

FOR SALE • Owner User or Investor

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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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

Sales Price: \$5,250,000.00

Building Size: ± 42,423 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:

Located in Modesto, CA, 4230 Kiernan Avenue is a flex office and warehouse facility offering ±42,423 SF of rentable square feet across two stories. Currently 100% leased with a diverse tenant base. With 24-hour access, a fenced lot, skylights, and proximity to public transit, this property represents a compelling investment opportunity in a market with a low current vacancy rate and positive growth trends. Built in 1992 with reinforced concrete construction, this property boasts a 24-foot building height, a clear height of 16 feet, and slab-to-slab spacing of 12 feet. Designed for multi-tenancy, it features seven drive-in doors (12' wide by 16' high), wet sprinklers, and a parking ratio of 3.54 spaces per 1,000 square feet, supported by 150 surface parking spaces. Situated on 2.44 acres with a floor area ratio (FAR) of 0.40, the property offers immediate proximity to major transportation routes, HWY 99 & HWY 219.

The opportunity exists for an owner user to immediately occupy ±7,000 SF - ±15,000 SF of office in 2025 Summer.



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Existing Rent Roll

Suite No.	Tenant Name	Square Feet	Monthly Rent	Term	Expiration Date	PSF	Annual Rent	Annual Increases
100	Priority Tax Service	± 2,511	\$ 3,379.00	60 Months	May 31, 2026	\$ 1.35	\$ 40,548.00	2.50%
105 & 110	Ten Four Communications	± 2,073	\$ 2,676.00	60 Months	January 31, 2030	\$ 1.29	\$ 32,112.00	2%
160B	Warehouse	± 1,051	\$ 586.00	60 Months	January 31, 2030	\$ 0.56	\$ 7,032.00	2%
110B	InterCool USA (Warehouse)	± 1,052	\$ 808.73	36 Months	August 31, 2026	\$ 0.77	\$ 9,704.76	2.50%
210	InterCool USA	± 3,722	\$ 5,990.10	36 Months	August 31, 2026	\$ 1.61	\$ 71,881.20	2.50%
120	Premier Orthopedics	± 1,475	\$ 1,720.00	36 Months	July 31, 2025	\$ 1.17	\$ 20,640.00	3%
130	Premier Orthopedics	± 6,088	\$ 6,325.50	36 Months	July 31, 2025	\$ 1.04	\$ 75,906.00	3%
140A	Dan Dole	± 83	\$ 130.00	MTM	MTM	\$ 1.57	\$ 1,560.00	MTM
140	Primerica - Pulido	± 757	\$ 400.00	MTM	MTM	\$ 0.53	\$ 4,800.00	MTM
145	Primerica - Pulido	± 2,719	\$ 2,894.89	60 Months	April 30, 2028	\$ 1.06	\$ 34,738.68	3%
140B	KBCP	± 648				\$ -	\$ -	
155	KBCP Office	± 865				\$ -	\$ -	
150	CTE-Cal	± 4,144	\$ 3,478.00	36 Months	July 31, 2026	\$ 0.84	\$ 41,736.00	4%
150B	Warehouse	±					\$ -	
160	KC Scrubbing	± 917	\$ 1,450.00	36 Months	March 1, 2027	\$ 1.58	\$ 17,400.00	2.50%
170	Royal Glass	± 4,992	\$ 4,193.00	60 Months	December 31, 2029	\$ 0.84	\$ 50,316.00	3%
170B	Warehouse	±	\$ -				\$ -	
200	Azevedo Investment	± 1,600	\$ 1,736.00	36 Months	December 31, 2029	\$ 1.09	\$ 20,832.00	3.50%
220	Vel Primus	± 2,538	\$ 2,667.00	60 Months	April 30, 2027	\$ 1.05	\$ 32,004.00	2.50%
230	CAL-MED	± 1,037	\$ 1,202.00	25 Months	July 31, 2025	\$ 1.16	\$ 14,424.00	5%
240	CAL-MED	± 2,058	\$ 2,627.00	36 Months	July 31, 2025	\$ 1.28	\$ 31,524.00	5%
			TOTAL: \$ 42,263.22					
						TOTAL: \$ 507,158.64		

