

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

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DESIREE HOLLAND

Administrative & Marketing Assistant

**HIGH
PRICE &
LEFFLER** | **PMZ COMMERCIAL**
ASSOCIATES SINCE 1957 REAL ESTATE

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.

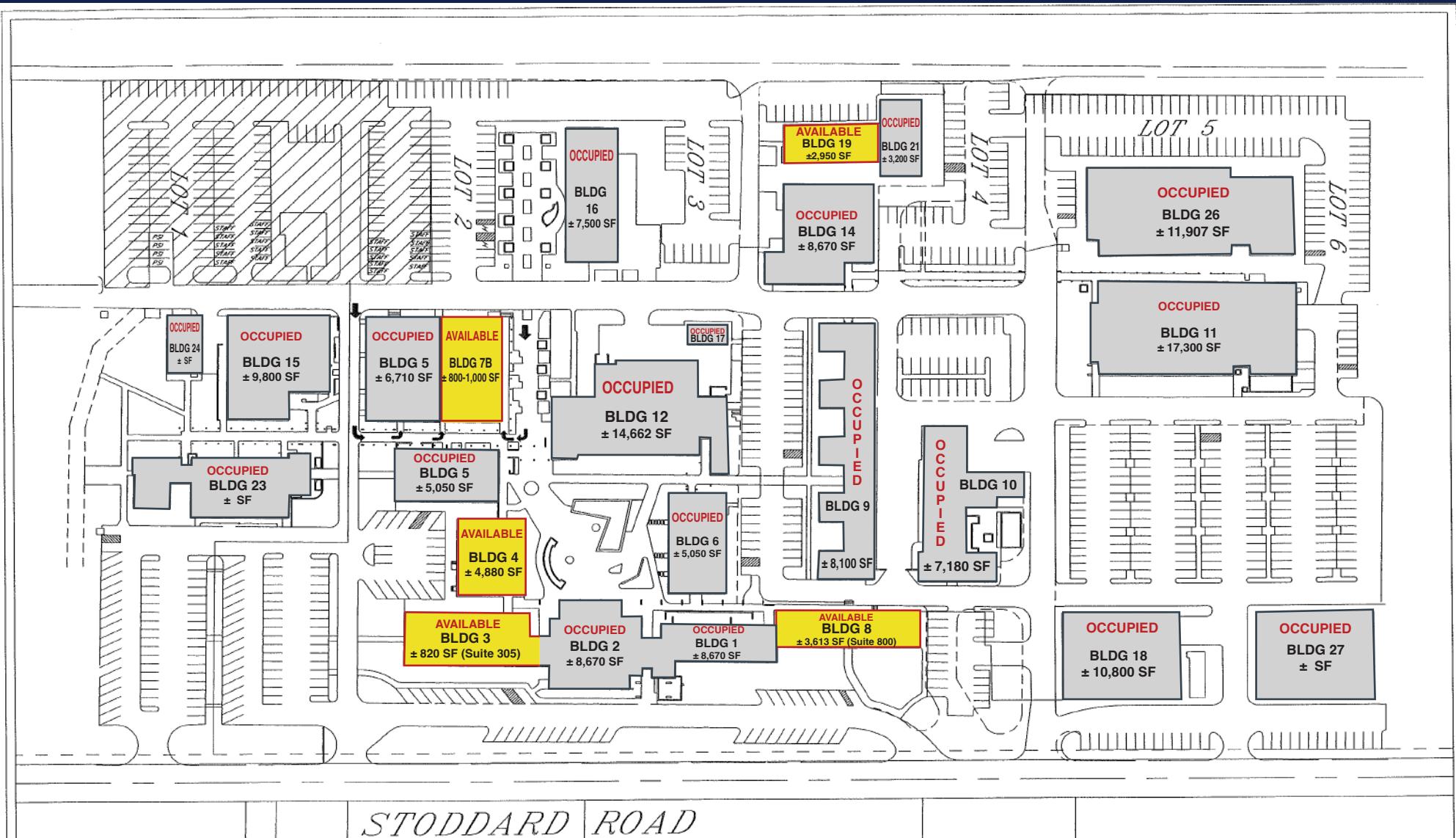
Available Building(s):

