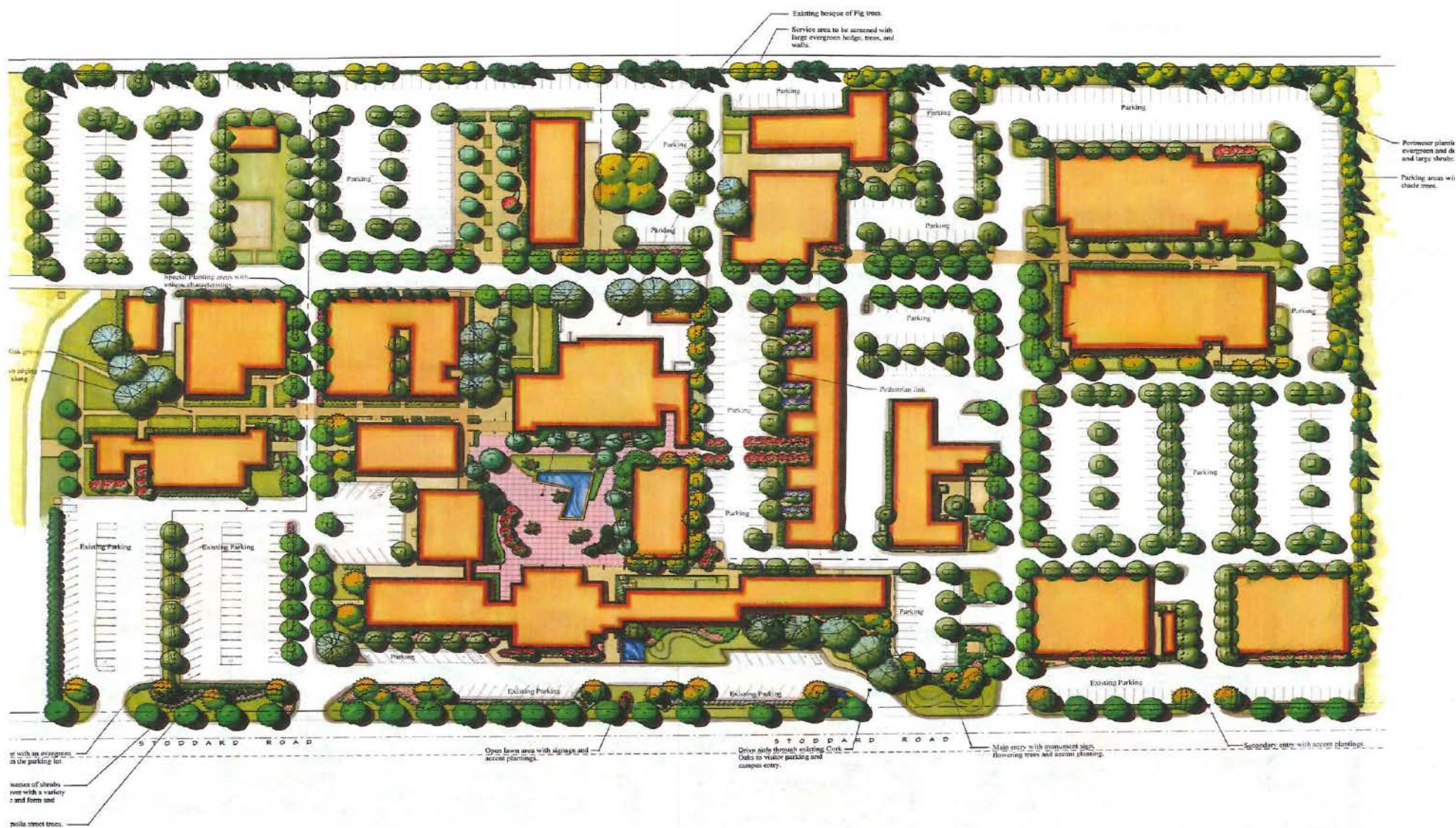


FOR LEASE

5731 - 5933 Stoddard Rd • Modesto • CA • 95356



**HIGH
PRICE &
LEFFLER**
ASSOCIATES

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SINCE 1957 REAL ESTATE

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

Property Summary

Address:	5731 - 5933 Stoddard Rd • Modesto	County:	Stanislaus
Lease Rate:	Call Listing Agent for Details	Year Built:	1960
Square Footage:	± 800 SF - 4880 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:

