



# Available For Lease

724 Kiernan Avenue | Modesto, CA

±96,800 SF Warehouse / Distribution Space in the Modesto Industrial Park

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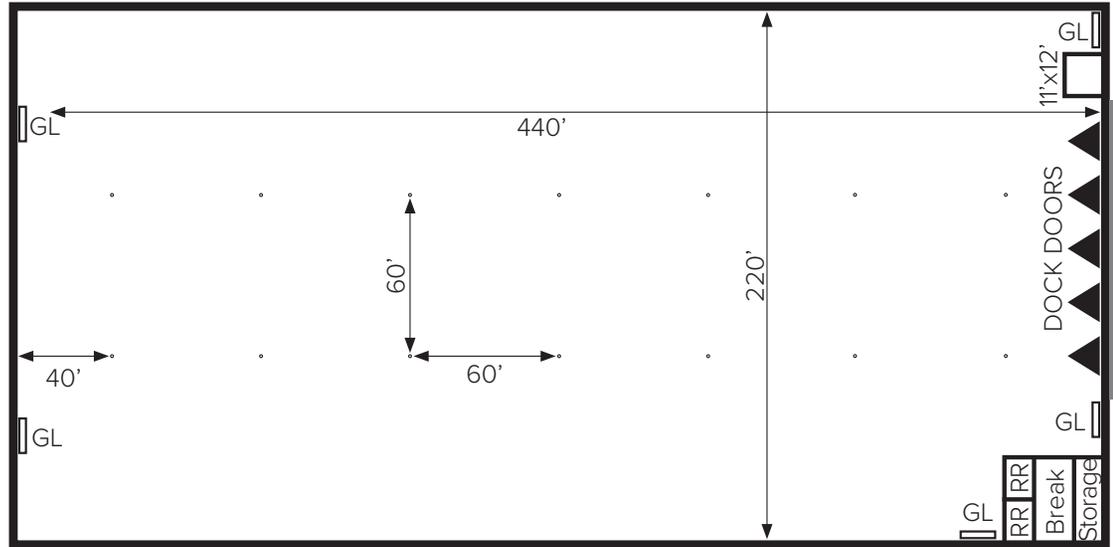
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PROPERTY SPECIFICATIONS

Available Size	±96,800 SF
Office Size	±697 SF
Dock High Loading	6 dock positions w/ EOD 5 dock doors
Grade Level Loading	5 doors
Dock Ratio	1 / 19,360 SF
Auto Parking	Ample
Trailer Parking	Possible
Clear Height	±26'
Power	225 amps, 277/480V
Fire Suppression	ESFR - 25.2K @ 25 PSI
Column Spacing	±60' x 60' typ.
Construction Type	Concrete tilt-up
Skylights	Yes
Lighting	LED w/ motion sensors
Fans	2 MacroAir fans



- Excess Trailer Parking
- City of Modesto Water
- Ideal location to take advantage of lower cost and abundant power
- Located ±4 miles from Highway 99 providing excellent Bay Area access



# LARGEST LOCAL INDUSTRIAL OCCUPIERS

1. E&J Gallo
2. Frito-Lay
3. Del Monte Foods
4. Sutter Home
5. Pacific Southwest Container
6. Blue Diamond Growers
7. Sierra Pacific Warehouse Group
8. Central Valley Eggs
9. Boyd Corporation
10. Novo Nordisk
11. G3 Enterprises
12. Stanley Black & Decker
13. Amazon
14. Costco Distribution
15. UPS
16. FedEx
17. Walmart
18. Grainger Industrial Supply

