

# FOR LEASE

615 Kansas Avenue • Modesto • CA • 95351



*The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1957 REAL ESTATE

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# Property Overview

**Address:** 615 Kansas Avenue, Modesto, CA 95351

**Lease Rate:** \$0.65 PSF Gross plus CAM

**Available Suite:** B

**Available SF:** ± 11,000 SF

**Lot Size:** ± 199,069 SF / ± 4.57 AC

**County:** Stanislaus County

**Tenancy:** Multi

**Property Type:** Light Industrial

**Parcel Numbers:** 029-014-005

**Procuring Broker Fee:** 2.5%

## Property Description:

615 Kansas Avenue offers an excellent commercial real estate opportunity in a highly visible and accessible Modesto location. Positioned along a well-traveled corridor, the property benefits from steady traffic counts and close proximity to established businesses and key amenities. The site is versatile and suitable for a range of commercial uses, providing strong potential for tenants looking to expand their presence in the Central Valley market. With its strategic location and prominent frontage, 615 Kansas Avenue delivers both convenience and exposure, making it an attractive choice for long-term growth.

## Features:

- Prime Industrial Location
- Close Proximity to Downtown
- Entry Area
- Large Open Area
- Two (2) Offices
- Breakroom
- Three (3) Restrooms
- Large Warehouse
- Caged Area in Warehouse



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# Location Map



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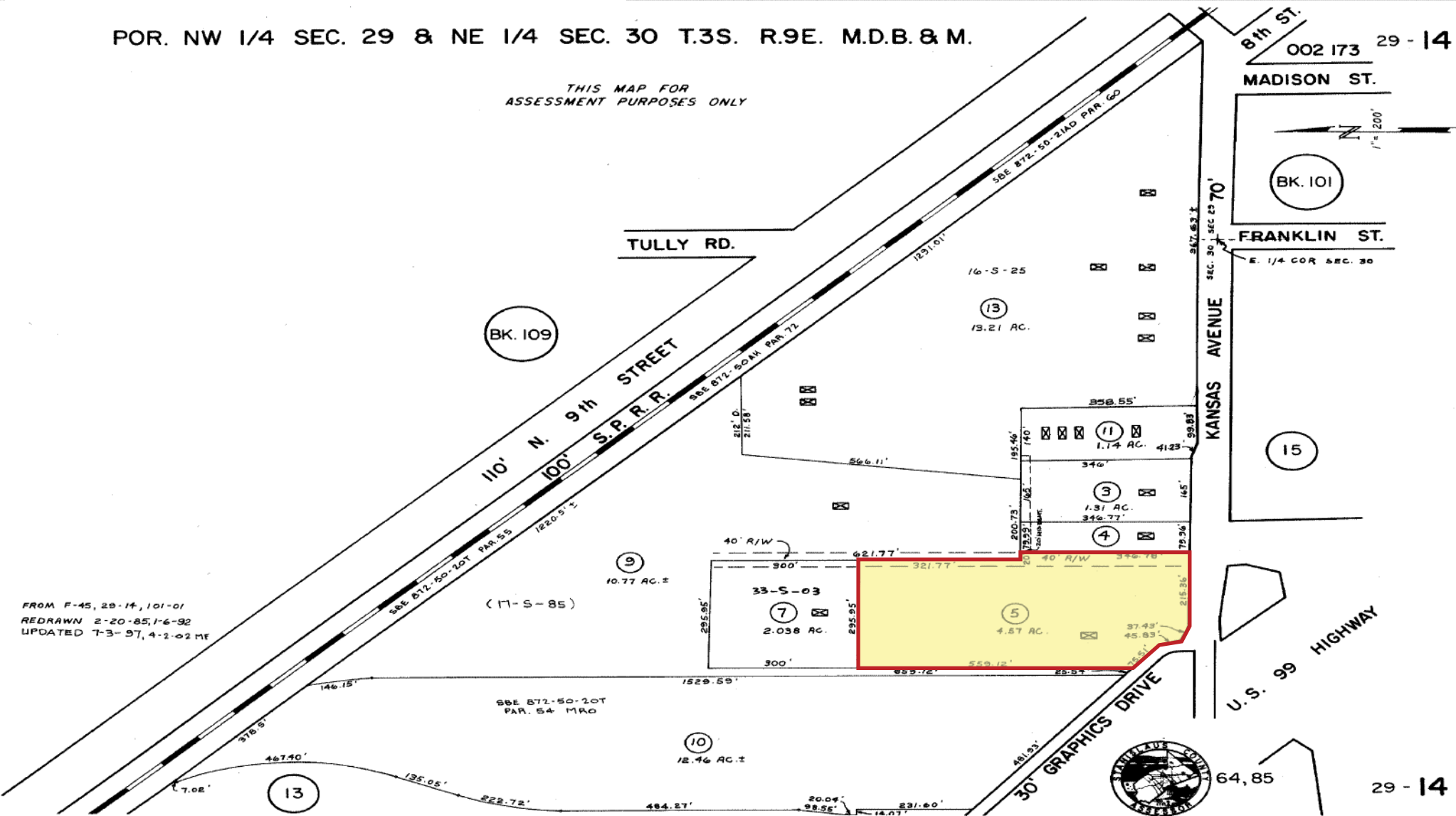
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# Parcel Map

POR. NW 1/4 SEC. 29 & NE 1/4 SEC. 30 T.3S. R.9E. M.D.B. & M.

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY



# Photo Gallery



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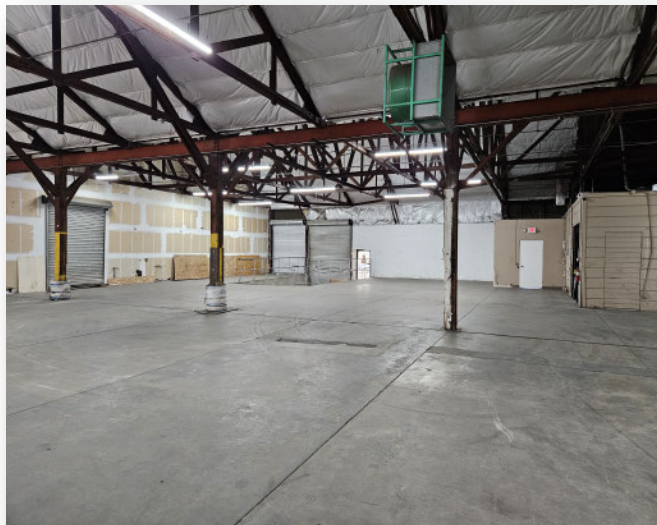
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# Drone Photo Gallery



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