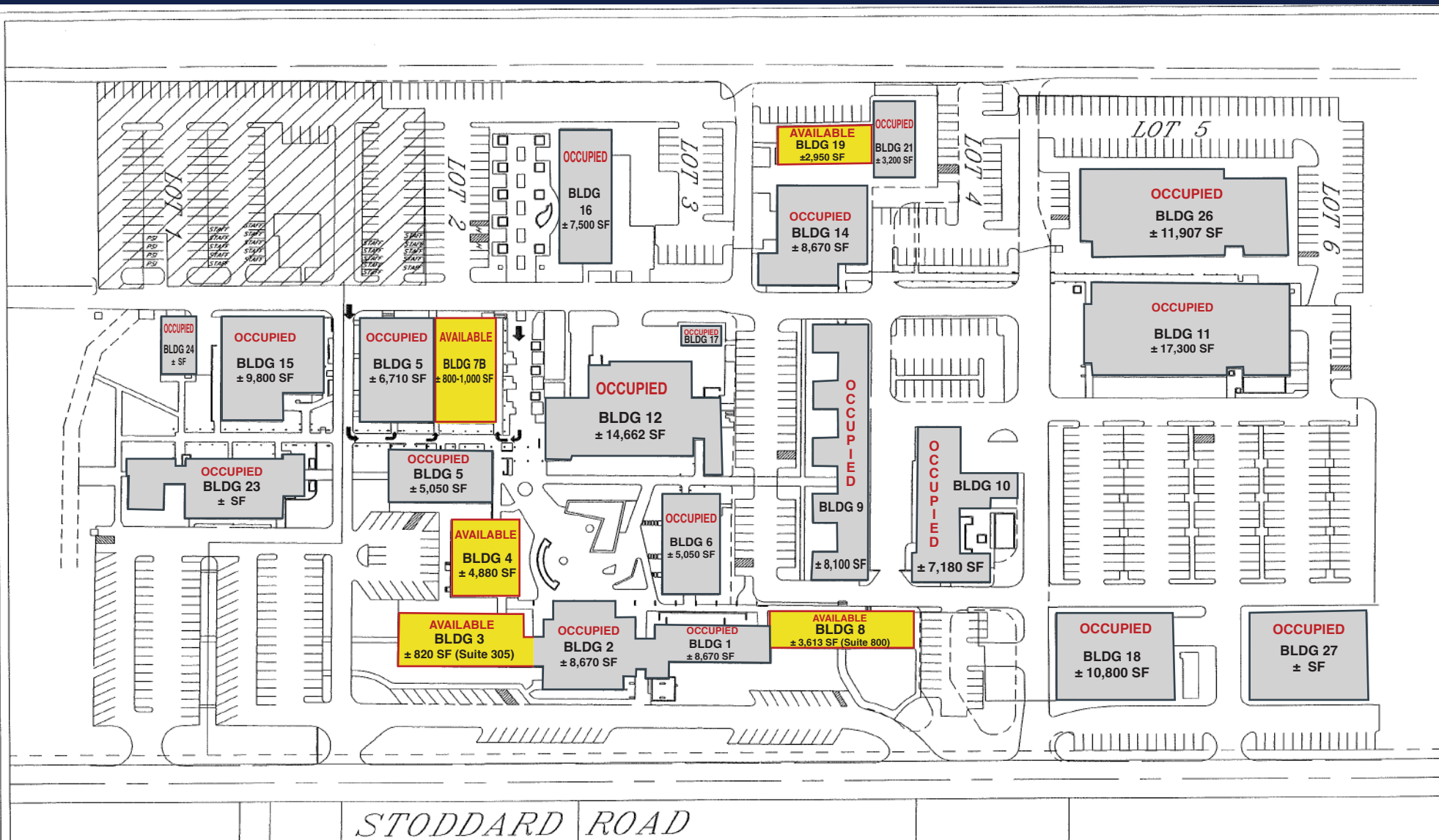
5731 - 5933 Stoddard Road in Modesto, CA. is situated in an expansive, high-traffic business park setting. This property offers exceptional visibility and accessibility. One of the appealing features of this location is the well-established restaurant on-site, The Post, providing a consistent draw for 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 Three (3)**
 - ± 820 SF
 - One (1) Suite Available
- **Building Four (4)**
 - ± 4,880 SF
 - Shell Condition
- **Building Seven (7)B**
 - ± 800 - 1,000 SF
 - Six (6) Suites Available
- **Building Eight (8)**
 - ± 3,613 SF
 - One (1) Suite Available
- **Building Nineteen (19)**
 - ± 2,950 SF

