

Modesto Industrial Park

MODESTO, CALIFORNIA

100% LEASED TWO BUILDING INDUSTRIAL PARK

- PURCHASE PRICE: **\$23,600,000** - (\$105 PSF)
- CAP RATE: **7%**

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Property Details



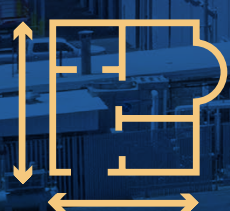
Property Address

700/724 Kiernan &
716 Kiernan Avenue
Modesto, California



Occupancy

100%



Rentable Area

225,532 Square Feet



WALT

1.8 Years



of Buildings

Two (2)



of Tenants

Five (5)

Investment Highlights Summary

- Highly Functional Versatile Space
- Extensive Recent Capital Investment
- Substantial Tenant Commitment
- Strong Leasing Momentum
- Dynamic Modesto Location
- Robust Industrial Market

Recent Leasing Momentum

18 Month Leasing Activity:

- 100% Of The Tenants have Renewed or Signed New Leases
- 2 New Leases
- 3 Renewals

Significant Tenant Commitment

89% of Tenancy:

- 5+ Years at the Property

46% of Tenancy:

- 10+ Years at the Property

Highly Functional Versatile Space



22'-26' Clear Heights



All Suites Have Loading Doors

- 16 Grade Level Doors
- 13 Dock Doors



Flexible Space Sizes Ranging From 7,600-97,000 SF



Minimal Office Buildout Catering to Tenant Demand



700 & 724 Kiernan—Fully Sprinklered

Ideal Truck Court Depth 115'

Trailer Parking On Site

Ideal Truck Court Depth 188'

Potential to Add Value Through Adding Secured Yard