

**INDUSTRIAL
PROPERTY**

FOR LEASE

4230 KIERNAN AVENUE • MODESTO



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

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DANNY PRICE
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DESIREE HOLLAND
ADMINISTRATIVE & MARKETING ASSISTANT
(209) 672-6792
DES@PMZ.COM

PROPERTY SUMMERY

4230 KIERNAN AVENUE • MODESTO

ADDRESS: 4230 Kiernan Avenue • Modesto

YEAR BUILT: 1992

AVAILABLE SF: ± 917 SF

LOT SIZE: ±2.44 AC

TENANCY: Multi

PARKING: Sixty (60) Spaces • 1.45 Ratio

COUNTY: Stanislaus

PROPERTY TYPE: Flex

PROPERTY SUB-TYPE: R&D

CONSTRUCTION: Reinforced Concrete

PROCURING BROKER FEE: 2.5%

PARCEL NUMBER: 135-044-038-000

PROPERTY DESCRIPTION:

Various spaces, both office and warehouse available for Lease. Call listing agent for update on availability.

HIGHLIGHTS:

- Convenient access to Highway 99
- Plenty of visibility

UTILITIES:

- Gas (Natural)
- Heating (Electric)
- Sewer (City)
- Water (City)
- Lighting (Fluorescent)



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PHOTO GALLERY

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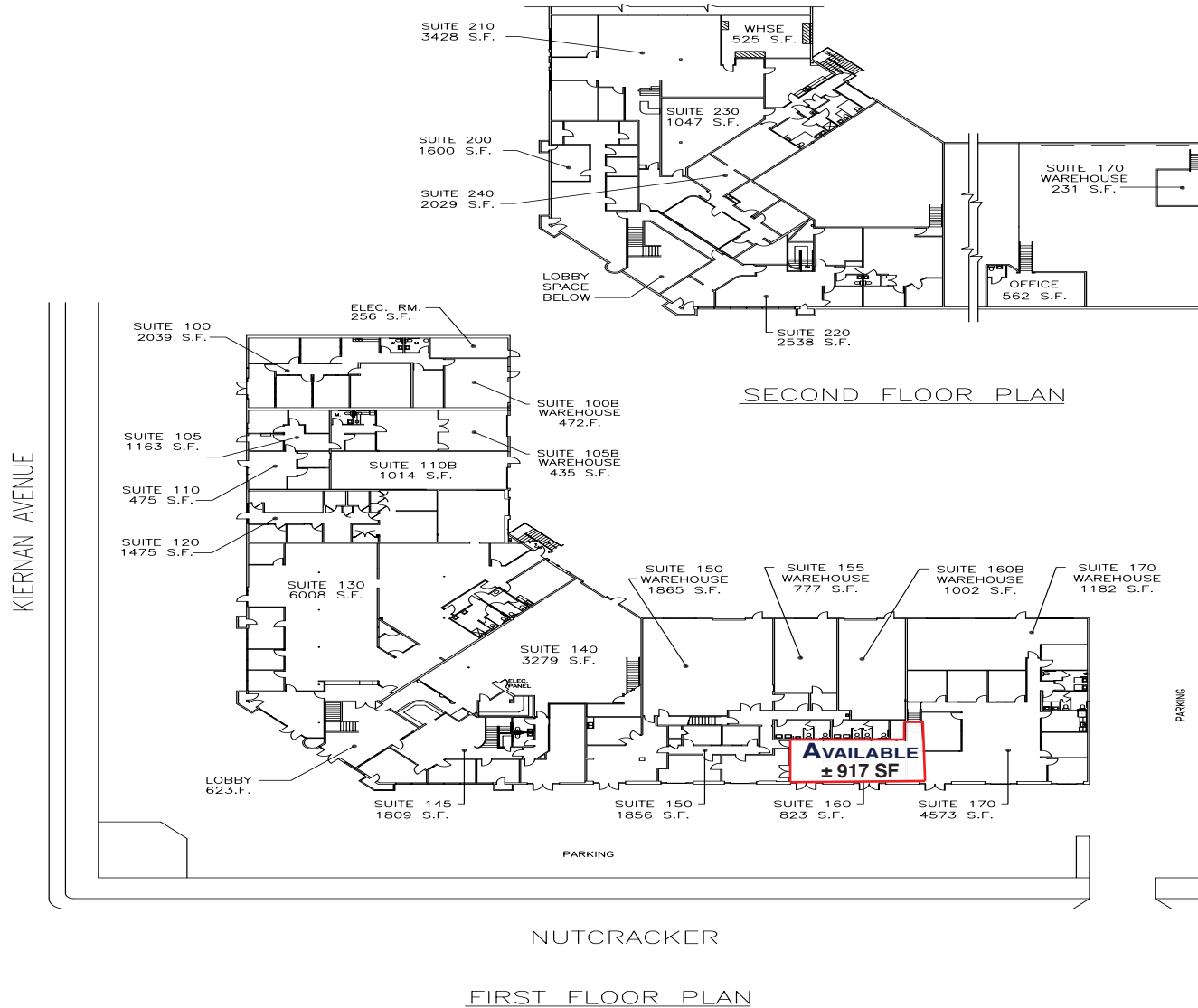
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FLOOR PLAN

