

FOR LEASE | PLANNED NEW CONSTRUCTION

800-900 KIERNAN AVENUE

MODESTO, CA



amazon

SONOCO

HERITAGE
POOL SUPPLY

PROPOSED BUILDING 1
±188,240 SF

PROPOSED BUILDING 2
±145,568 SF

innov8
PARTNERS

theWrightGroup

KIERNAN AVENUE

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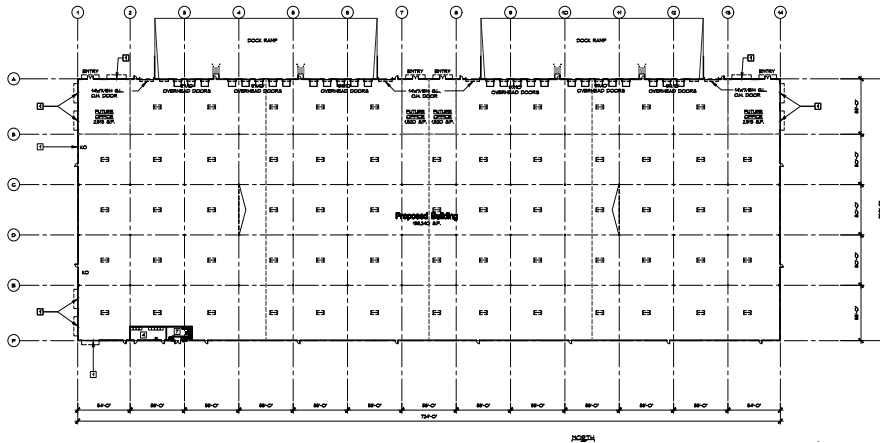
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 **CUSHMAN & WAKEFIELD** 

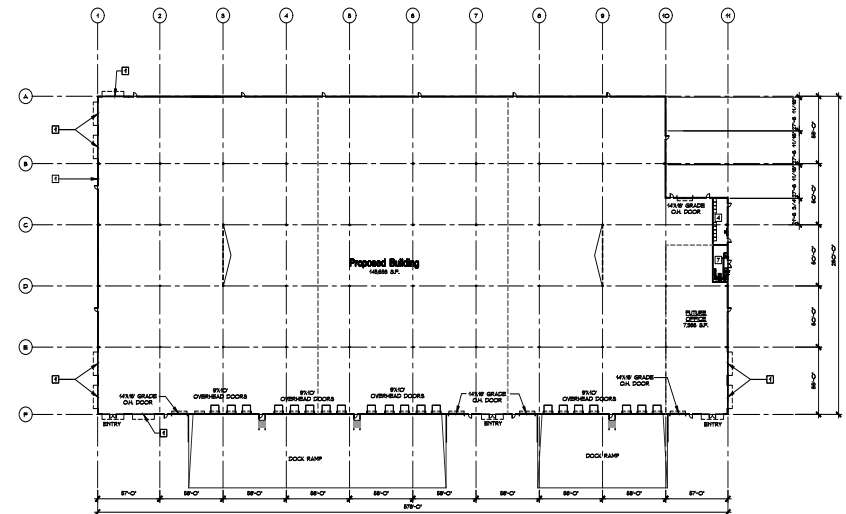
PROPERTY/BUILDING HIGHLIGHTS

PLANNED BUILDING HIGHLIGHTS:

- Class A Concrete-Tilt-Up (CTU) Construction
- Single or Multiple Tenant Flexibility
- 36' Minimum Clear Height (Building 1)
- 32' Minimum Clear Height (Building 2)
- Speculative Office Planned for Each Building
- Dock High & Grade Level Loading
- Excess Trailer Parking for Up to 96 Trailers
- Future Office Locations for Maximum Flexibility
- R-30 Roof Insulation
- City of Modesto Water
- Pre-leasing Incentives



