

FOR LEASE

4230 Kiernan Avenue • Modesto • CA • 95356-9321



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

RANDY HIGH JR., CCIM
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DANNY PRICE
CalBRE Lic. No. 01895497
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DESIREE HOLLAND
Administrative & Marketing Assistant
209.672.6792 | des@pmz.com

Property Summary

Address: 4230 Kiernan Avenue • Modesto

Available Date: August 1, 2025

Space Available: ±1,037 - 6,088 SF

Lot Size (SF/AC): ± 106,286 SF / ± 2.44 AC

County: Stanislaus County

Property Type: Commercial Office

Parcel Number: 135-044-038

Procuring Broker Fee: 2.5%

Property Description:

Convenient access to Highway 99, ample on-site parking, and close proximity to residential neighborhoods and major commercial centers, this site combines accessibility with strong local traffic counts. Whether expanding or relocating, 4230 Kiernan is ideally suited for tenants looking to establish a prominent presence in a growing and dynamic area.

Available Suites

Suite 110B:

- ±1,014 SF
- \$1.20 PSF MG

Suite 130:

- ±6,008 SF
- \$1.55 PSF MG

Suite 230:

- ±1,372 SF
- \$1.65 PSF FS

Suite 120:

- ±1,475 SF
- \$1.55 PSF MG

Suite 210:

- ±3,428 SF
- \$1.65 PSF FS

Suite 240:

- ±2,058 SF
- \$1.65 PSF FS



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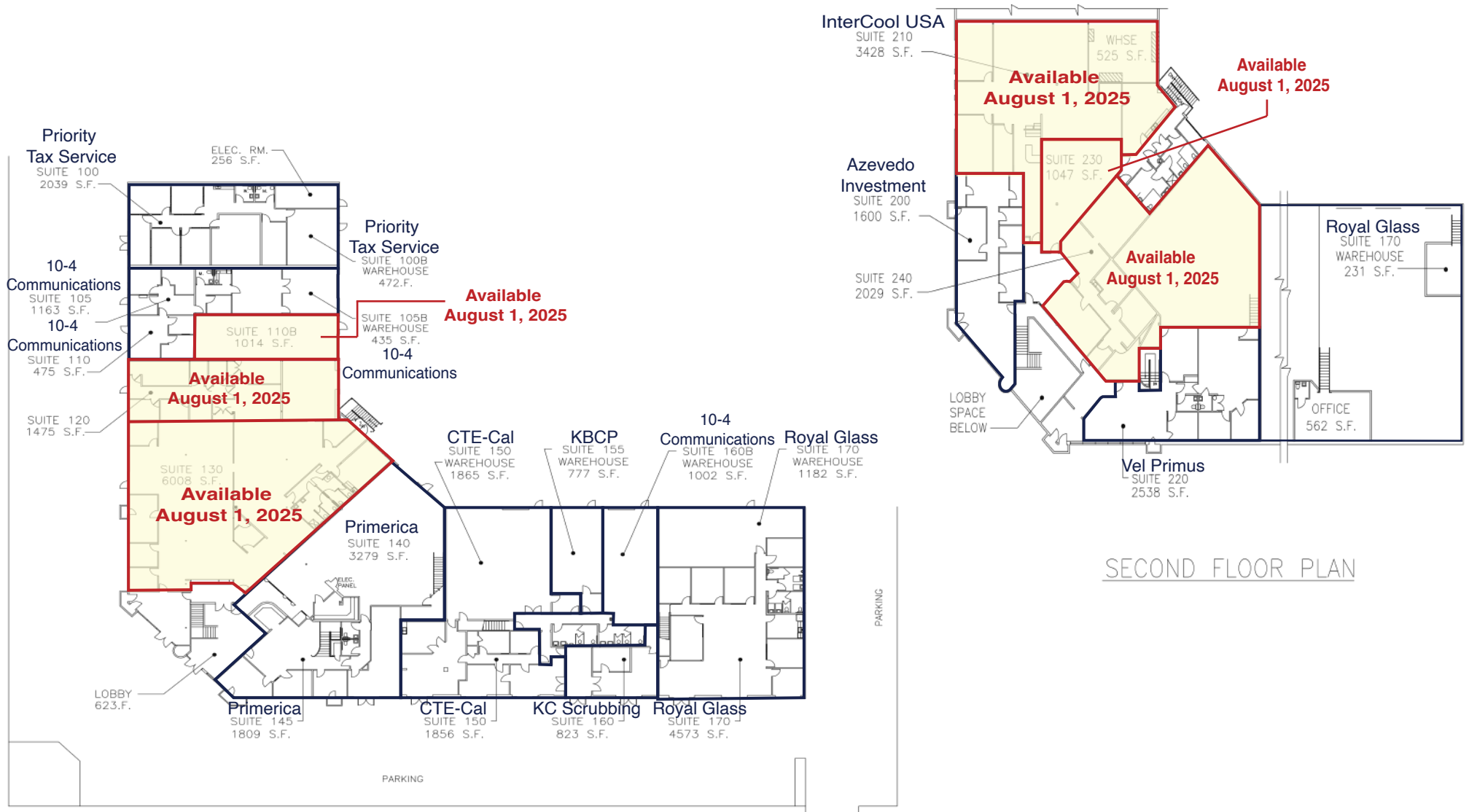
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Floor Plan