Property Availability



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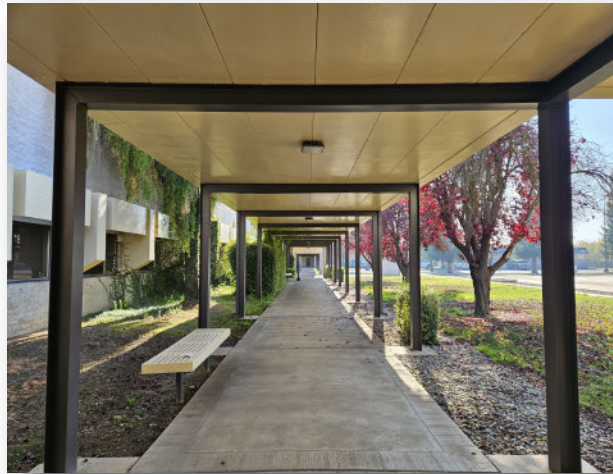
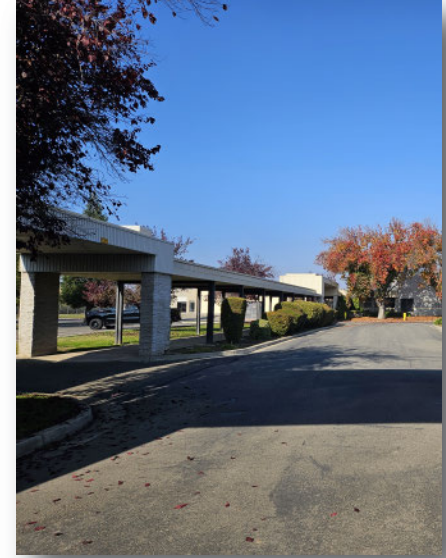
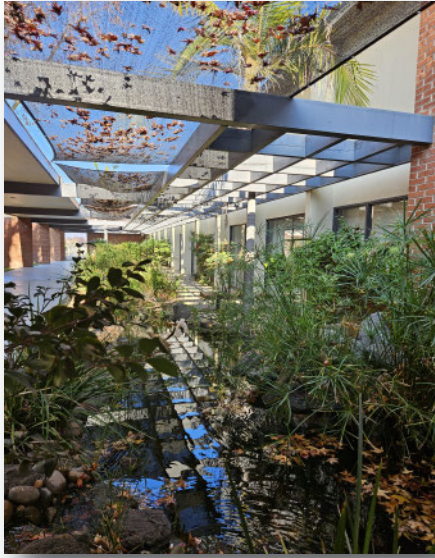
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Exterior



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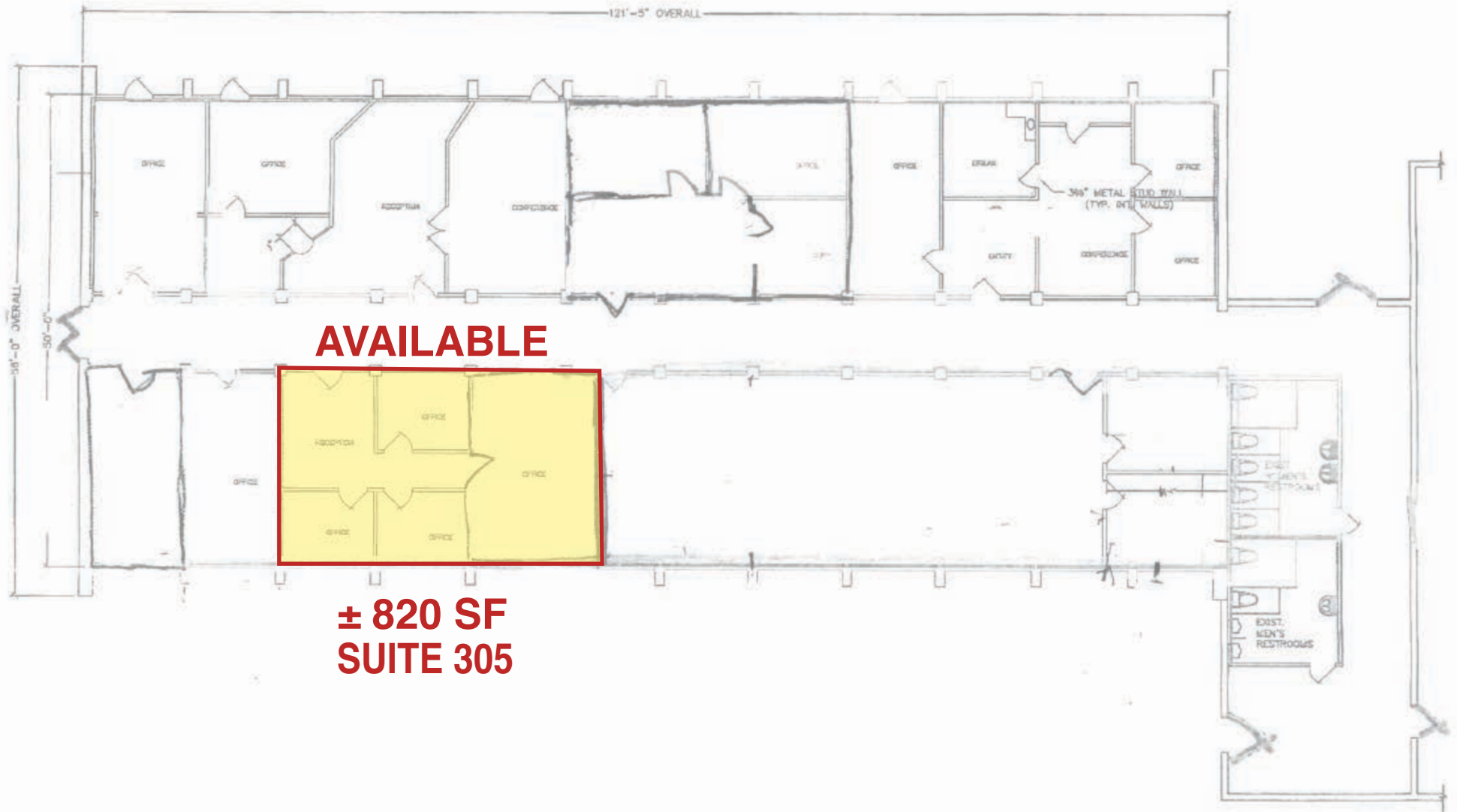
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Floor Plan

