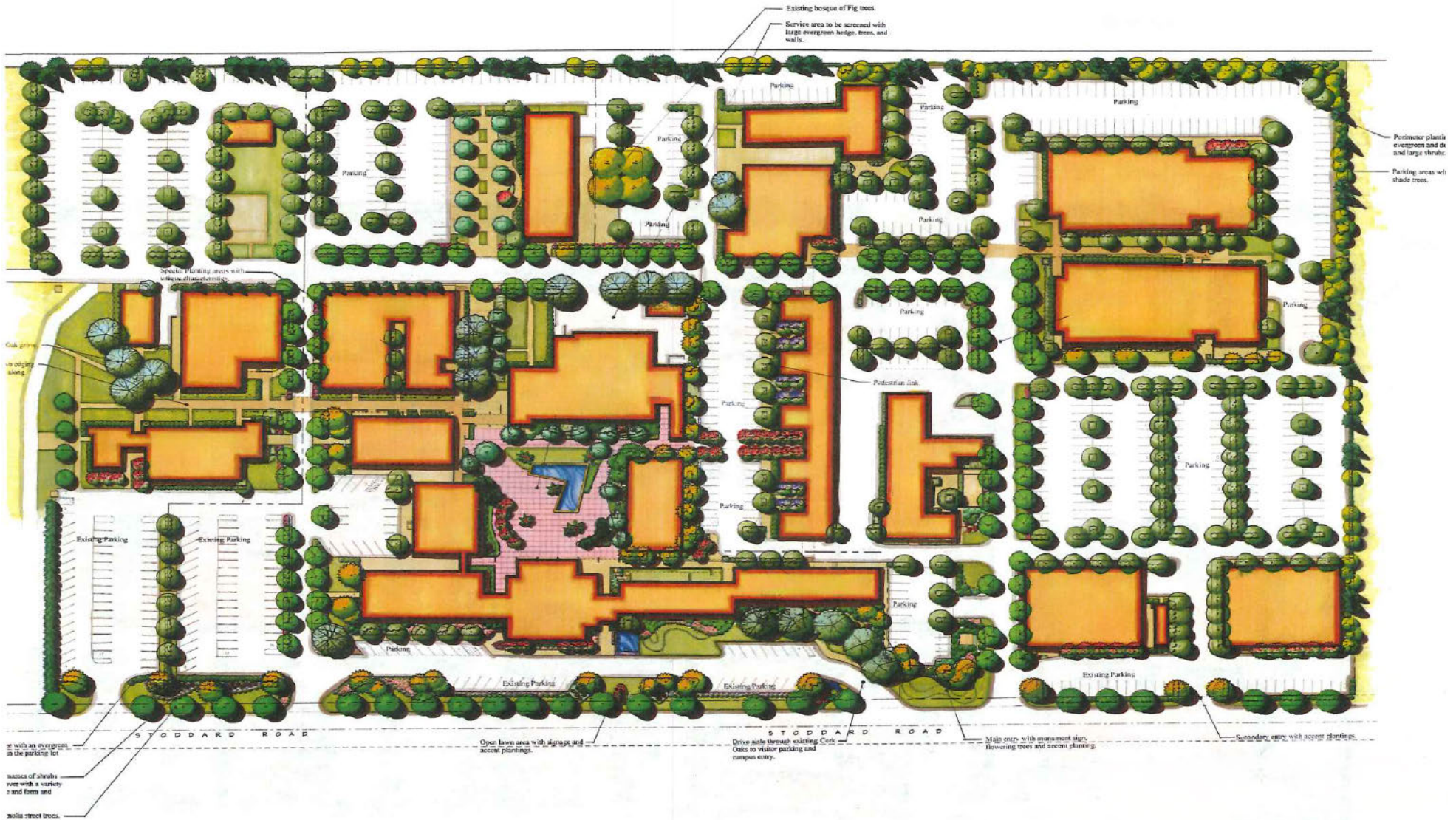


OFFICE SPACE

FOR LEASE

5731 - 5933 STODDARD RD • MODESTO • CA • 95356



The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

RANDY HIGH JR., CCIM
 CalBRE Lic. No. 01238404
 (209) 491-3413 | rhigh@pmz.com

DANNY PRICE
 CalBRE Lic. No. 01895497
 (209) 491-3415 | dprice@pmz.com

DESIREE HOLLAND
 Administrative & Marketing Assistant
 (209) 672-6792 | des@pmz.com

HIGH PRICE & LEFFLER ASSOCIATES

PMZ COMMERCIAL REAL ESTATE
 SINCE 1957

ADDRESS:	5731 - 5933 Stoddard Rd • Modesto	COUNTY:	Stanislaus
LEASE PRICE:	\$1.25 PSF	YEAR BUILT:	1960
SQUARE FOOTAGE:	± 1,000 - 11,907 SF	PROPERTY TYPE:	Industrial/Commercial Office
LOT SIZE:	± 2.64 - 23.75 AC	PARCEL NUMBER:	136-032-025, 026 & 039
TENANCY:	Multi	PROCURING BROKER FEE:	2.5%

PROPERTY DESCRIPTION:

5731 - 5933 Stoddard Road in Modesto, CA. is situated in an expansive, high-traffic business park setting. This property offers exceptional visibility and accessibility. One of the appealing features of this location is the well-established restaurant on-site, The Post, providing a consistent draw for both locals and visitors alike. With its versatile layout and proximity to major transportation corridors, various building sizes and generous parking, this property is ideal for businesses seeking a location within one of Modesto's thriving commercial hubs.

