

FOR LEASE | ALL OR PART

4813 McHenry Avenue | Modesto | CA | 95356-9612

FORMER HOME TO THE ICONIC ROBERTS AUTO SALES



The information contained herein is deemed reliable, but is not guaranteed. For commercial real estate opportunities and inquiries, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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Property Overview

Address:	4813 McHenry Avenue, Modesto, CA 95356	County:	Stanislaus County
Lease Rate:	Contact Listing Agent	Zoning:	Commercial Vacant Land
Building Size:	± 2,400 SF	Parcel Number(s):	046-010-018 046-010-019 046-010-017
Lot Size(s):	± 1 AC ± 1.13 AC ± 2.83 AC	Procuring Broker Fee:	2.5%
Year Built:	1987		

Property Description:

Former home to The Iconic Roberts Auto Sales for over 45 years, the site carries a strong legacy as a trusted and successful local business. Positioned in an unbeatable location on Modesto's renowned Auto Row, this property offers exceptional visibility along McHenry Avenue between Bangs and Kiernan Avenues. Surrounded by an established auto sales corridor with significant daily traffic and close proximity to major dealerships. The property provides outstanding exposure for automotive, retail, or service-oriented uses, further enhanced by its impressive average daily traffic counts.



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Property Specifications

Property Specifications:

- Lot Size: \pm 2 AC - Fully paved, fenced, with lighting and ready for large-scale vehicle display and inventory. Ability to add an additional \pm 2.83 AC
- Building \pm 2,400 SF single story sales office with warehouse. Tenant should confirm.
- Four (4) Offices.
- One (1) Restroom.
- Warehouse with two (2) roll-up doors.
- Turnkey setup for immediate operations.
- Potential to add adjacent warehouse totaling \pm 17,000 SF for auto detailing or other industrial uses or near by turnkey auto repair facility with 15 vehicle lifts and climate control warehouse. Call Listing Agent for more information.

Property Highlights:

- Roberts Auto Sales consistently drove high customer traffic and had unmatched community recognition.
- Perfect for a new or expanding dealership, used car lot, fleet sales or rental, or other commercial application.
- Rare chance to lease a move-in-ready auto lot in a prime Modesto location.
- Immediate access to an established customer base and maximum visibility in one of the area's busiest retail/auto corridors.



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Location Map



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Regional Location



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Photo Gallery



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Parcel Map

POR. NE 1/4 SECTION 5 T.3S. R.9E. M.D.B. & M.

TRA
109 007
109 025
109 037

046 - 010