Building 3



AVAILABLE

**± 820 SF
SUITE 305**

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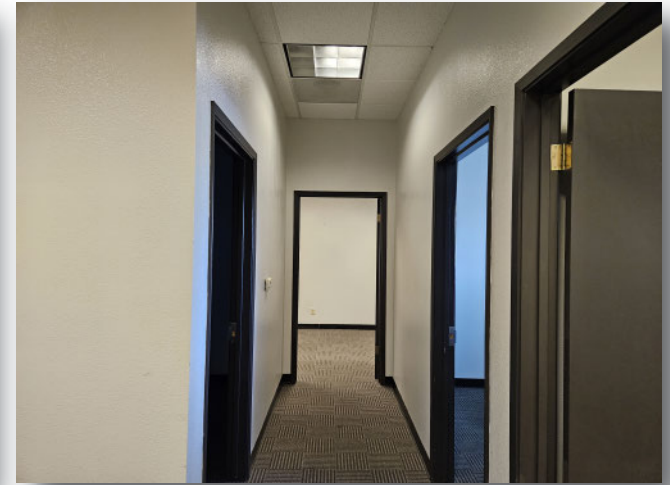
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Photo Gallery

Building 3, Suite 305



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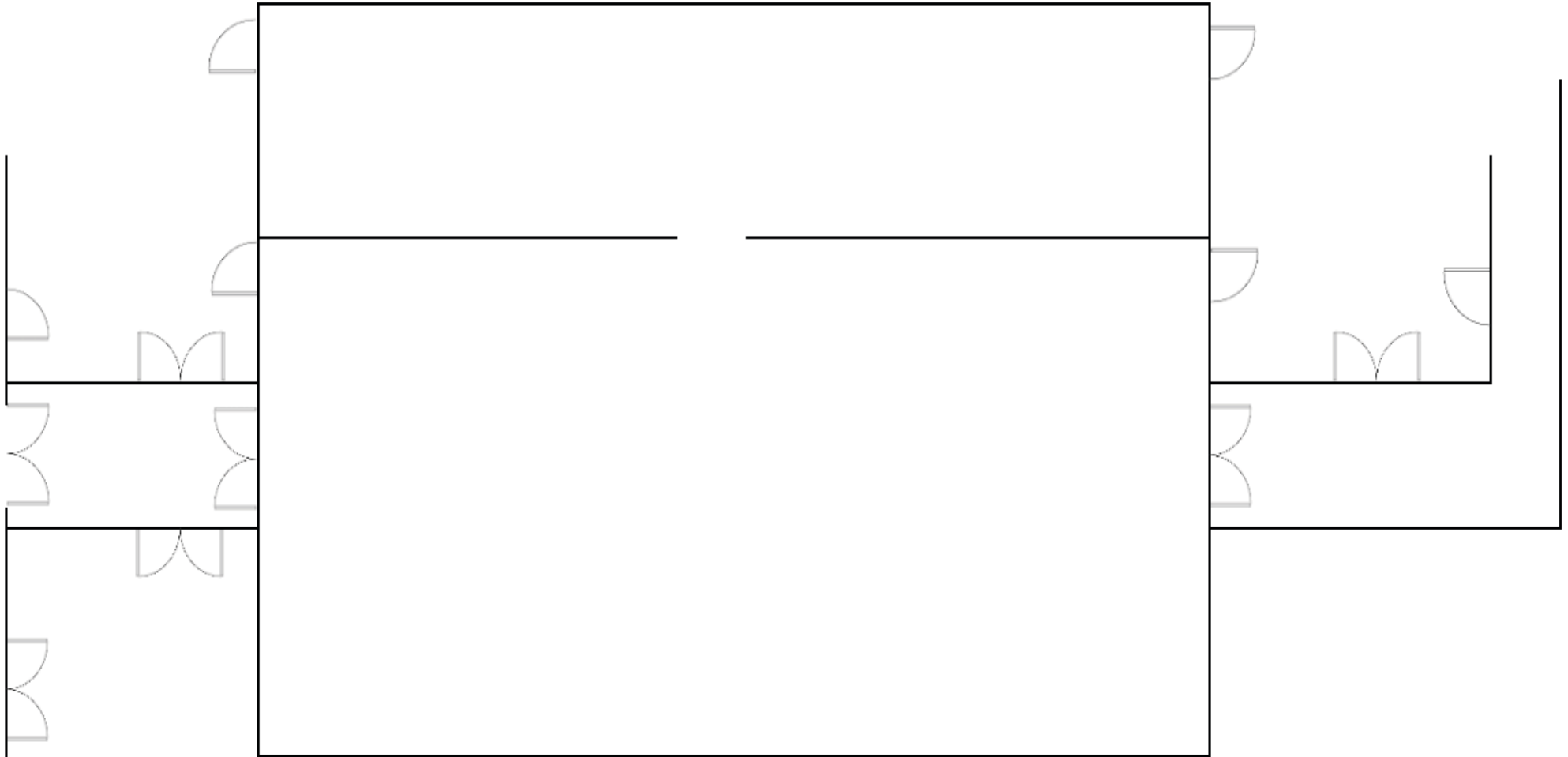
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Floor Plan