- **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

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Property Availability

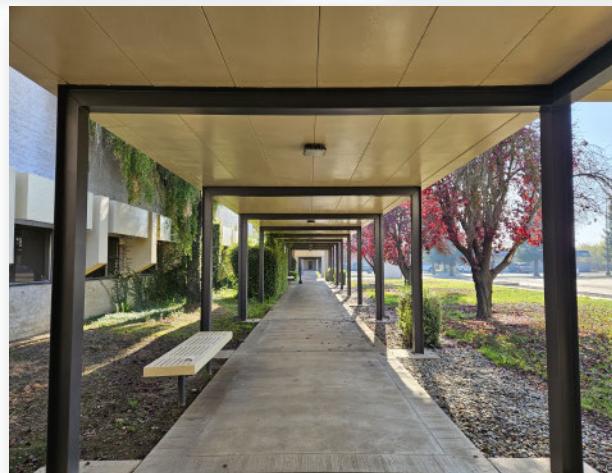
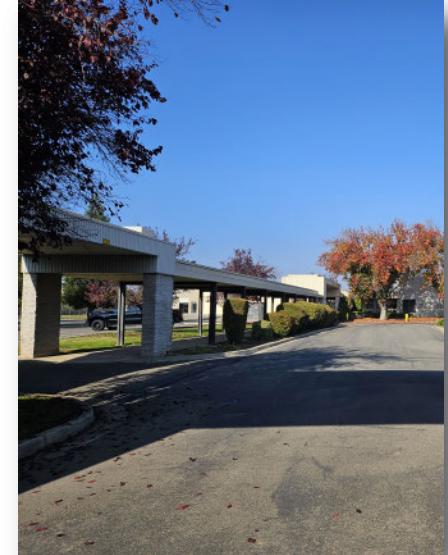