AVAILABLE BUILDING(S):

- **BUILDING FOUR (4)**
 - ± 5,346 SF
 - Shell Condition
- **BUILDING SEVEN (7)B**
 - ± 800 - 1,000 SF
 - Six (6) Suites Available
- **BUILDING EIGHT (8)**
 - ± 182 - 633 SF
 - Five (5) Suites Available
- **BUILDING SIXTEEN (16)**
 - ± 7,742 SF
- **BUILDING NINETEEN (19)**
 - ± 2,950 SF
- **BUILDING TWENTY-SIX (26)**
 - ± 17,300 SF

The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

RANDY HIGH JR., CCIM
 CalBRE Lic. No. 01238404
 (209) 491-3413 | rhhigh@pmz.com

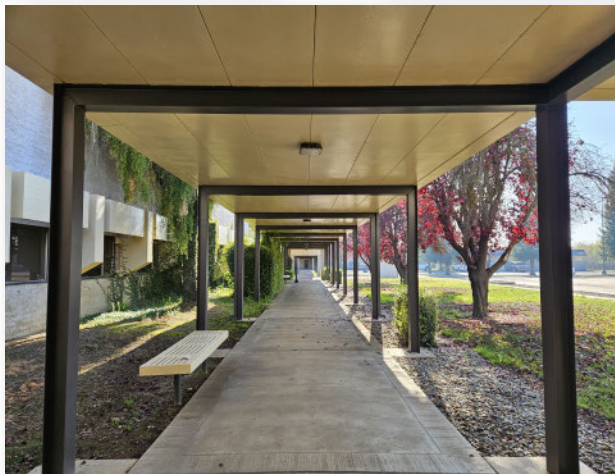
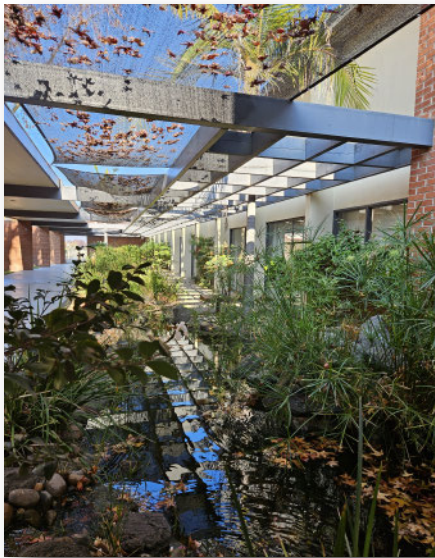
DANNY PRICE
 CalBRE Lic. No. 01895497
 (209) 491-3415 | dprice@pmz.com

DESIREE HOLLAND
 Administrative & Marketing Assistant
 (209) 672-6792 | des@pmz.com

OFFICE SPACE

PHOTO GALLERY

EXTERIOR



**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

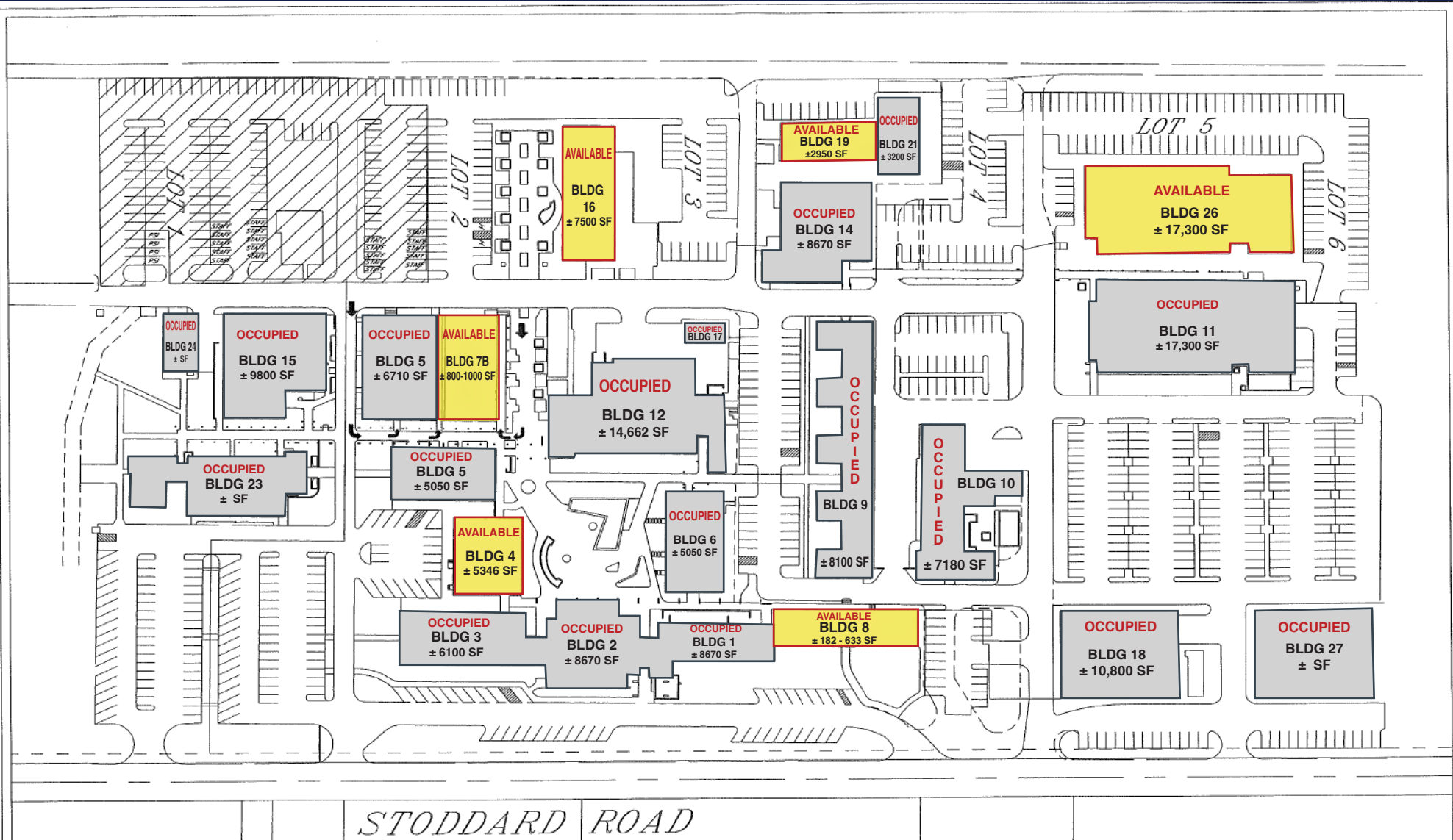
RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
(209) 491-3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
(209) 672-6792 | des@pmz.com