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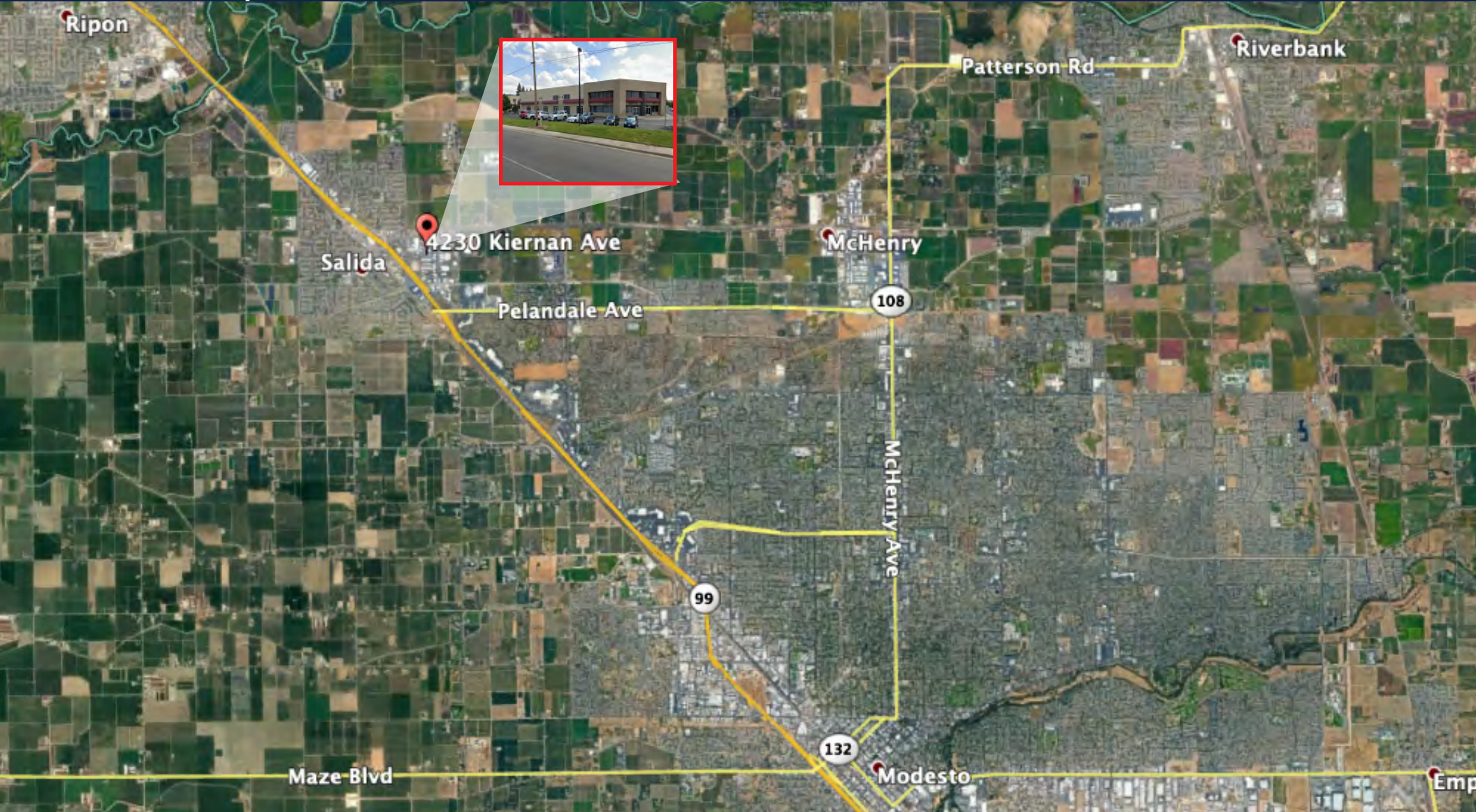
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LOCATION MAP