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Location Map



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Aerial View



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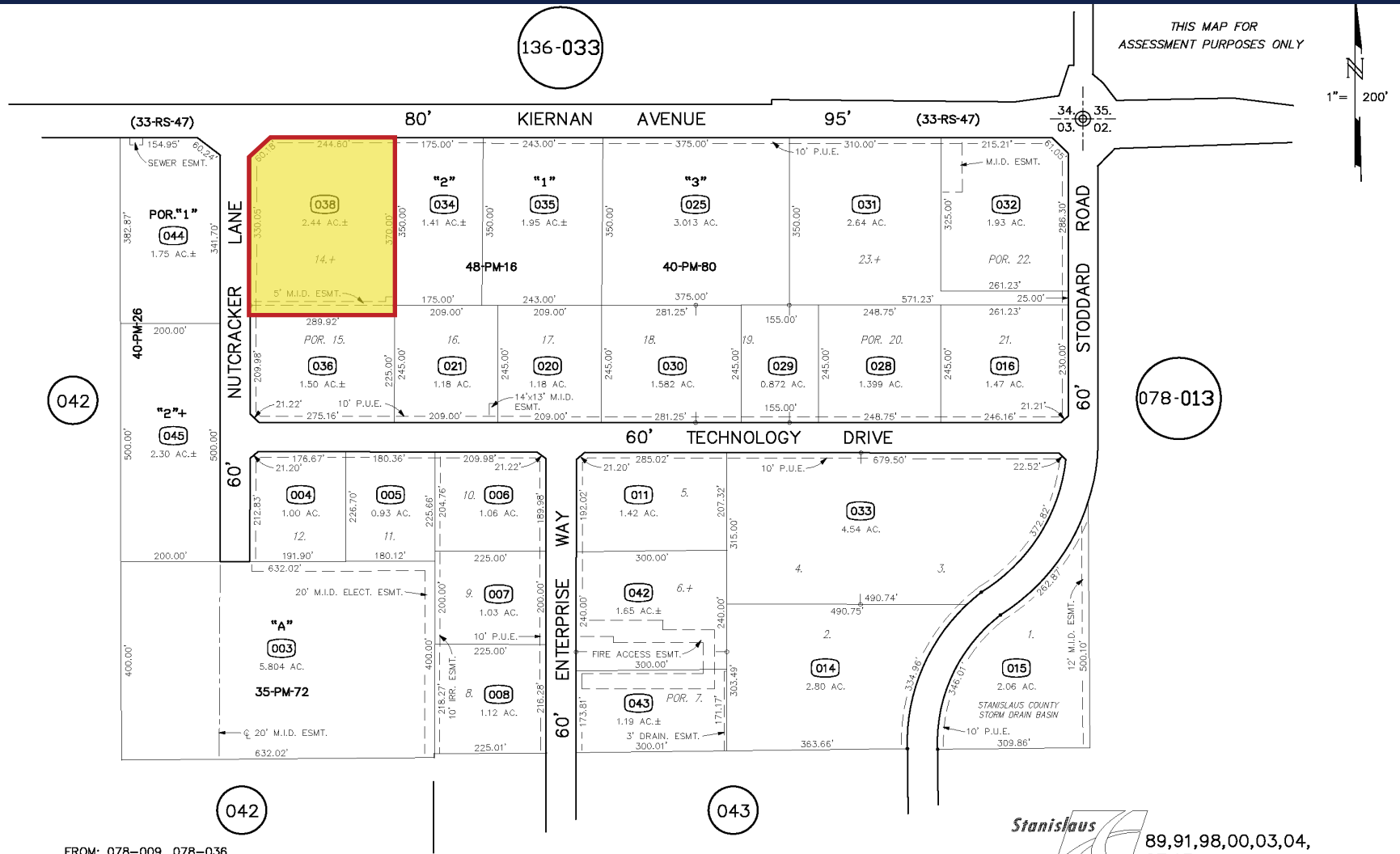
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Parcel Map



FROM: 078-009, 078-036
 DRAWN: 10-18-88
 REVISED: 9-13-90, 12-20-91, 8-24-94, 4-30-97, 8-19-99, 7-22-02 MF, 4-29-03 DH, 4-15-05 MB,
 10-12-05 DH, 12-18-06(V) MF, 3-1-12 MF, 04-02-13 MB

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Stanislaus
 County
 Assessor
 89,91,98,00,03,04,
 07,13

135 - 044

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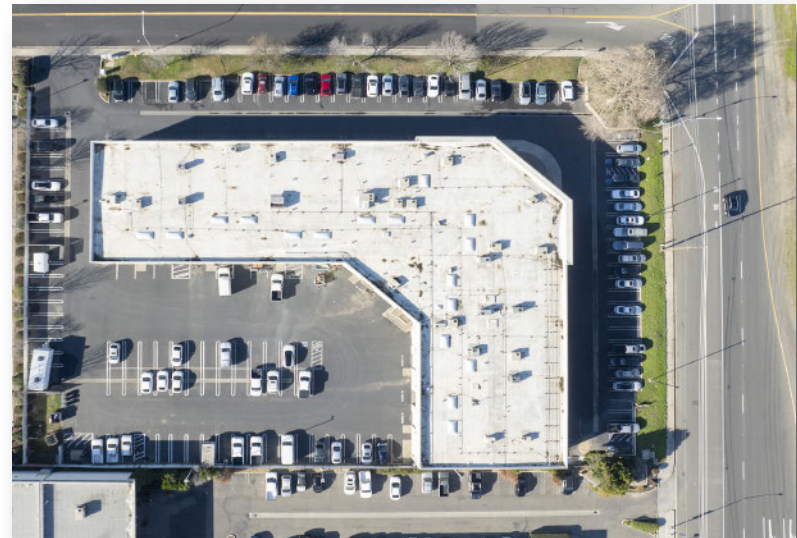
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Photo Gallery



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