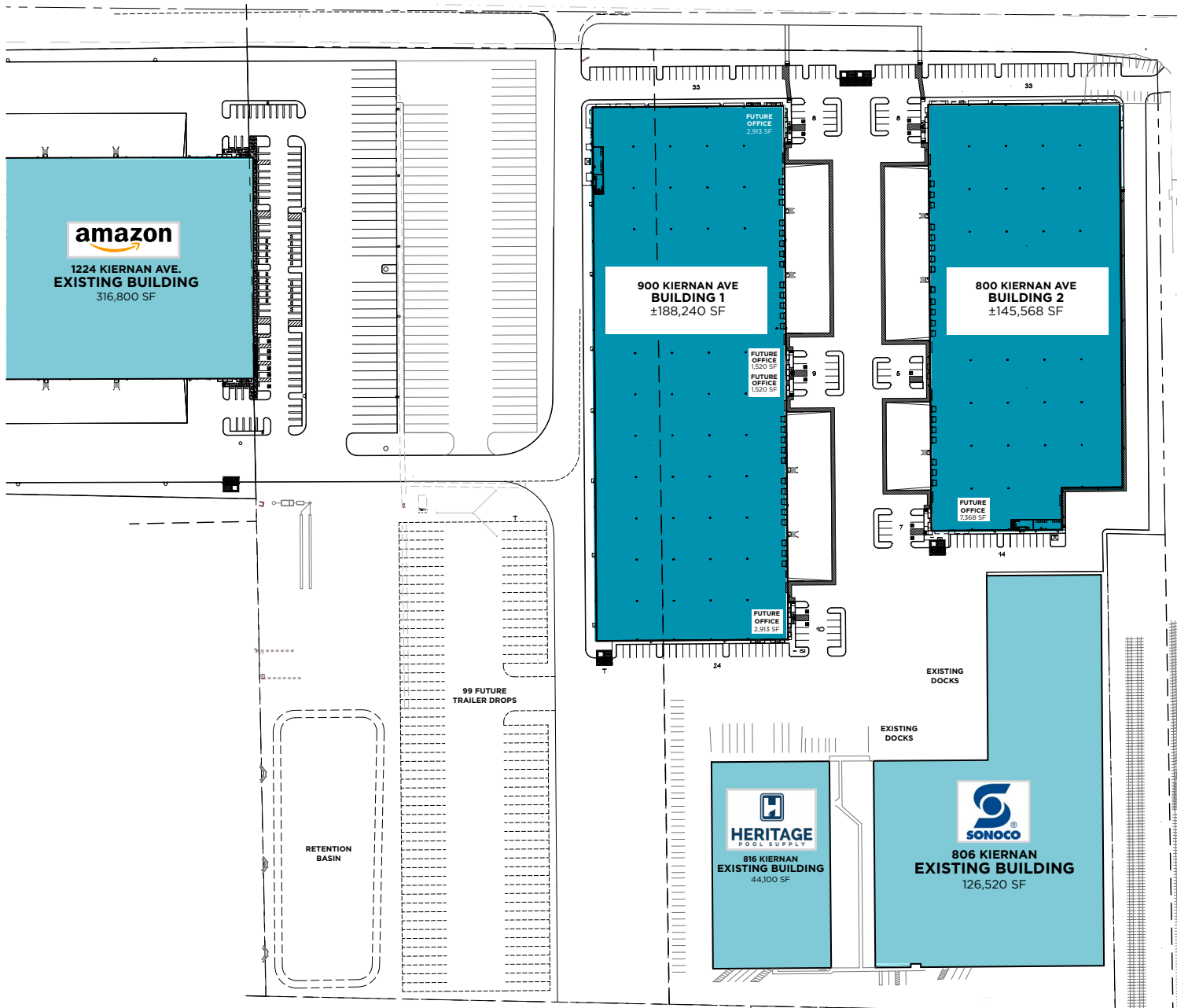
**FLOOR PLAN
BUILDING 1**



**FLOOR PLAN
BUILDING 2**

PROPOSED SITE PLAN

KIERNAN AVENUE





CONTACT

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