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Photo Gallery

Exterior



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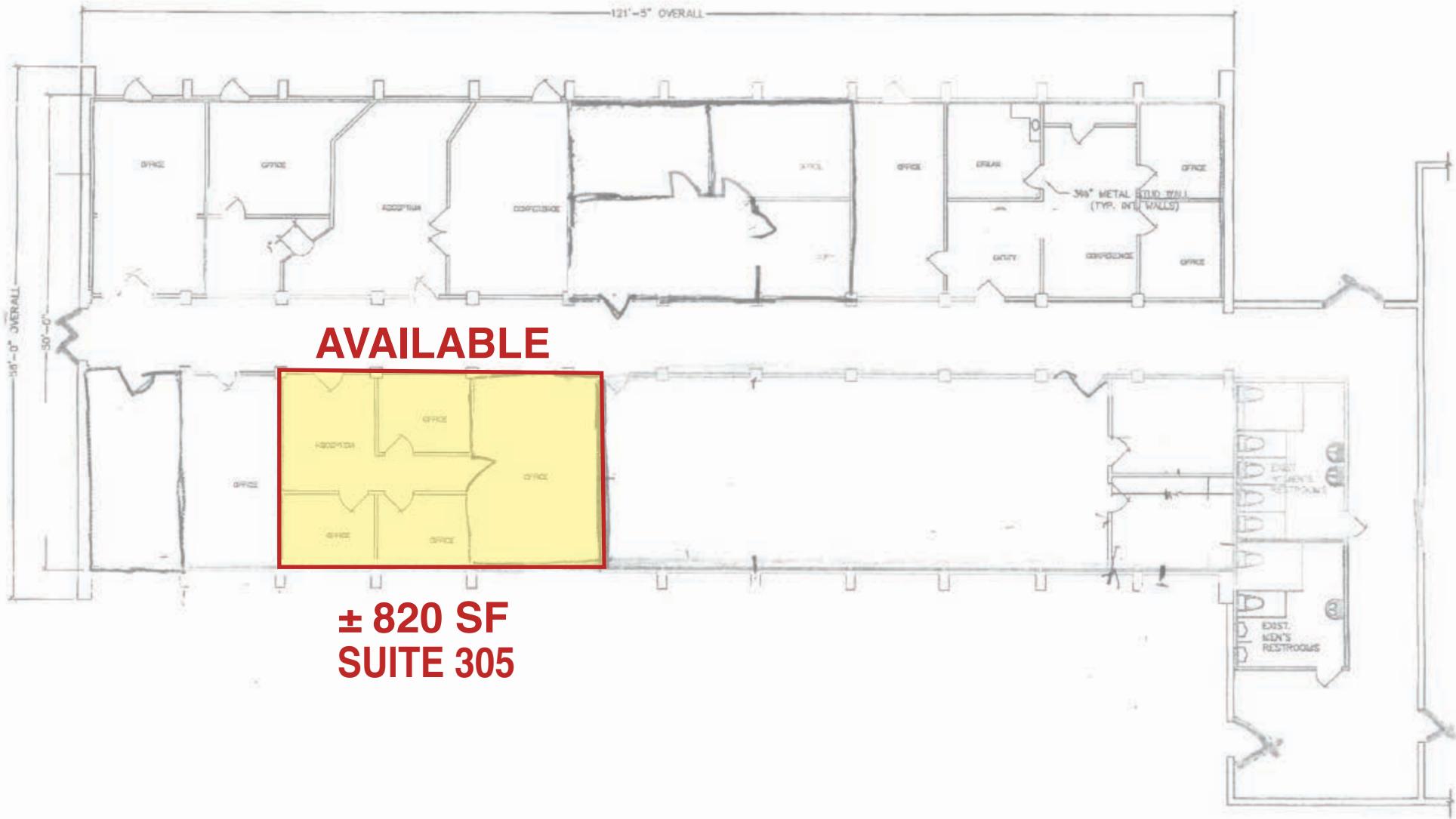
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Floor Plan