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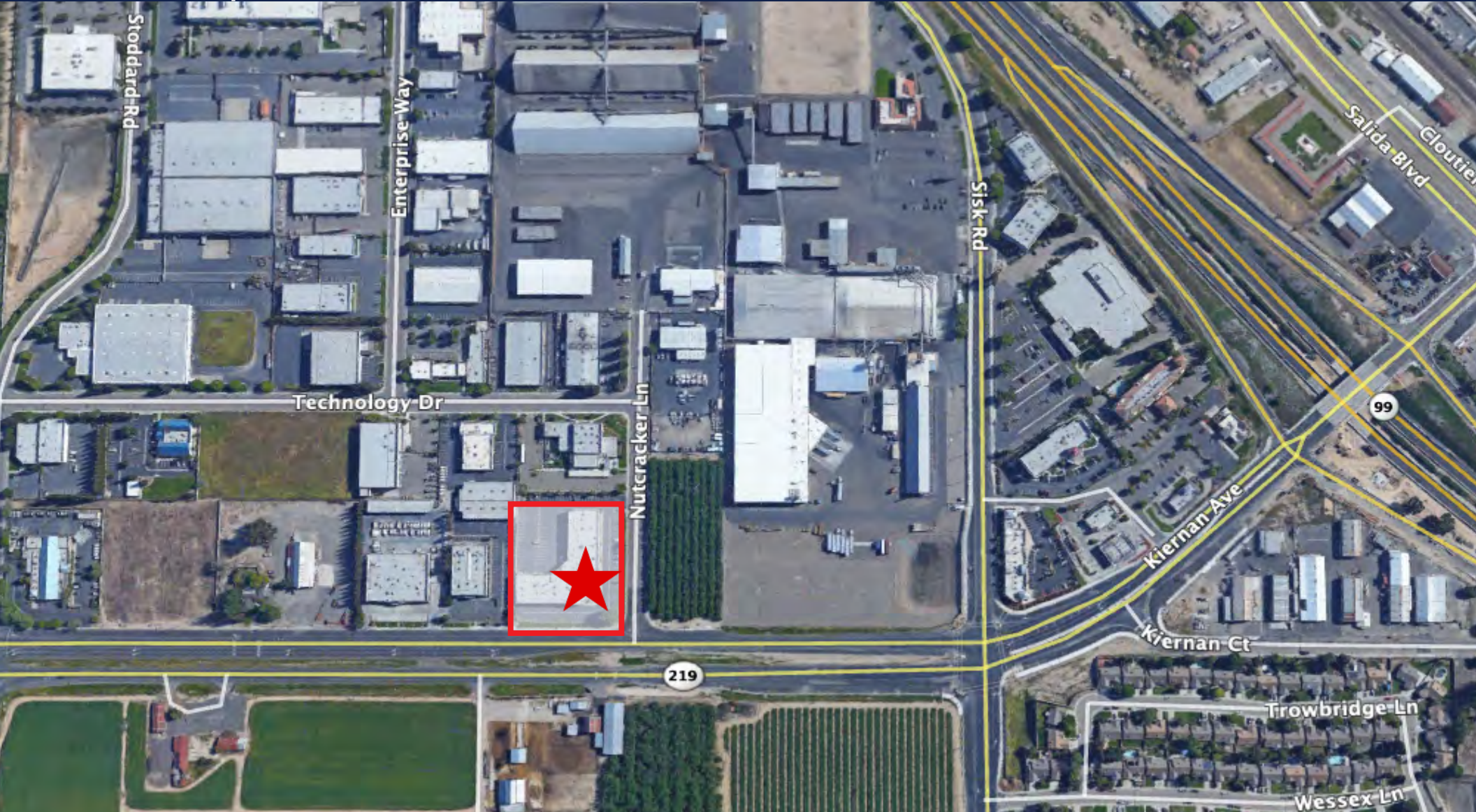
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AERIAL VIEW

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BUSINESS MAP

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