED with motion sensors
- 20± minimum ceiling clearance
- Recently renovated interior in excellent condition
- Great for Storage/Distribution or Manufacturing



Guy Grace
BRE #02045756
ggrace@lee-associates.com
D 209.982.4444
C 925.360.8610

Jim Martin, SIOR
BRE #01214270
jmartin@lee-associates.com
D 209.983.4088
C 925.352.6948

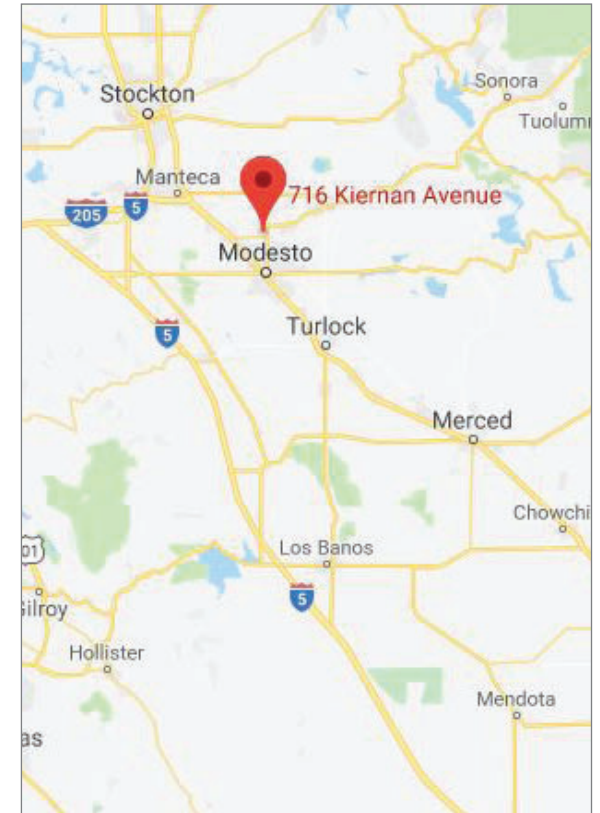
***minimum term of 3 years**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

16,000± SF WAREHOUSE WITH YARD FOR LEASE

MODESTO INDUSTRIAL PARK

716A Kiernan Avenue, Modesto, CA



- **716A KIERNAN AVENUE 21:** 16,000± SF
LEASE RATE: \$0.60 PSF, Gross
- **816 KIERNAN:** 2± AC
LEASE RATE: \$0.05 PSF, Gross

Guy Grace
BRE #02045756
ggrace@lee-associates.com
D 209.982.4444
C 925.360.8610

Jim Martin, SIOR
BRE #01214270
jmartin@lee-associates.com
D 209.983.4088
C 925.352.6948



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.