Building 3



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Photo Gallery

Building 3, Suite 305



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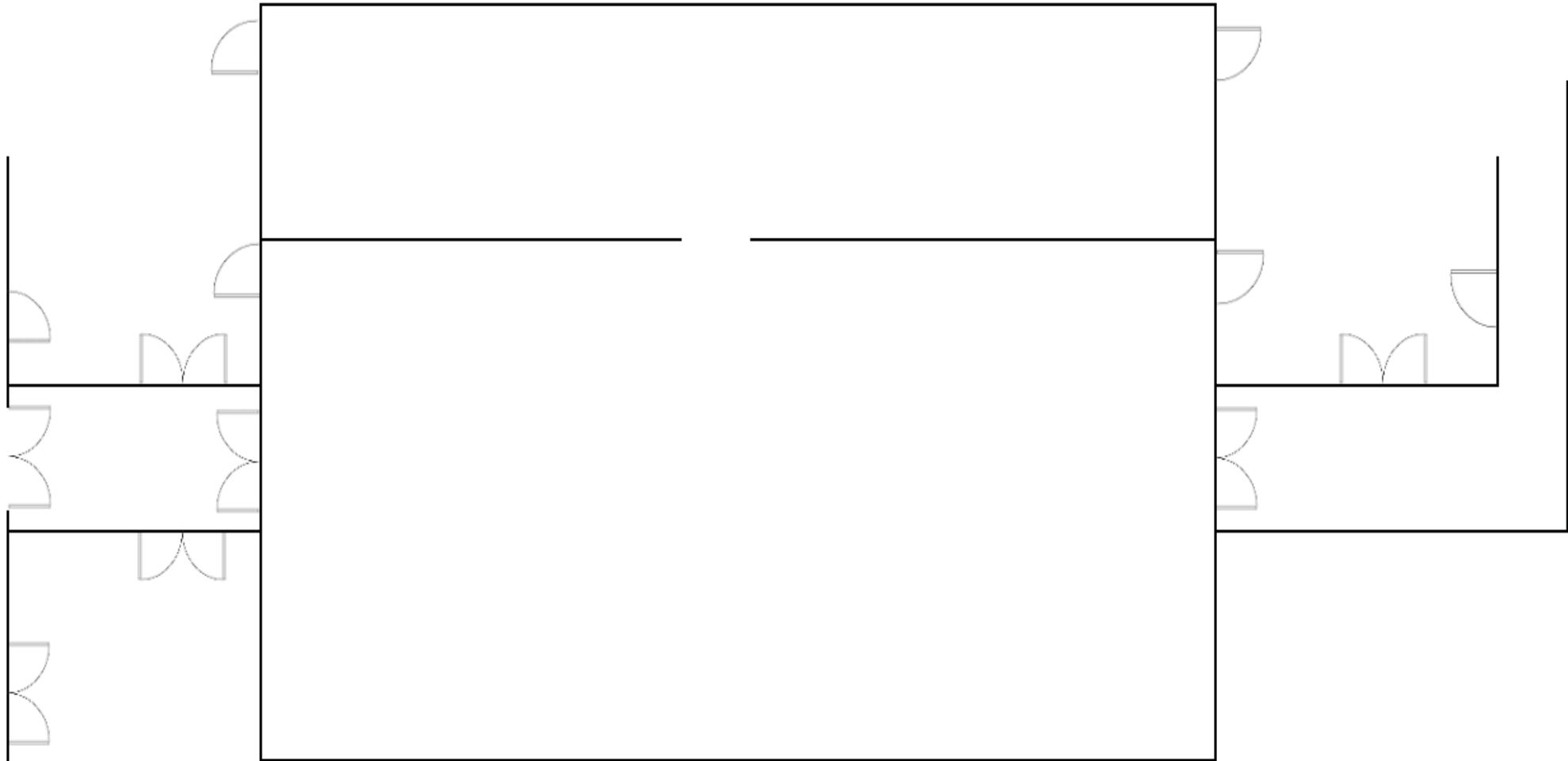
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Floor Plan