## MODESTO'S INDUSTRIAL BASE IS SHAPED BY:

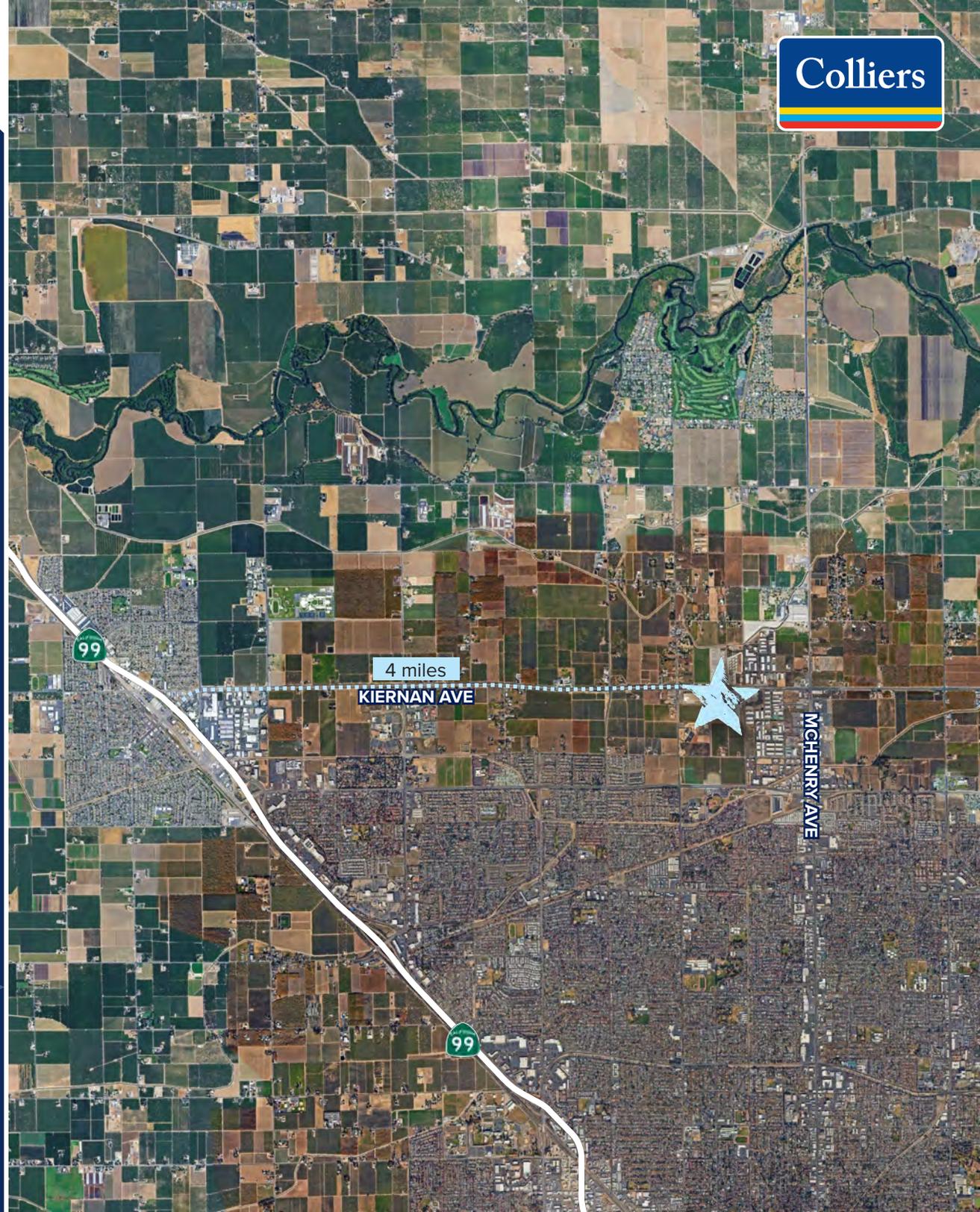
Food processing dominance — The region is one of the largest food-processing clusters in the U.S.

Strategic logistics location — Within 90 minutes of the Bay Area, Sacramento, and Fresno, making it a distribution hub.

Lower operating costs — Energy, water, and real estate costs significantly below Bay Area levels.

These factors attract large occupiers with major warehouse and manufacturing footprints.

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# DISTANCE TO MAJOR WEST COAST MARKETS



31 miles <b>STOCKTON</b>	85 miles <b>OAKLAND / 880</b>	94 miles <b>SAN FRANCISCO</b>
75 miles <b>SACRAMENTO</b>	103 miles <b>FRESNO</b>	207 miles <b>RENO</b>
321 miles <b>LOS ANGELES / IE</b>	496 miles <b>LAS VEGAS</b>	657 miles <b>PORTLAND</b>
692 miles <b>PHOENIX</b>	723 miles <b>SALT LAKE CITY</b>	830 miles <b>SEATTLE</b>
	1,243 miles <b>DENVER</b>	

## PORTS

Port of Stockton -	31 miles
Port of West Sacramento -	78 miles
Port of Oakland -	86 miles
Port of San Francisco -	93 miles
Port of LA/Long Beach -	348 miles
Port of Seattle -	831 miles

## AIRPORTS

Modesto County Airport -	9 miles
Stockton Metro Airport -	25 miles
Oakland Int'l Airport -	78 miles
San Jose Int'l Airport -	82 miles
Sacramento Int'l Airport -	88 miles
San Francisco Int'l Airport -	93 miles

## INTERMODALS

BNSF -	22 miles
Union Pacific -	25 miles



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**EXCLUSIVE BROKERS - CENTRAL VALLEY INDUSTRIAL:**

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