OFFICE SPACE

PROPERTY AVAILABILITY



STODDARD ROAD

The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

RANDY HIGH JR., CCIM
 CalBRE Lic. No. 01238404
 (209) 491-3413 | rhigh@pmz.com

DANNY PRICE
 CalBRE Lic. No. 01895497
 (209) 491-3415 | dprice@pmz.com

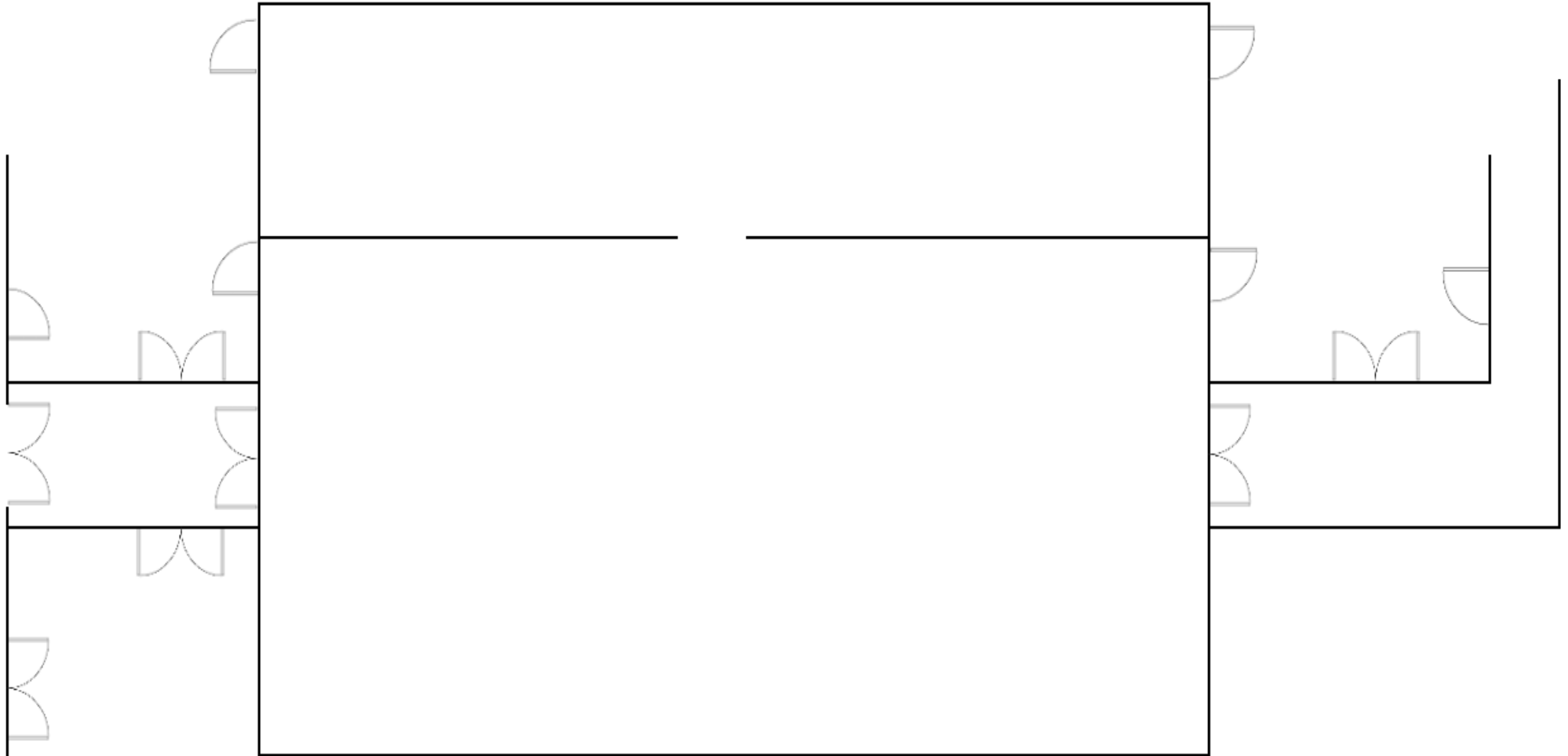
DESIREE HOLLAND
 Administrative & Marketing Assistant
 (209) 672-6792 | des@pmz.com

HIGH PRICE & LEFFLER ASSOCIATES

PMZ COMMERCIAL REAL ESTATE
 SINCE 1957

FLOOR PLAN

BUILDING 4



The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
(209) 491-3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
(209) 672-6792 | des@pmz.com