Building 4



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Photo Gallery

Building 4



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Floor Plan

Building 7B

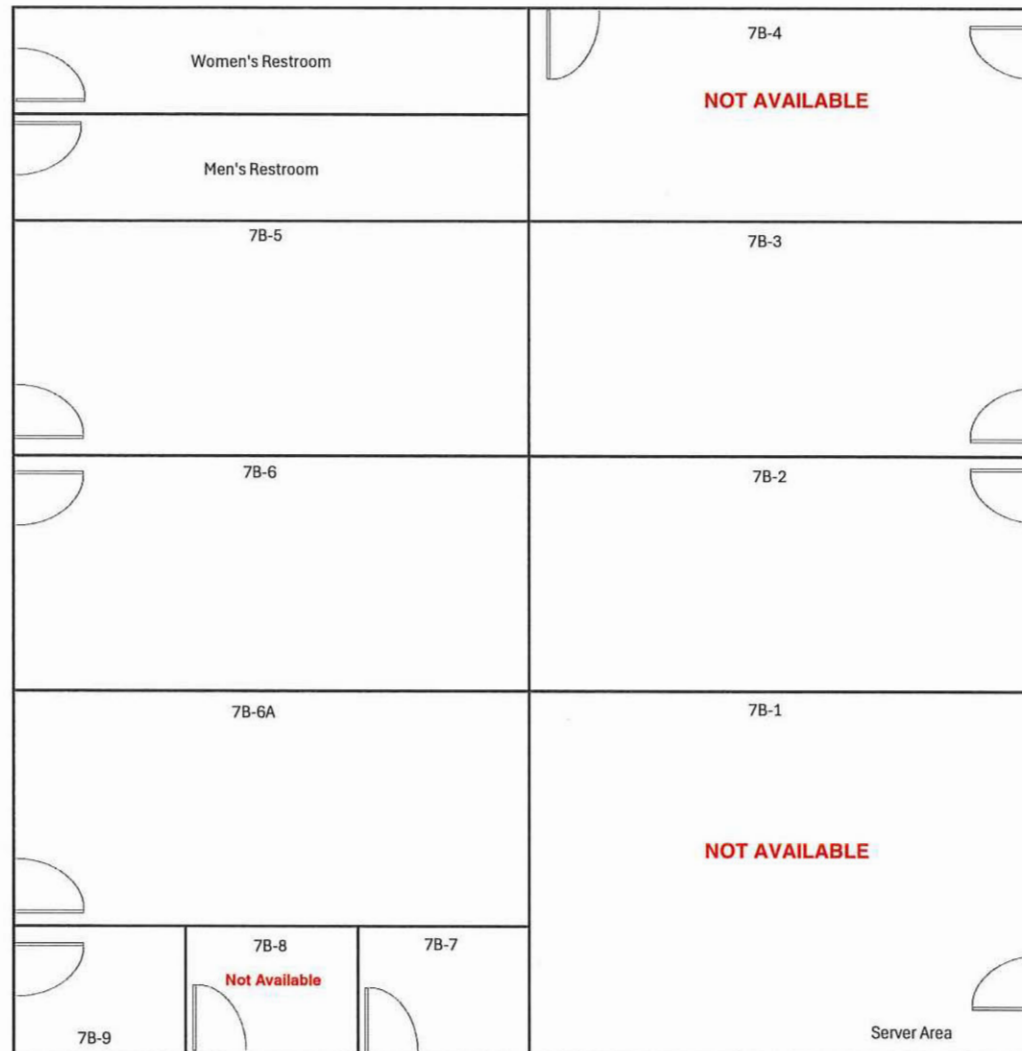


Photo Gallery

Building 7B



