



±8,694 - 16,000 SF Warehouse Spaces

FOR LEASE

Modesto Industrial Park

700-824 Kiernan Avenue, Modesto, CA 95356

STEVE DUNN
Senior Director
+1 209 992 0953
steve.dunn@cushwake.com
LIC #01410812

TYSON VALLENARI, SIOR
Executive Managing Director
+1 510 919 2328
tyson.vallenari@cushwake.com
LIC #01480887

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Site Plan



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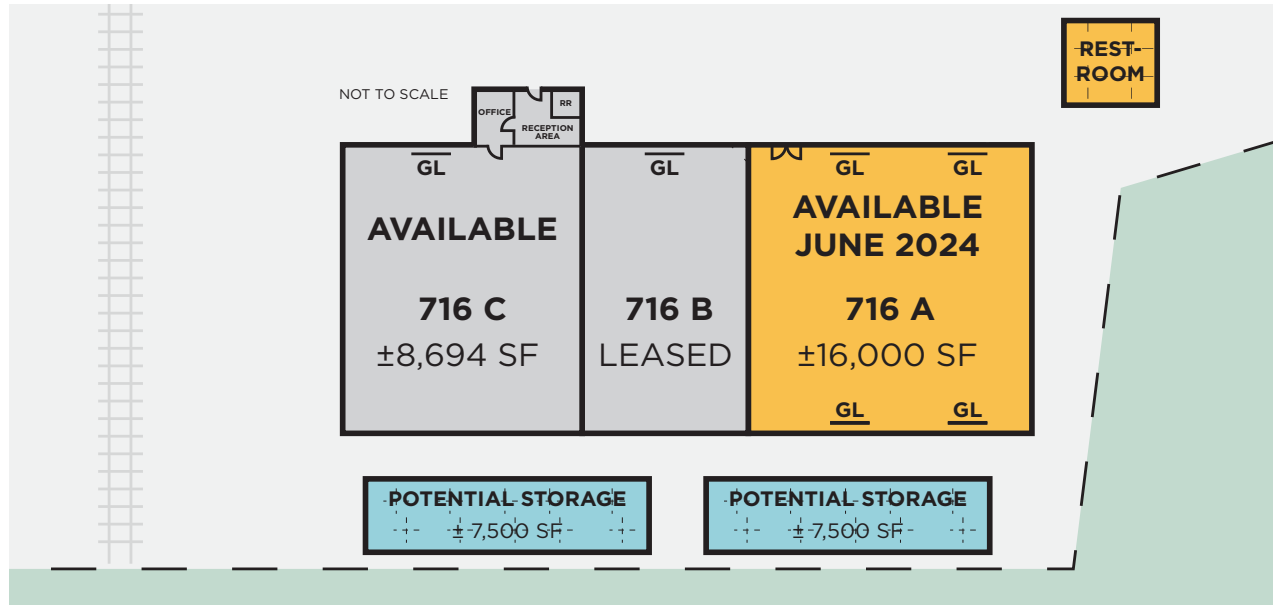
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716 A AVAILABLE JUNE 2024

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) Doors- Front: One (1) door size: 16'w x 12'h and One (1) door size: 16'w x 16'h. Rear: Two (2) doors size 16'w x 12'h
Lighting:	LED w/Motion Sensors
Improvements:	Recent Building, Yard, and Parking Lot Improvements



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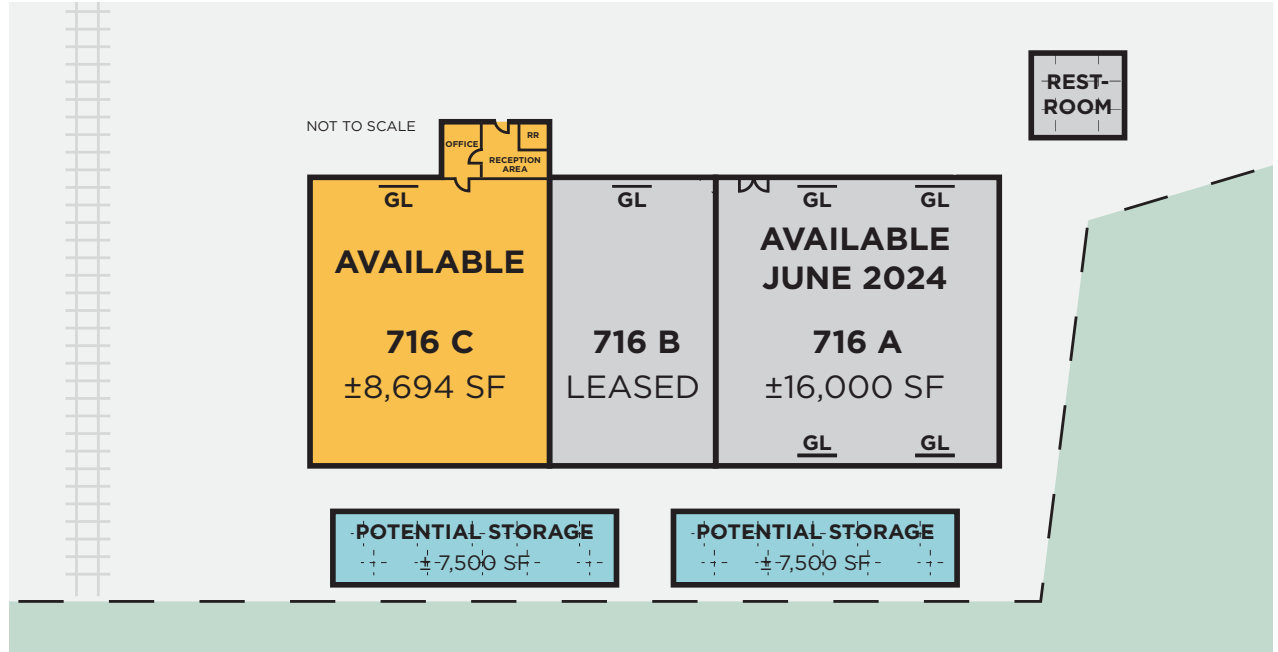
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±8,694 - 16,000 SF Warehouse Spaces



716 C AVAILABLE NOW

Lease Rate:	Contact Broker
Available SF:	±8,694 SF
Office SF:	±1,000 SF with Private Restroom
Storage Yard:	Potential ±7,500 SF Gravel Yard
Construction:	Concrete Tilt-Up
Clear Height:	±22'
GL Doors:	One (1) GL Door in Front (16'w x 13.5' h) with potential to add One (1) additional GL Door in the Rear
Lighting:	LED w/Motion Sensors
Sprinklers:	Yes



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716 C BUILDING IMAGES