OFFICE SPACE

PHOTO GALLERY

BUILDING 4



**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413 | rhigh@pmz.com

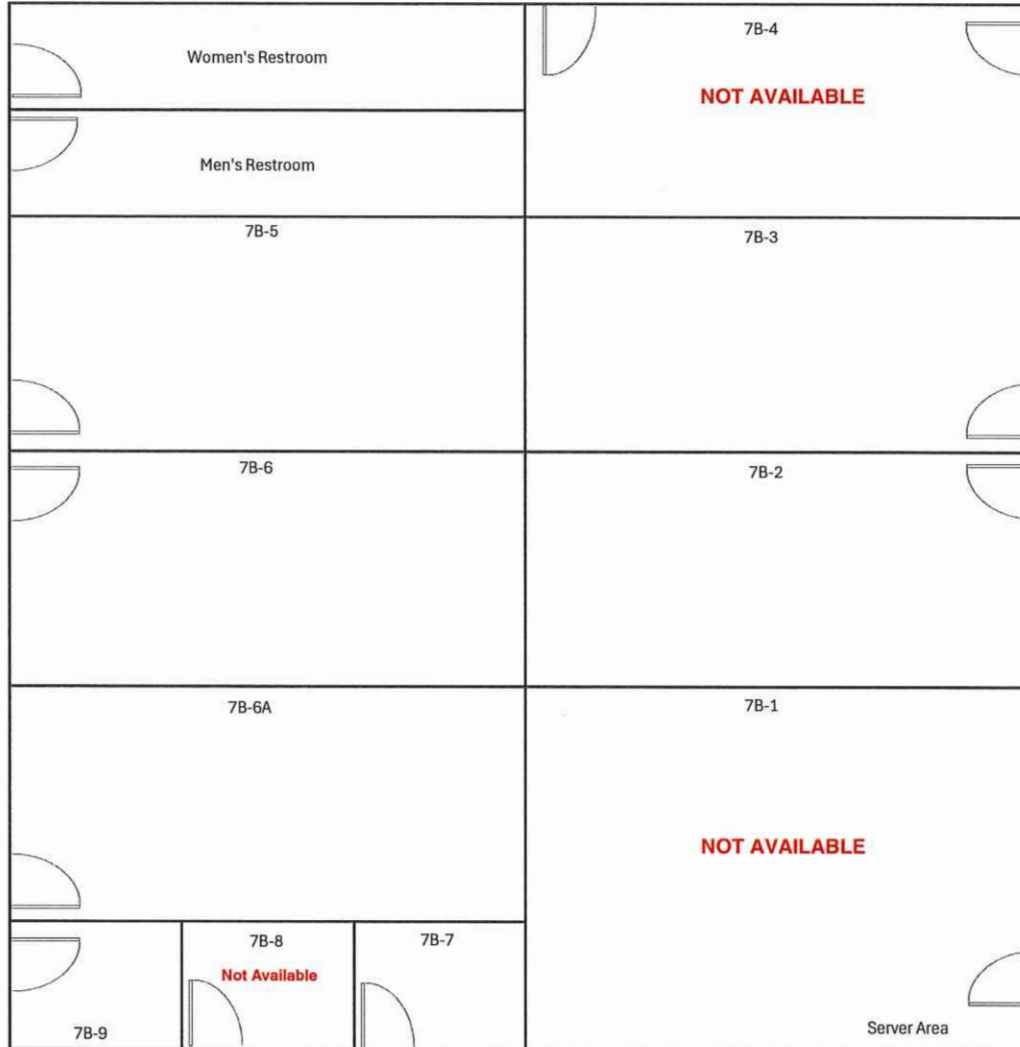
DANNY PRICE
CalBRE Lic. No. 01895497
(209) 491-3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
(209) 672-6792 | des@pmz.com

OFFICE SPACE

FLOOR PLAN

BUILDING 7B



The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
(209) 491-3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
(209) 672-6792 | des@pmz.com

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

OFFICE SPACE

PHOTO GALLERY

BUILDING 7B



**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

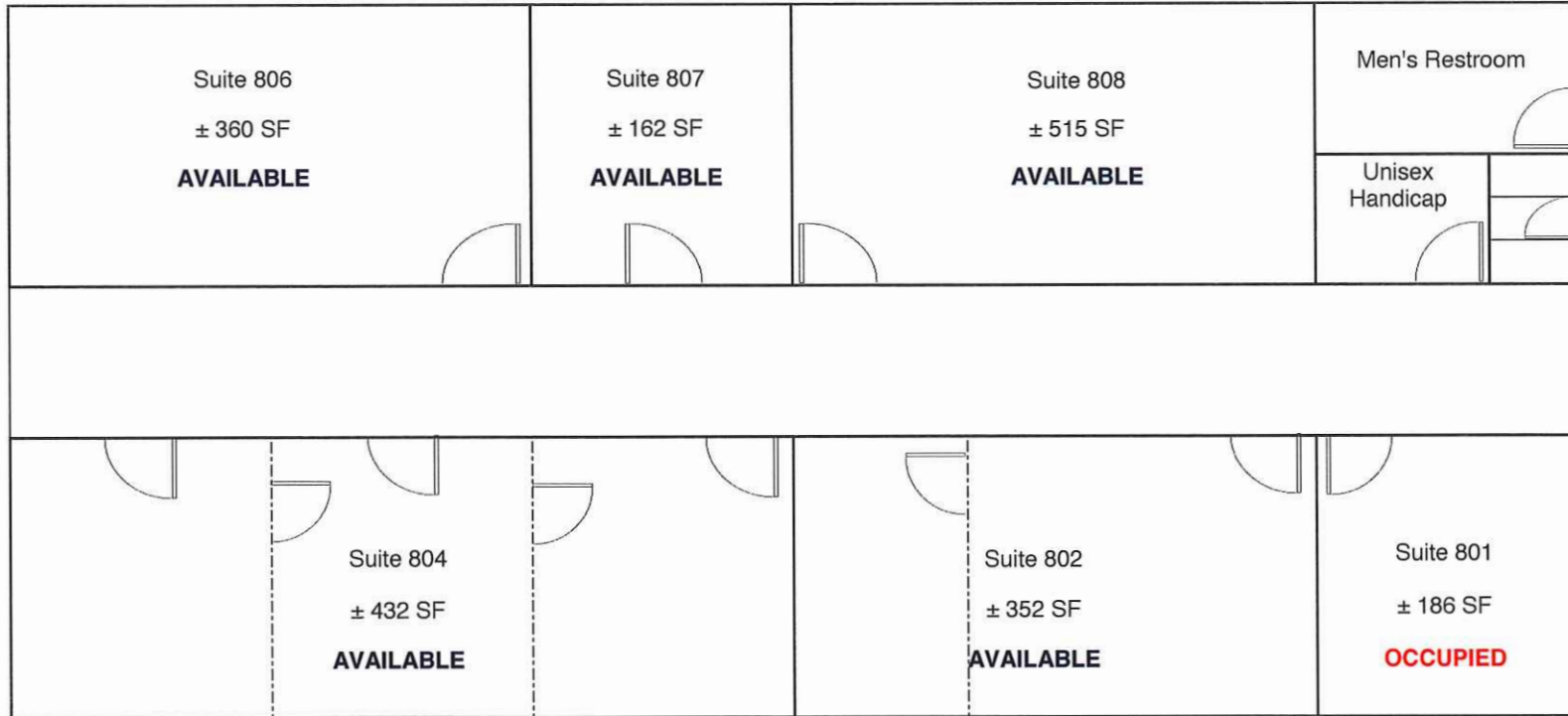
The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
(209) 491-3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
(209) 672-6792 | des@pmz.com