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Proforma Rent Roll

Suite No.	Tenant Name	Square Feet	Monthly Rent	Term	Expiration Date	PSF	Annual Rent	Annual Increases
100	Priority Tax Service	± 2,511	\$ 3,379.00	60 Months	May 31, 2026	\$ 1.35	\$ 40,548.00	2.50%
105 & 110	Ten Four Communications	± 2,073	\$ 2,676.00	60 Months	January 31, 2030	\$ 1.29	\$ 32,112.00	3%
160B	Warehouse	± 1,051	\$ 586.00	60 Months	January 31, 2030	\$ 0.56	\$ 7,032.00	3%
110B	InterCool USA - Possible to Occupy	± 1,052	\$ 808.73	36 Months	August 31, 2026	\$ 0.77	\$ 9,704.76	2.50%
210	InterCool USA - Possible to Occupy	± 3,722	\$ 5,990.10	36 Months	August 31, 2026	\$ 1.61	\$ 71,881.20	2.50%
120	Premier Orthopedics - Possible to Occupy	± 1,475	\$ 2,212.50	36 Months	July 31, 2025	\$ 1.50	\$ 26,550.00	3%
130	Premier Orthopedics - Possible to Occupy	± 6,088	\$ 9,132.00	36 Months	July 31, 2025	\$ 1.50	\$ 109,584.00	3%
140A	Dan Dole	± 83	\$ 130.00	MTM	MTM	\$ 1.57	\$ 1,560.00	MTM
140	Primerica - Pulido	± 757	\$ 400.00	MTM	MTM	\$ 0.53	\$ 4,800.00	MTM
145	Primerica - Pulido	± 2,719	\$ 2,894.89	60 Months	April 30, 2028	\$ 1.06	\$ 34,738.68	3%
140B	KBCP	± 648	\$ -				\$ -	
155	KBCP Office	± 865	\$ -				\$ -	
150	CTE-Cal	± 4,144	\$ 3,478.00	36 Months	July 31, 2026	\$ 0.84	\$ 41,736.00	4%
150B	Warehouse	±	\$ -				\$ -	
160	KC Scrubbing	± 917	\$ 1,450.00	36 Months	March 1, 2027	\$ 1.58	\$ 17,400.00	2.50%
170	Royal Glass	± 4,992	\$ 4,193.00	60 Months	December 31, 2029	\$ 0.84	\$ 50,316.00	3%
170B	Warehouse	±	\$ -				\$ -	
200	Azevedo Investment	± 1,600	\$ 1,736.00	36 Months	December 31, 2029	\$ 1.09	\$ 20,832.00	3.50%
220	Vel Primus	± 2,538	\$ 2,667.00	60 Months	April 30, 2027	\$ 1.05	\$ 32,004.00	2.50%
230	CAL-MED - Possible to Occupy	± 1,037	\$ 1,711.05	25 Months	July 31, 2025	\$ 1.65	\$ 20,532.60	5%
240	CAL-MED - Possible to Occupy	± 2,058	\$ 3,395.70	36 Months	July 31, 2025	\$ 1.65	\$ 40,748.40	5%
			TOTAL: \$ 46,839.97					
					TOTAL: \$ 562,079.64			

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Income and Expenses

Current		
Square Feet:		42,423
Gross Monthly Income:	\$	42,263.22
Rate PSF:	\$	1.00
Annual Rent:	\$	507,158.64
3% Vacancy (Less):	\$	15,214.76
Effective Gross Income:	\$	491,943.88
Expenses:		
Property Real Estate Tax:	\$	65,625.00
Insurance:	\$	9,769.00
Property Management:	\$	20,286.35
Repair & Maintenance:	\$	70,000.00
Utilities:	\$	27,752.72
Total Direct Expenses:	\$	193,433.07
NOI:	\$	298,510.82
	PSF	Total ±
5.69%	\$ 123.75	\$ 5,250,000.00

Proforma		
Square Feet:		42,423
Gross Monthly Income:	\$	46,839.97
Rate PSF:	\$	1.10
Annual Rent:	\$	562,079.64
3% Vacancy (Less):	\$	16,862.39
Effective Gross Income:	\$	545,217.25
Expenses:		
Property Real Estate Tax:	\$	65,625.00
Insurance:	\$	9,769.00
Property Management:	\$	22,483.19
Repair & Maintenance:	\$	70,000.00
Utilities:	\$	27,752.72
Total Direct Expenses:	\$	195,629.91
NOI:	\$	349,587.35
	PSF	Total ±
6.67%	\$ 123.75	\$ 5,250,000.00