Building 4



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Building 4



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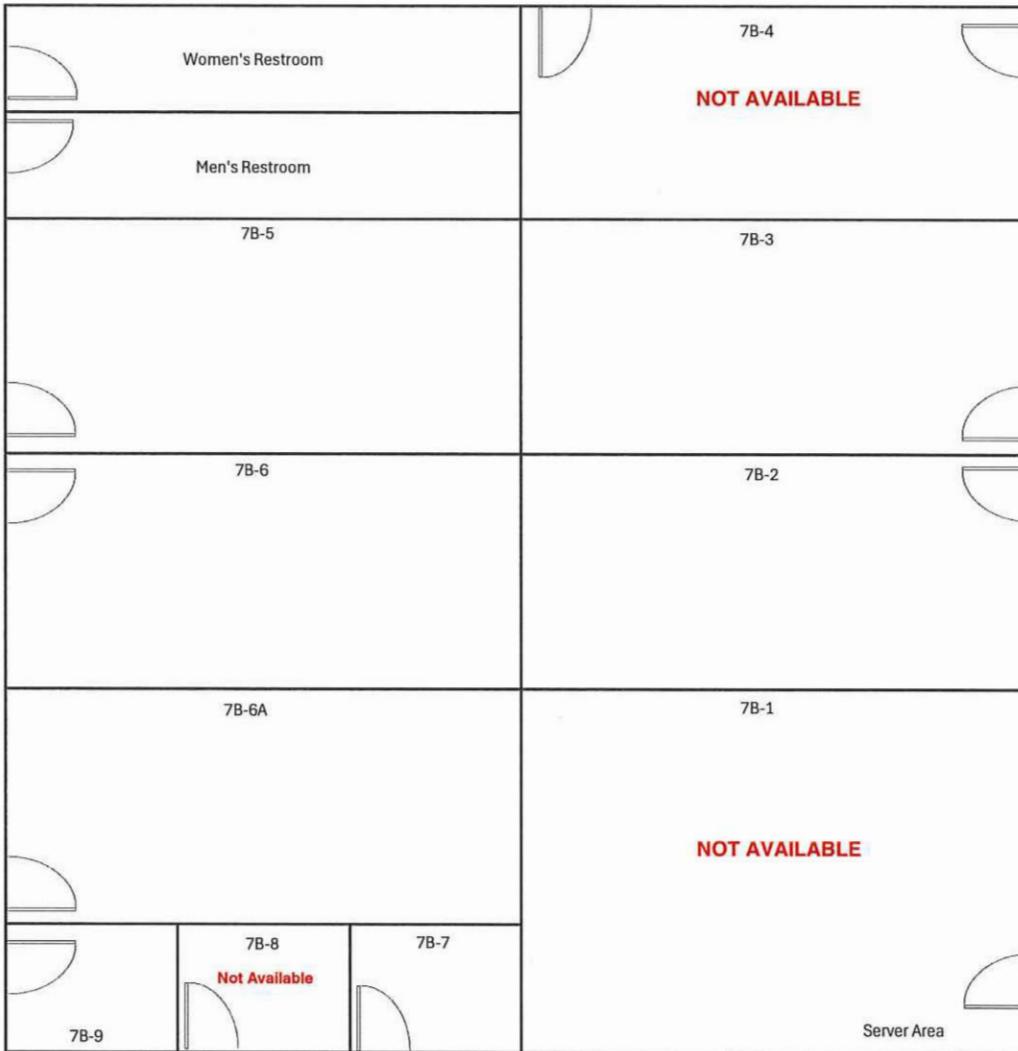
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Floor Plan