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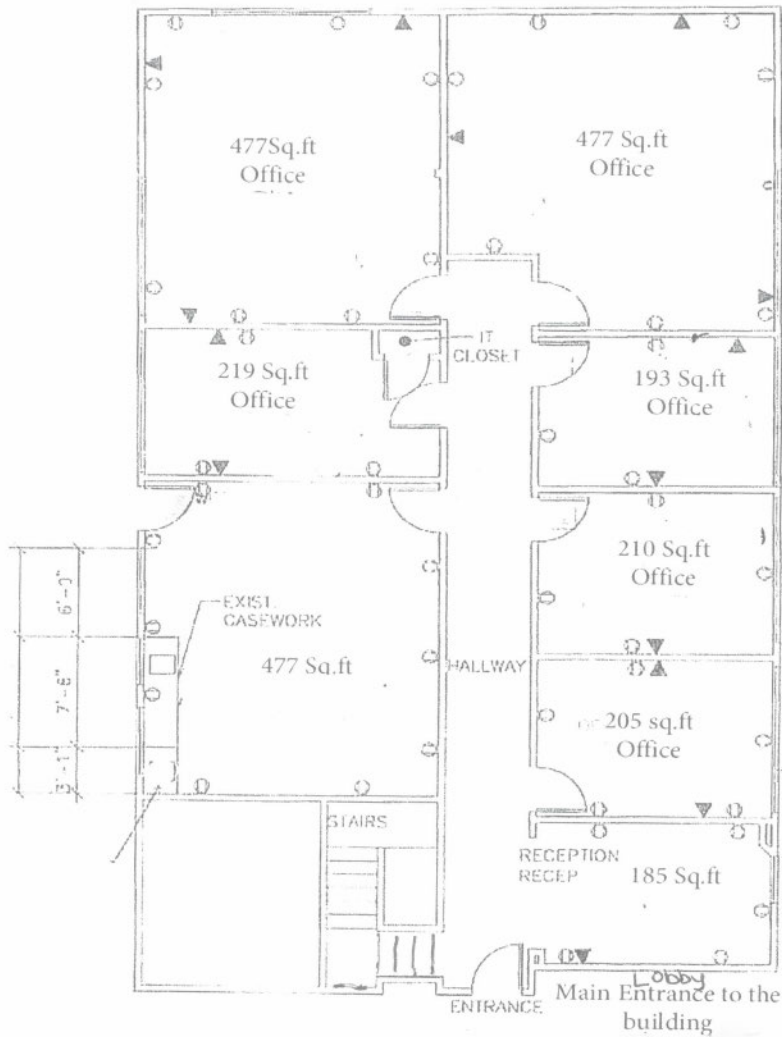
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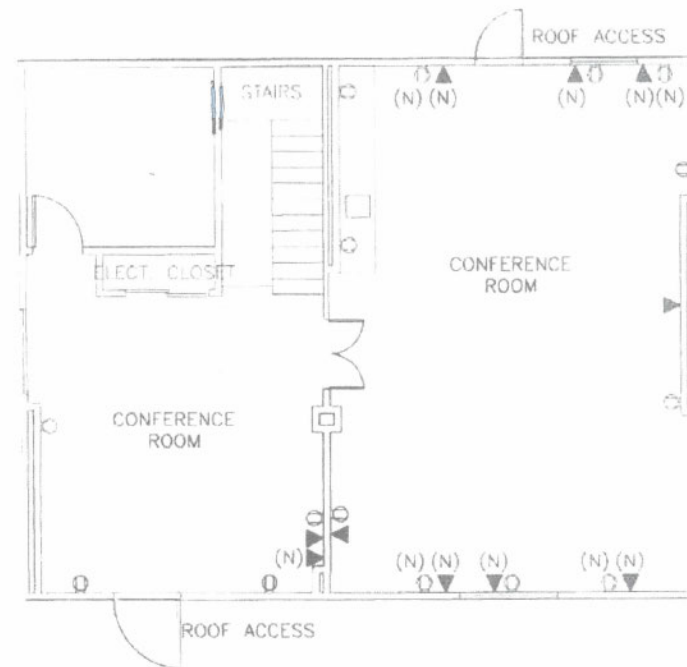
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Floor Plan

