



±8,694 - 16,000 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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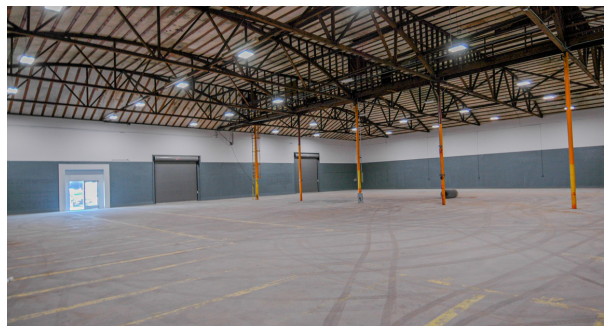
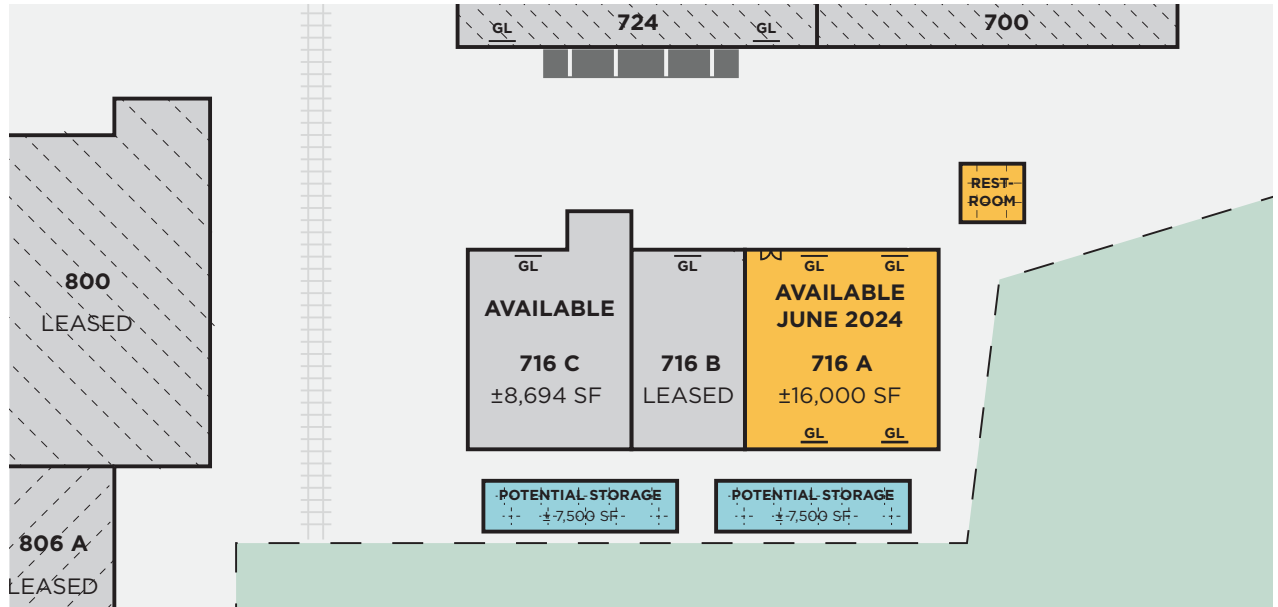
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## 716 A AVAILABLE JUNE 2024

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, and Parking Lot Improvements



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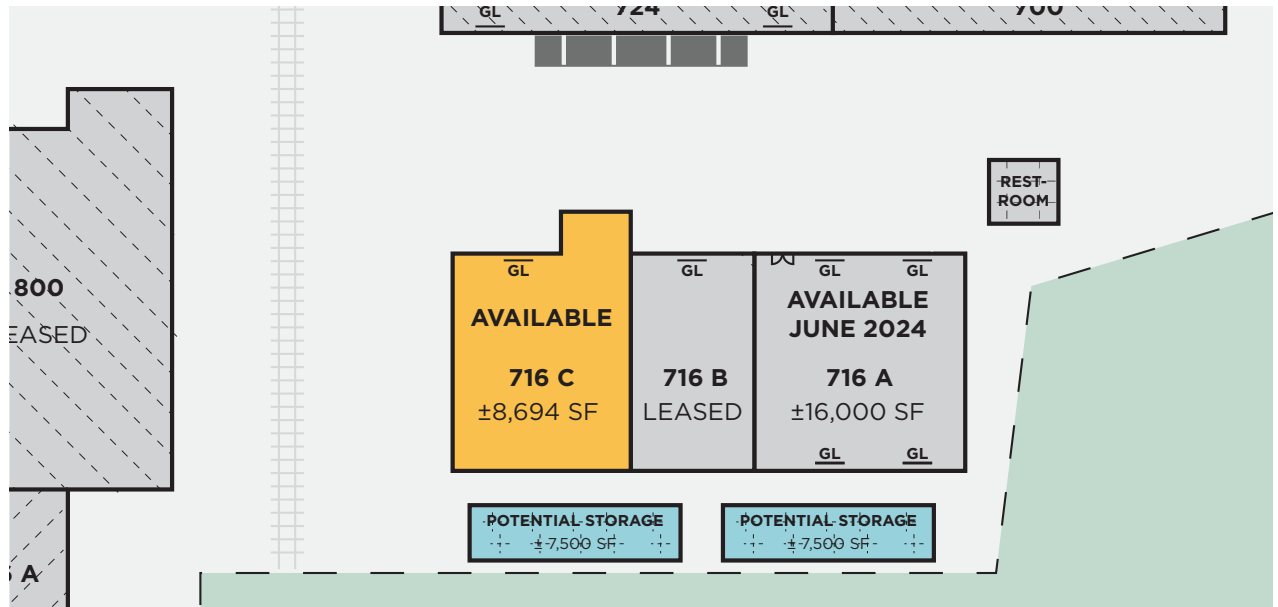
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## 716C AVAILABLE NOW

Lease Rate:	Contact Broker
Available SF:	±8,694 SF
Office SF:	TBD
Storage Yard:	Potential ±7,500 SF Gravel Yard
Construction:	Concrete Tilt-Up
Clear Height:	± 22'
GL Doors:	One (1) GL Door
Lighting:	LED w/Motion Sensors
Sprinklers:	Yes





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## 716C BUILDING IMAGES