Building 7B



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Photo Gallery

Building 7B

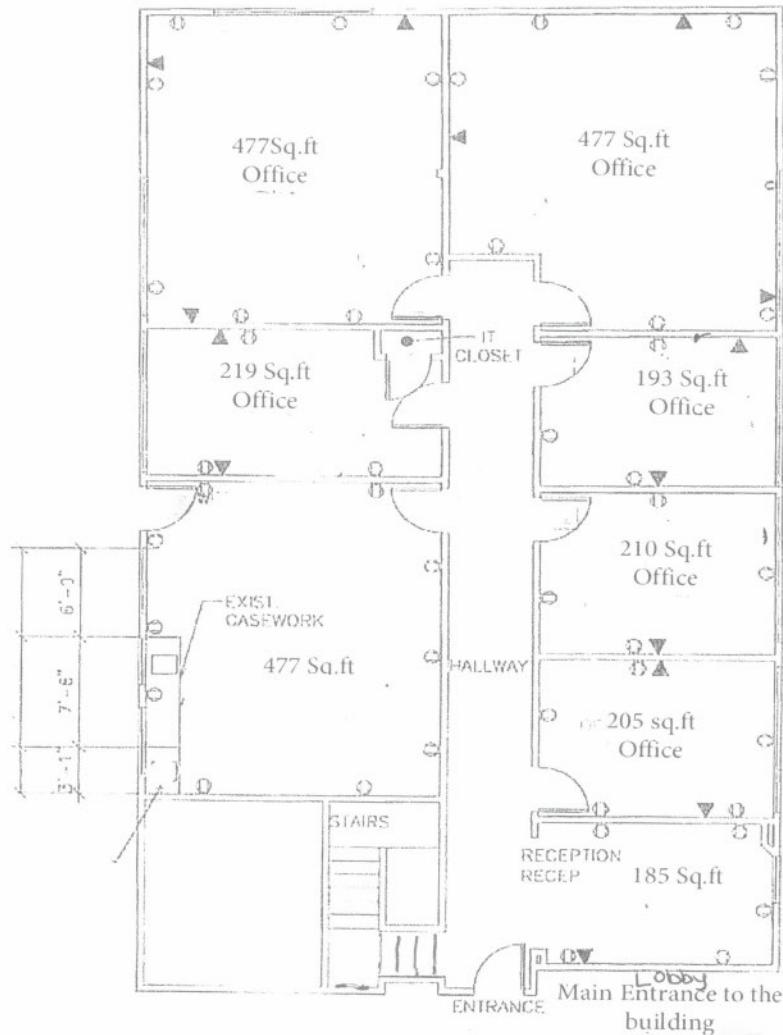


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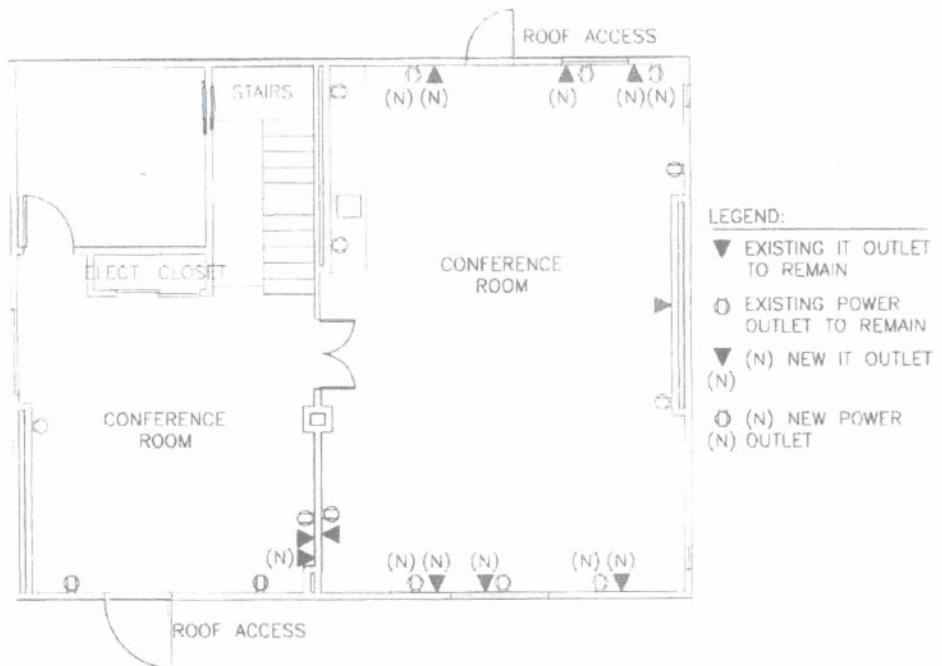
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Floor Plan