The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

RANDY HIGH JR., CCIM
 CalBRE Lic. No. 01238404
 (209) 491-3413 | rhigh@pmz.com

DANNY PRICE
 CalBRE Lic. No. 01895497
 (209) 491-3415 | dprice@pmz.com

DESIREE HOLLAND
 Administrative & Marketing Assistant
 (209) 672-6792 | des@pmz.com

OFFICE SPACE

PHOTO GALLERY

BUILDING 8



The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
(209) 491-3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
(209) 672-6792 | des@pmz.com

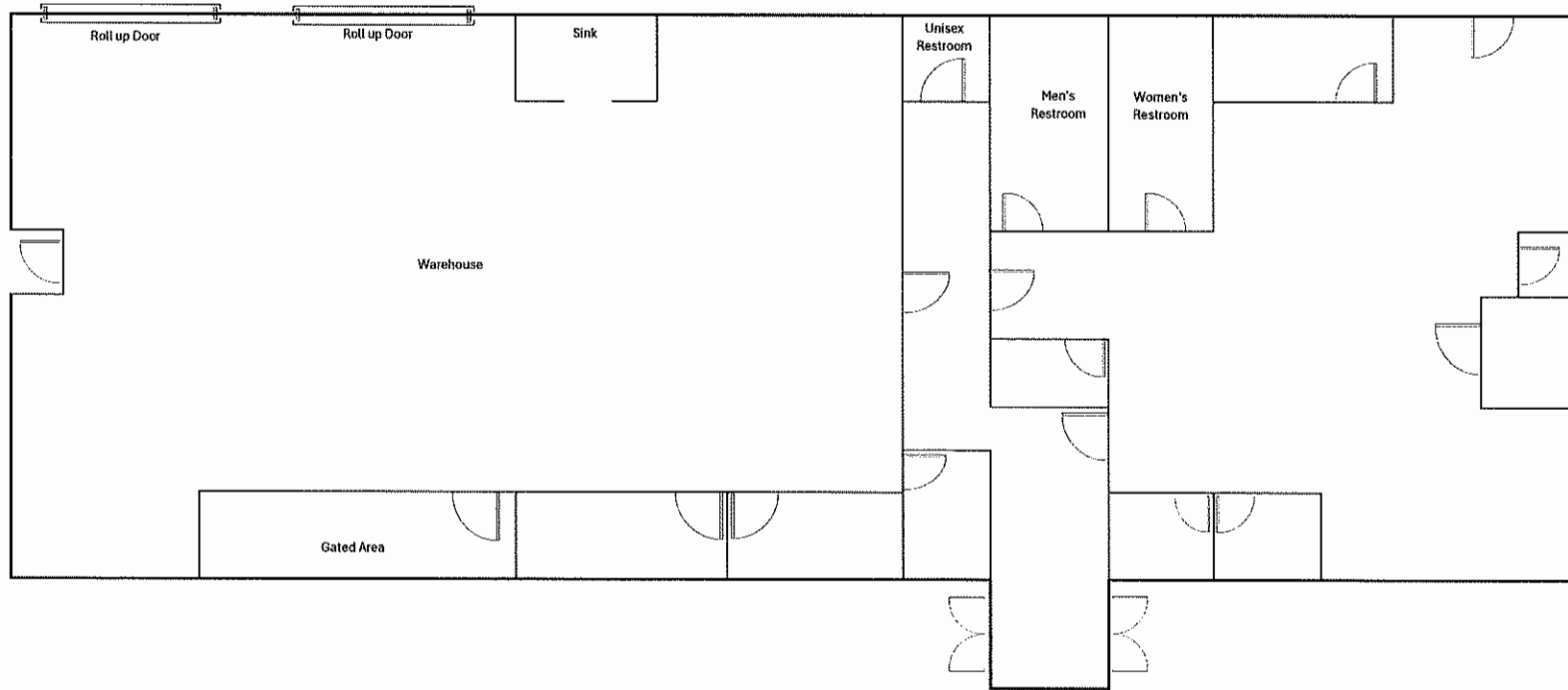
**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

OFFICE SPACE

FLOOR PLAN

BUILDING 16



The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
(209) 491-3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
(209) 672-6792 | des@pmz.com