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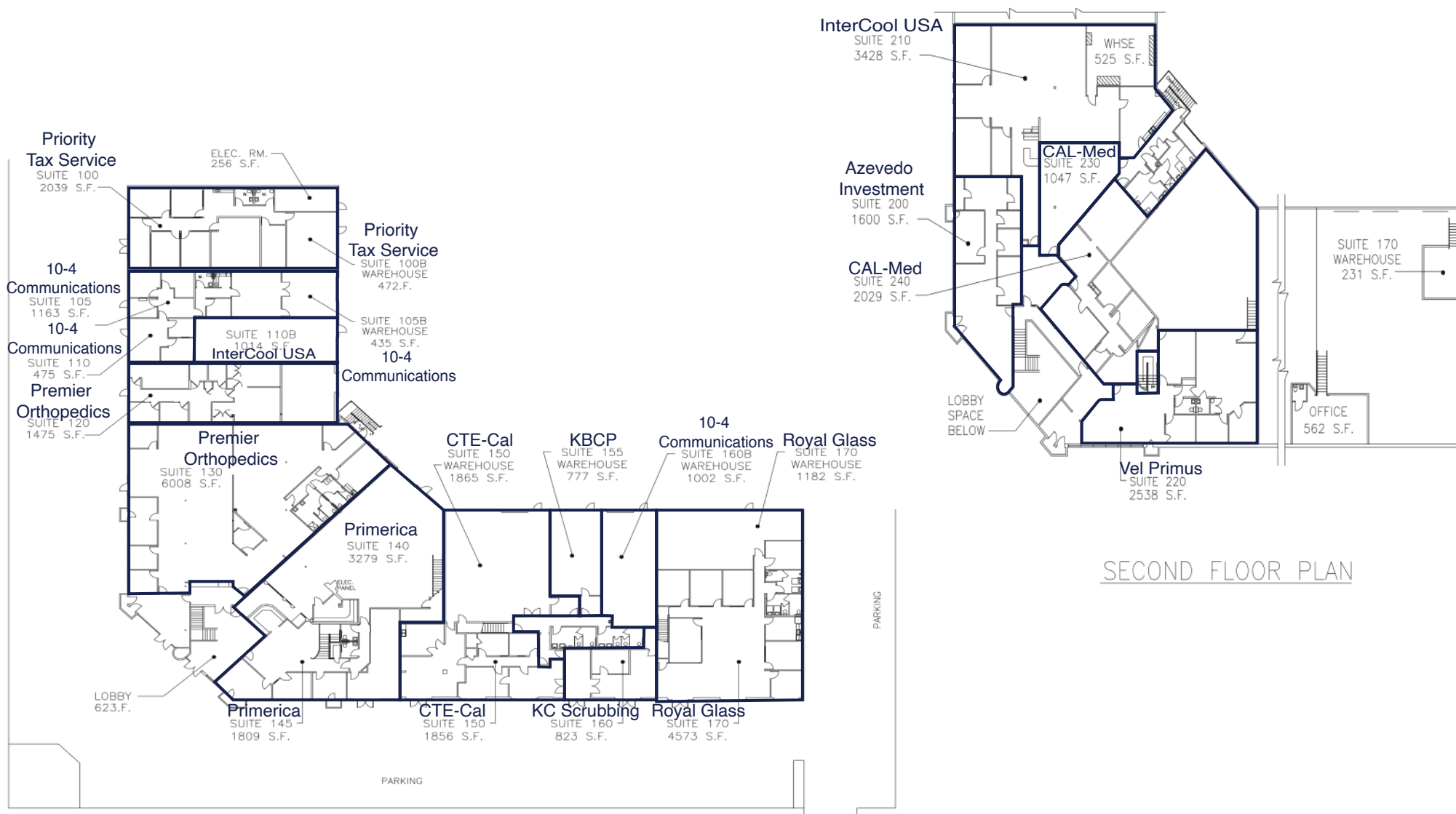
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Floor Plan