Building 8, Suite 800



FIRST FLOOR $\pm 2,443$ SF



SECOND FLOOR $\pm 1,170$ SF

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Photo Gallery

Common Area of Building 8



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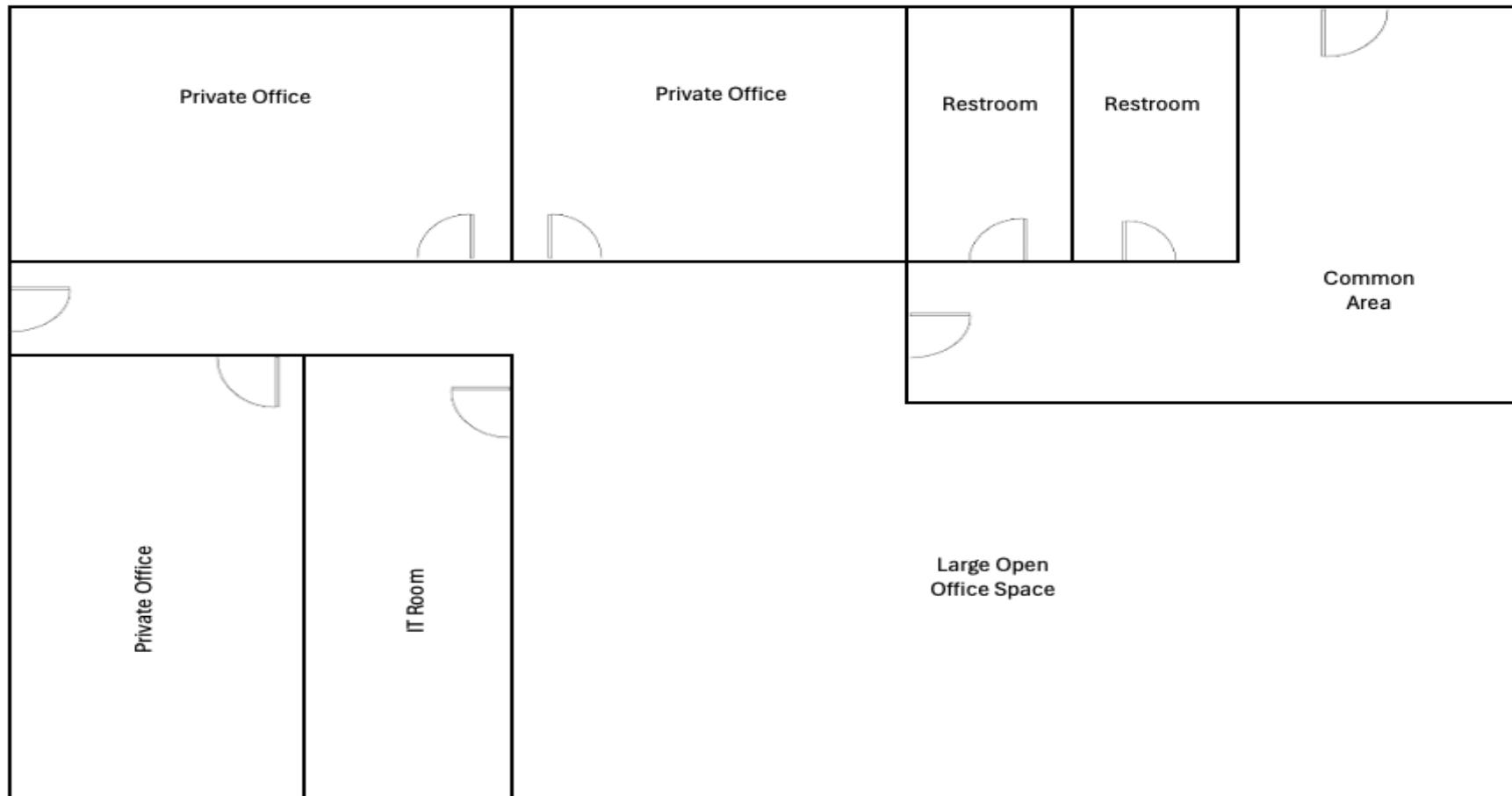
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Building 8, Suite 800



Floor Plan

Building 19



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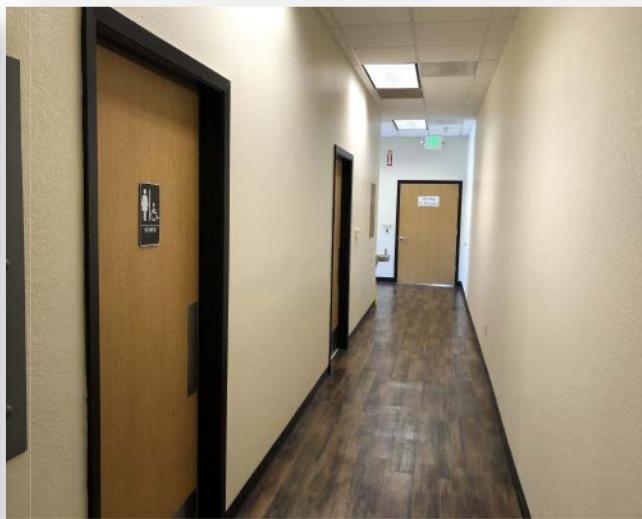
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Building 19