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

OFFICE SPACE

PHOTO GALLERY

BUILDING 16



**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

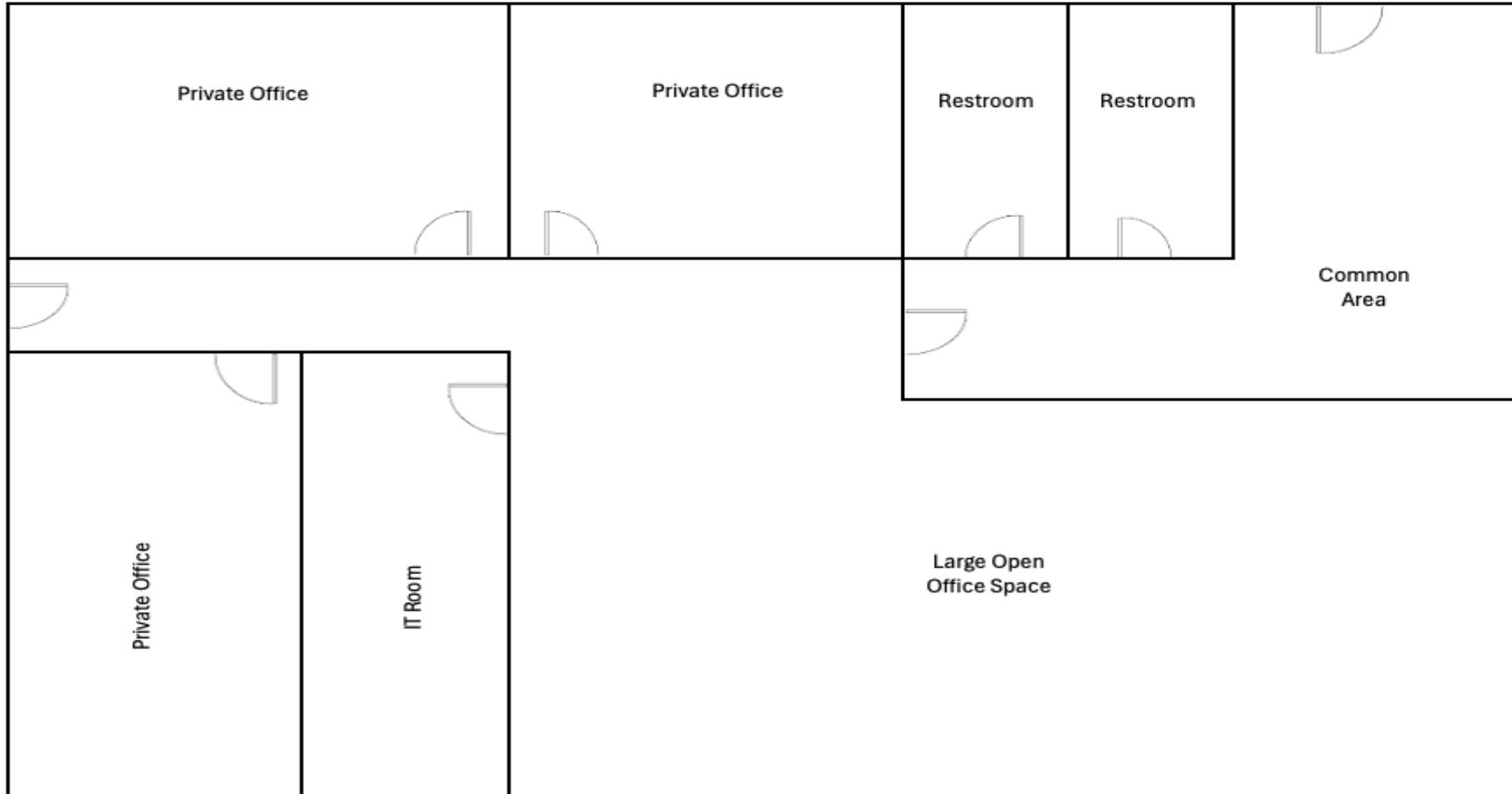
RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
(209) 491-3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
(209) 672-6792 | des@pmz.com

FLOOR PLAN

BUILDING 19



The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
(209) 491-3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
(209) 672-6792 | des@pmz.com

OFFICE SPACE

PHOTO GALLERY

BUILDING 19



The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
(209) 491-3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
(209) 672-6792 | des@pmz.com