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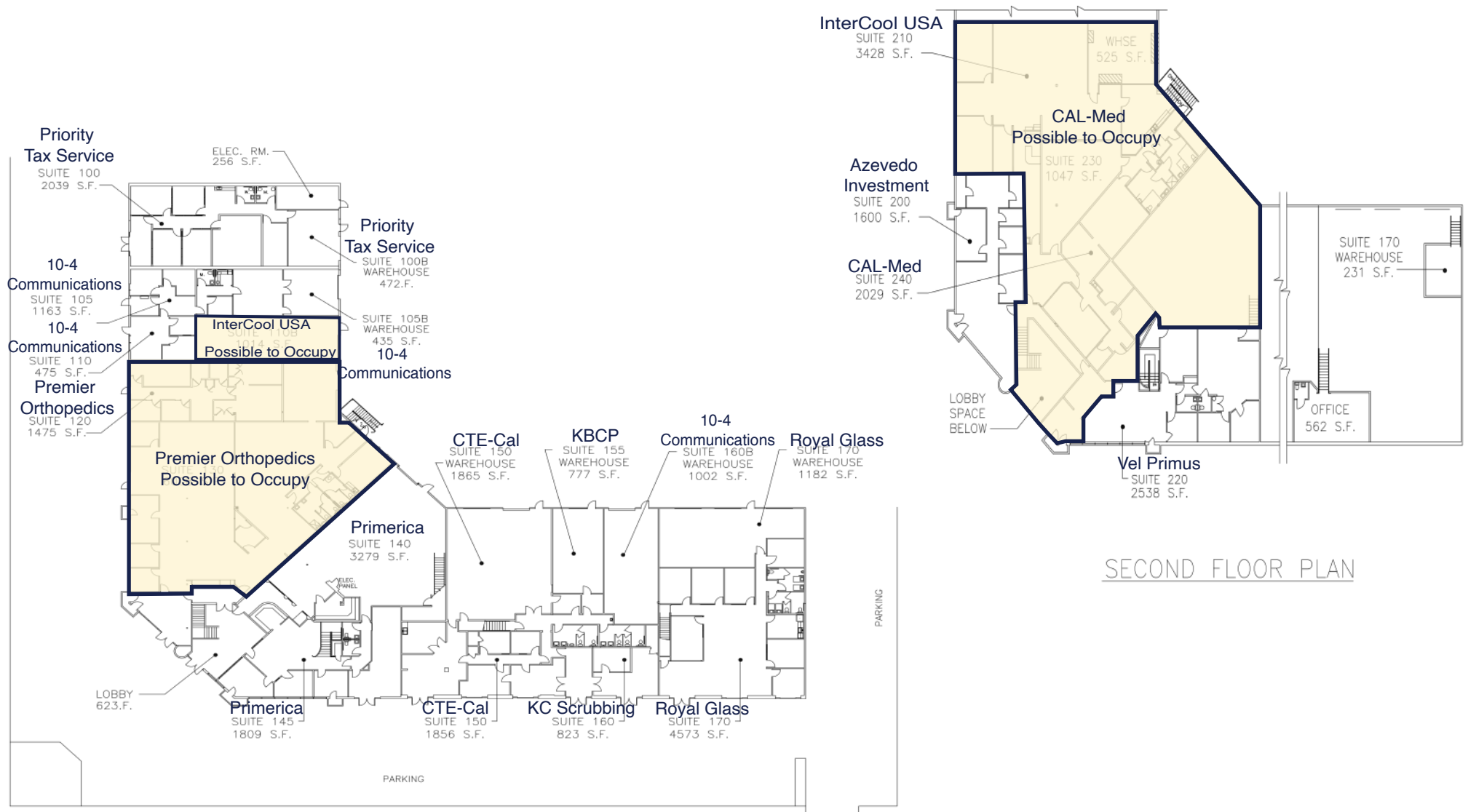
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Owner User Floor Plan

±7,000 - 15,000 SF



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Location Map



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Aerial View



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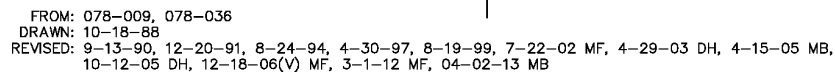
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Parcel Map



Stanislaus
County
Assessor

89,91,98,00,03,04,
07,13

135

135 - 044

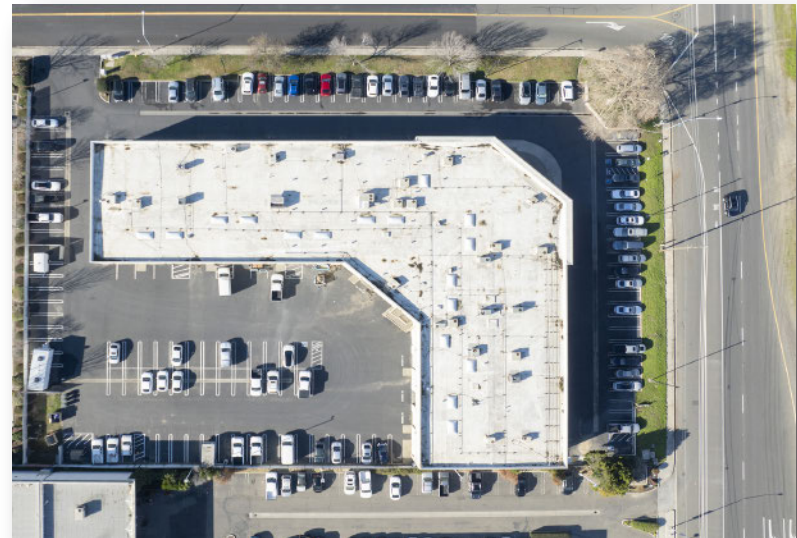
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Photo Gallery



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