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Location Map



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Aerial View



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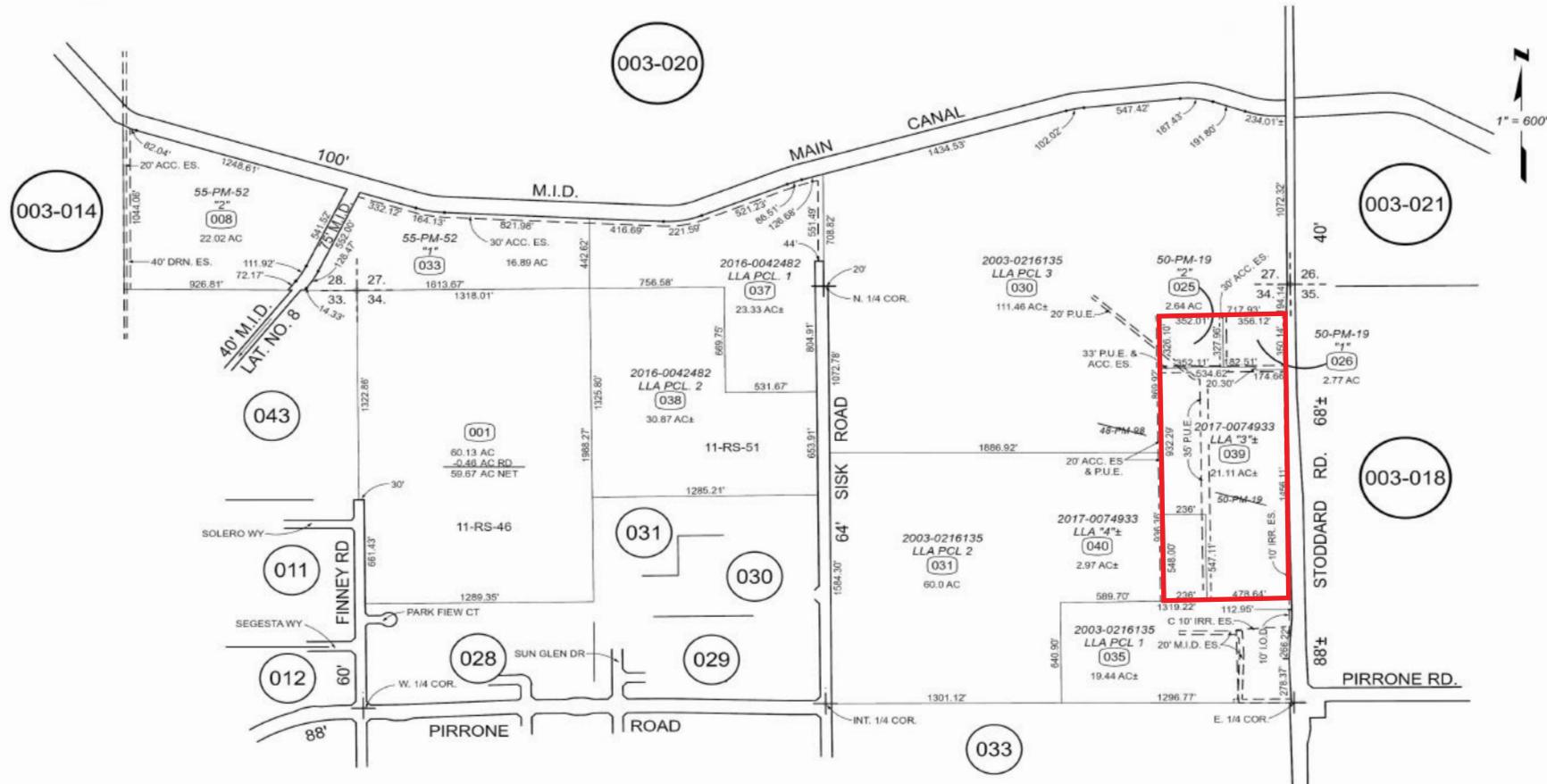
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Parcel Map

136 — 032



136 — 032

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