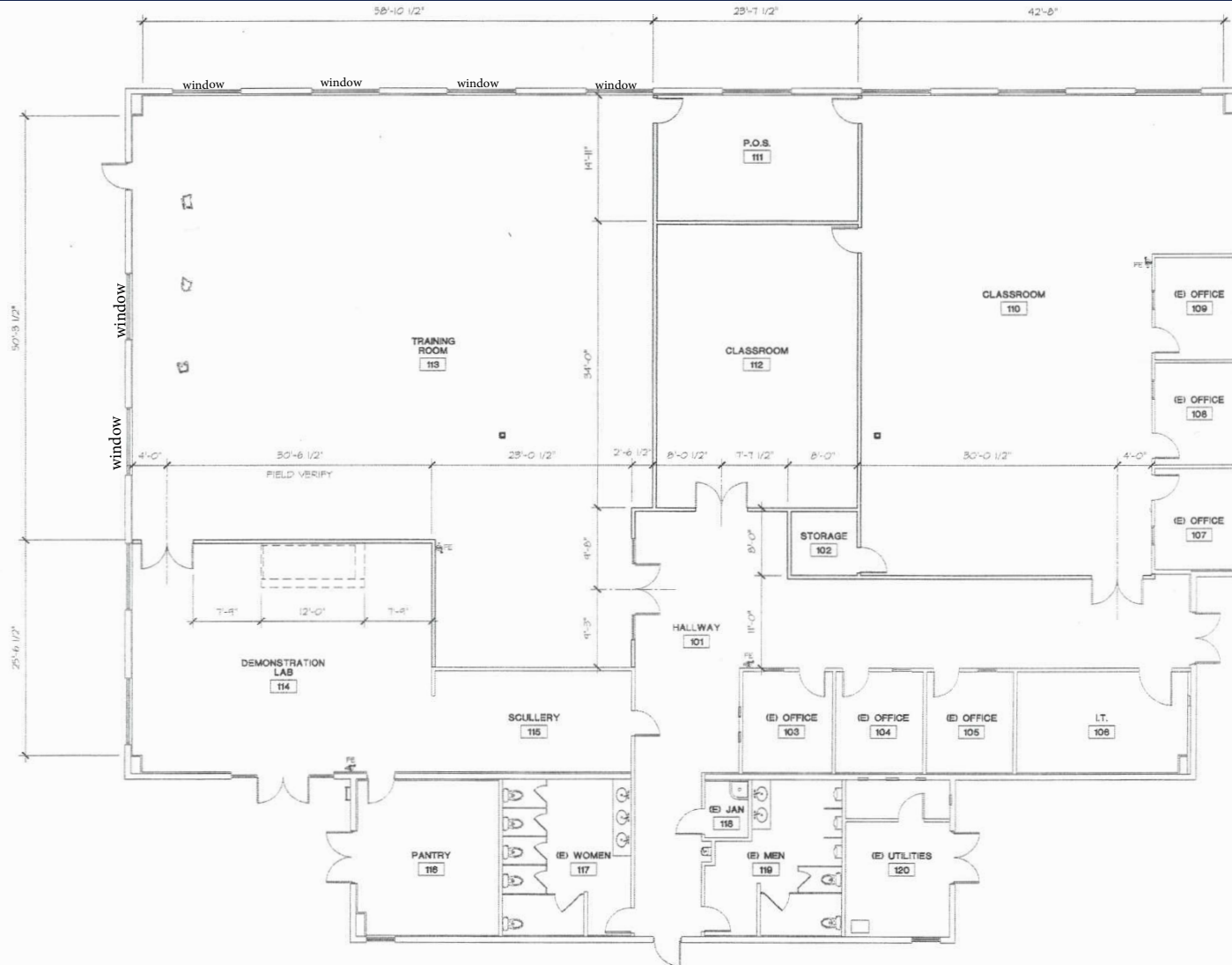
**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

OFFICE SPACE

FLOOR PLAN

BUILDING 26



The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
(209) 491-3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
(209) 672-6792 | des@pmz.com

HIGH PRICE & LEFFLER ASSOCIATES

PMZ COMMERCIAL REAL ESTATE
SINCE 1957

OFFICE SPACE

PHOTO GALLERY

BUILDING 26



**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
(209) 491-3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
(209) 672-6792 | des@pmz.com

OFFICE SPACE

LOCATION MAP



HIGH PRICE & LEFFLER ASSOCIATES

PMZ COMMERCIAL REAL ESTATE
SINCE 1957

The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

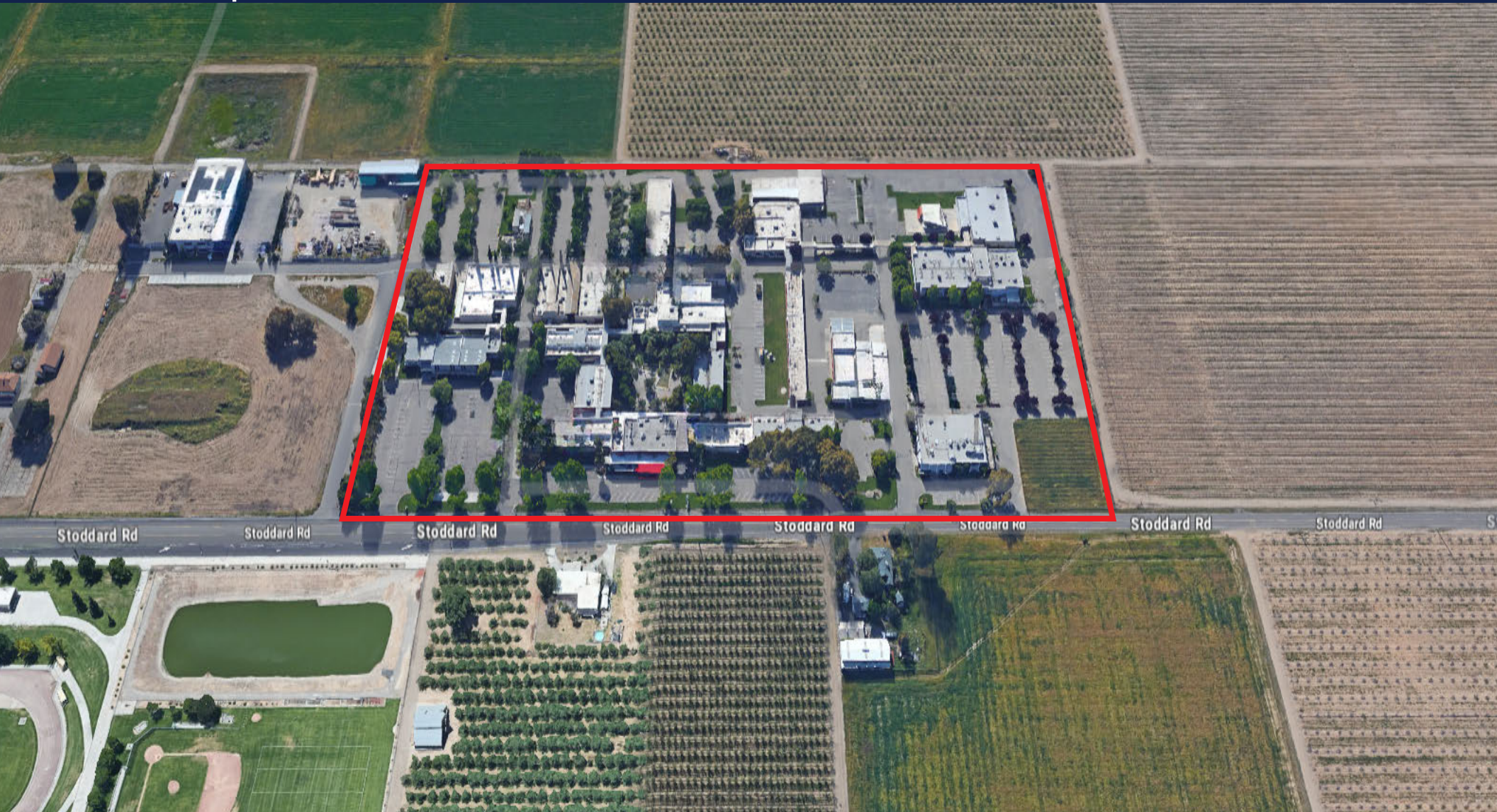
RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
(209) 491-3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
(209) 672-6792 | des@pmz.com