Building 8, Suite 800



FIRST FLOOR ± 2,443 SF



- LEGEND:
- ▼ EXISTING IT OUTLET TO REMAIN
 - EXISTING POWER OUTLET TO REMAIN
 - ▼ (N) NEW IT OUTLET (N)
 - (N) NEW POWER (N) OUTLET

SECOND FLOOR ± 1,170 SF

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Photo Gallery

Common Area of Building 8



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Building 8, Suite 800



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Floor Plan

Building 19

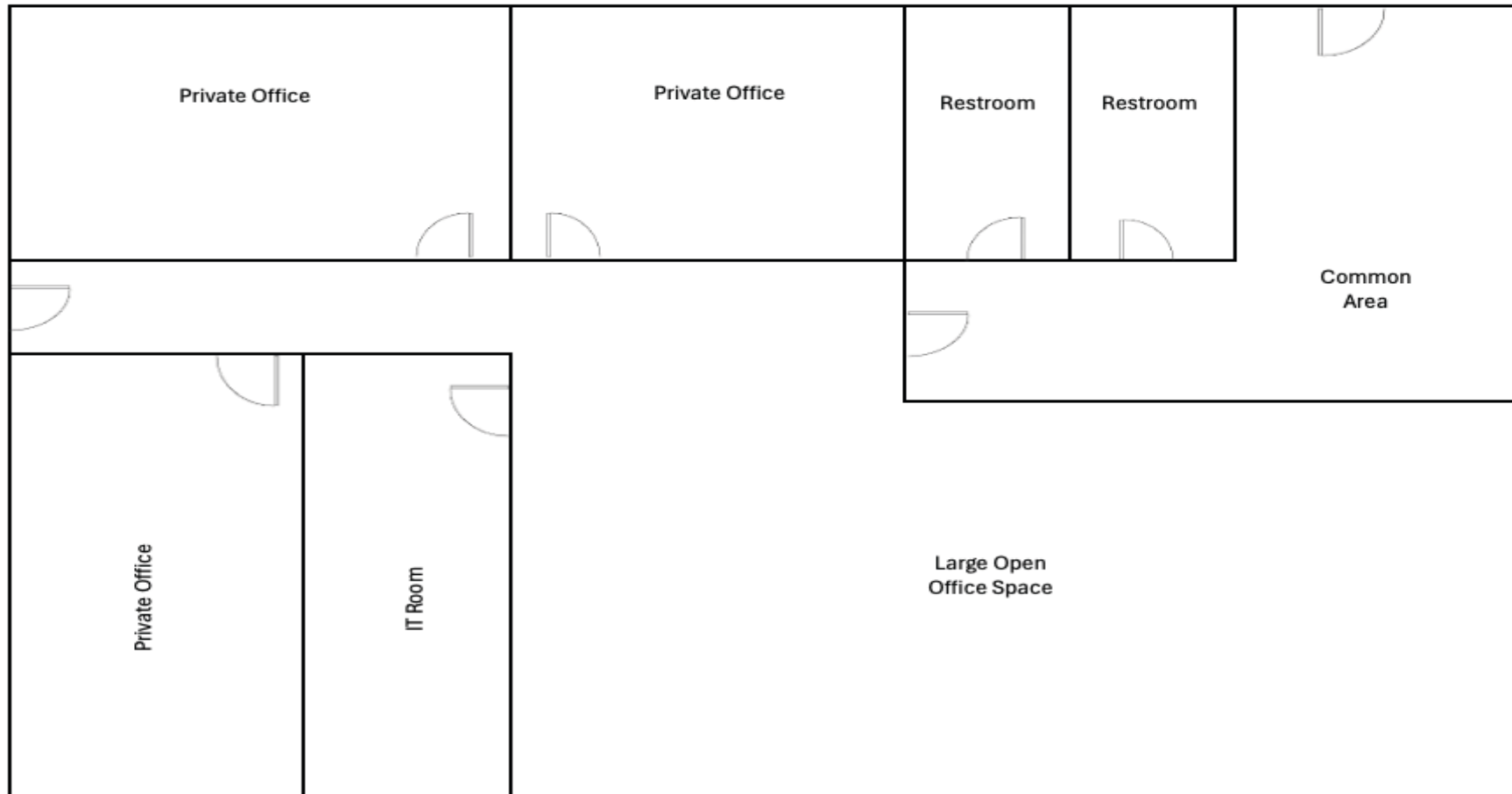


Photo Gallery

Building 19



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Location Map



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Aerial View



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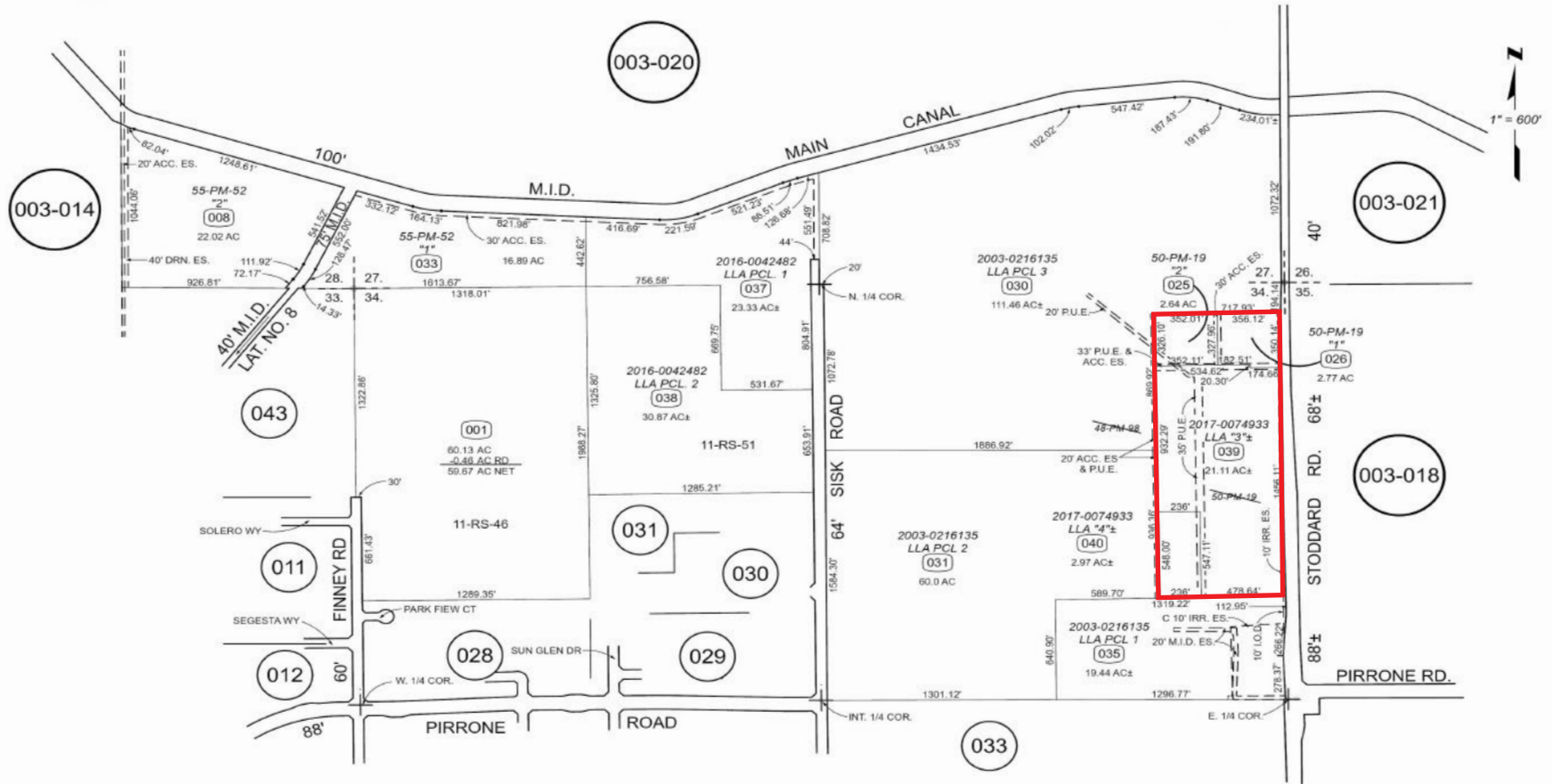
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136 — 032



136 — 032

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