

# OFFICE, WAREHOUSE, AND YARD FOR LEASE

## MODESTO INDUSTRIAL PARK

700-824 KIERNAN AVENUE, MODESTO, CA



The Modesto Industrial Park is located in North Modesto along Kiernan Avenue (Highway 219), five miles east of Highway 99 and two blocks west of McHenry. The Park consists of 452,000± square feet situated on 36± acres and is gated/fenced/ secured. The buildings are of concrete tilt-up construction and vary in size. There is dock high and grade level access with additional yard area for truck/trailer parking or equipment storage. Various sizes and configurations available to accommodate warehouse, distribution, manufacturing, office and yard/outdoor storage users.

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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.

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**816 KIERNAN AVENUE (10)**

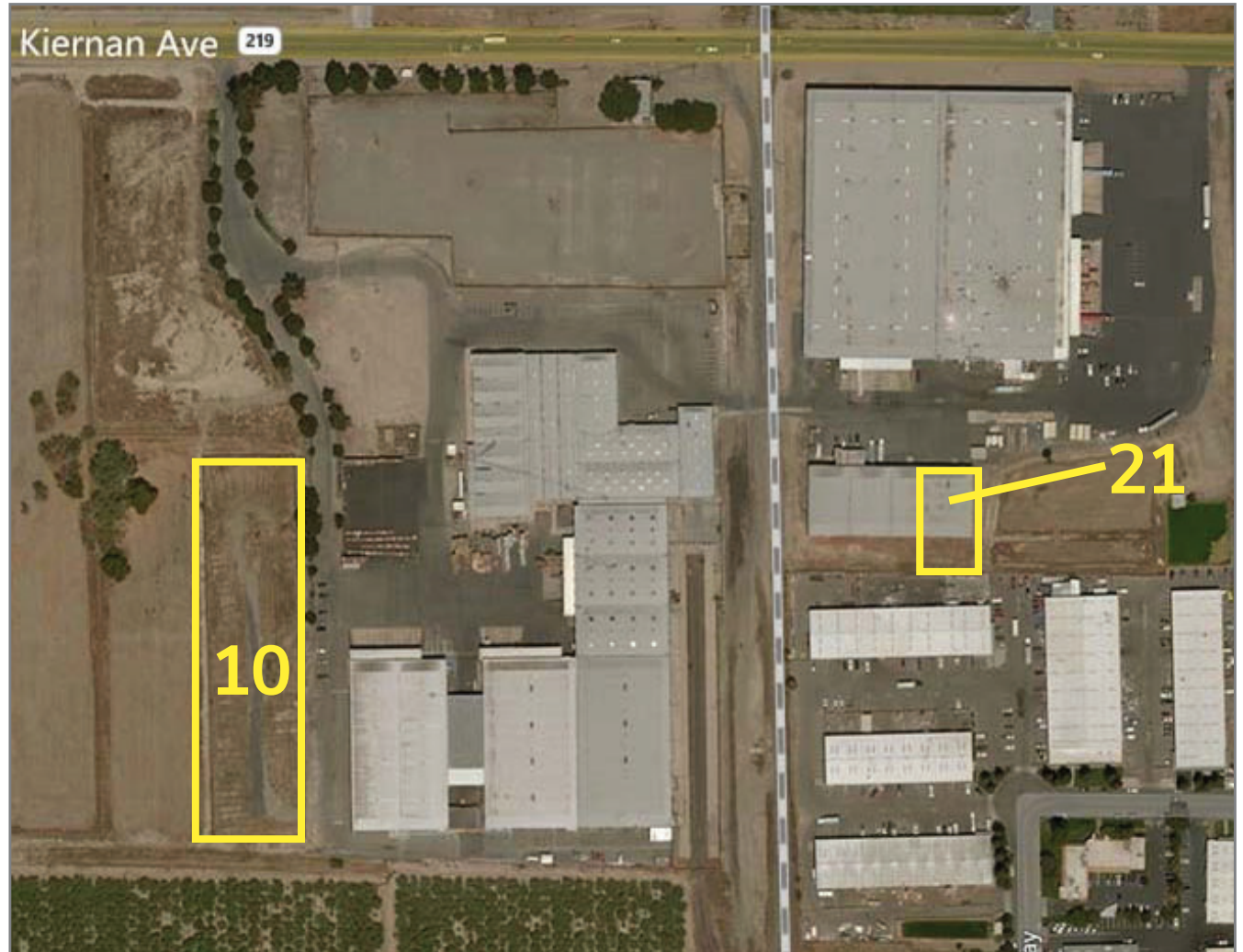
- 2 Acres
- Fenced

**LEASE RATE:** \$0.05/sf, Gross

**716A KIERNAN AVENUE (21)**

- 16,000± square feet
- Two (2) grade level doors
- 20' clear height
- 100 amps, 120/208 volt, 3 Phase
- Concrete tilt-up construction
- Great for storage/distribution
- Office to suit
- Yard space possible

**LEASE RATE:** \$0.45 SF/ Gross year 1  
\$0.60 SF/ Gross



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**Modesto Industrial Park**  
**700-824 Kiernan Avenue**  
**Modesto, CA**  
**SPACE AVAILABLE**

| #  | ADDRESS      | SIZE       | LEASE RATE                                    |
|----|--------------|------------|---|
| 10 | 816 Kiernan  | 2± AC      | \$0.45/SF Year 1<br>Lease Rate: \$0.60, Gross |
| 21 | 716A Kiernan | 16,000± SF | \$0.45/SF                                     |

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