**OFFICE
SPACE**

AERIAL VIEW



The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

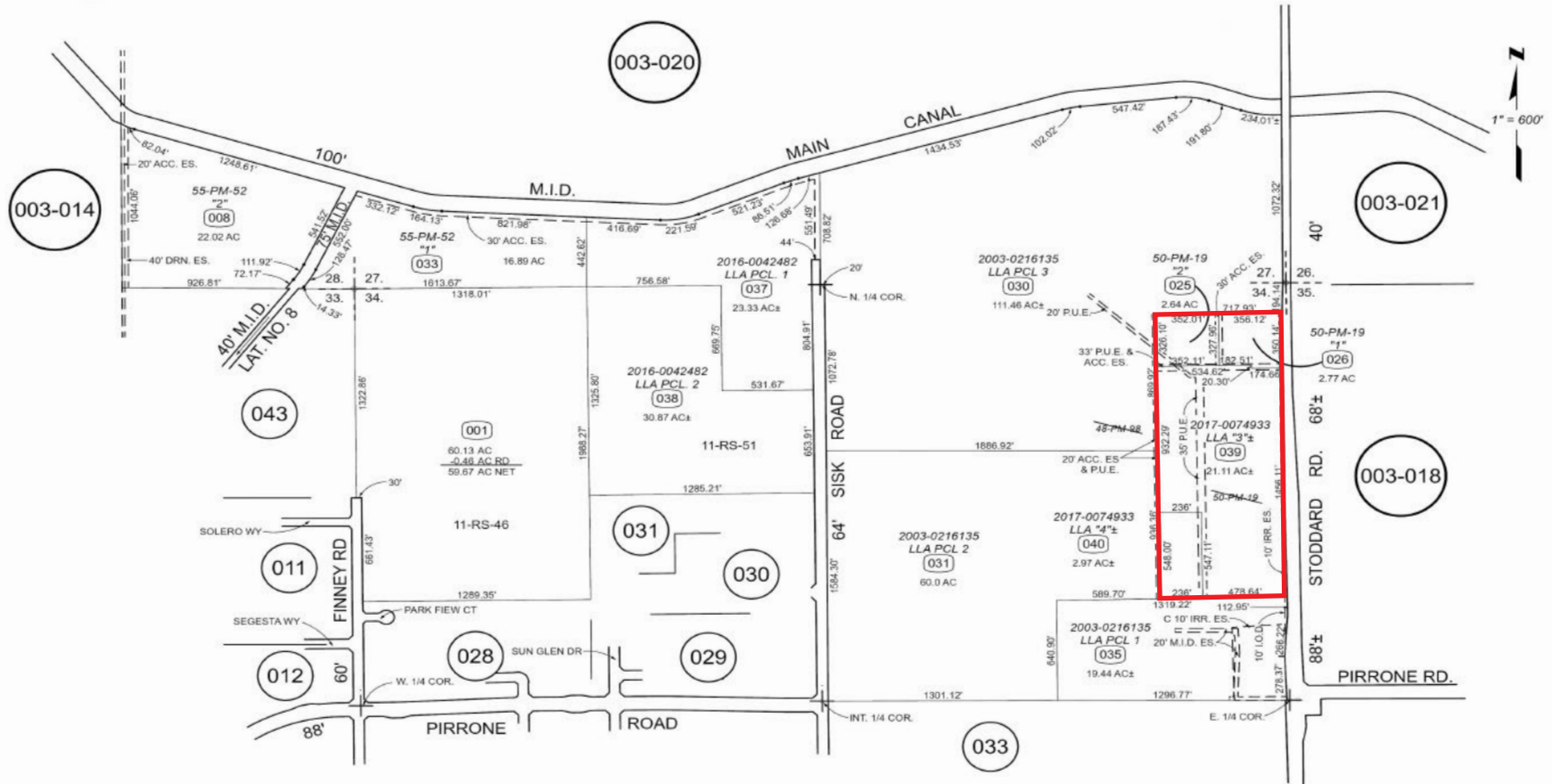
RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
(209) 491-3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
(209) 672-6792 | des@pmz.com

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE



The information contained herein is deemed reliable, but is not guaranteed.

To discuss your property or any commercial real estate needs please contact:

RANDY HIGH JR., CCIM
 CalBRE Lic. No. 01238404
 (209) 491-3413 | rhigh@pmz.com

DANNY PRICE
 CalBRE Lic. No. 01895497
 (209) 491-3415 | dprice@pmz.com

DESIREE HOLLAND
 Administrative & Marketing Assistant
 (209) 672-6792 | des@pmz.com