



Proposed Build-to-Suit For Lease

800 & 900 Kiernan Avenue | Modesto, CA

±145,568 SF & ±188,240 SF Class “A” Warehouse / Distribution Buildings

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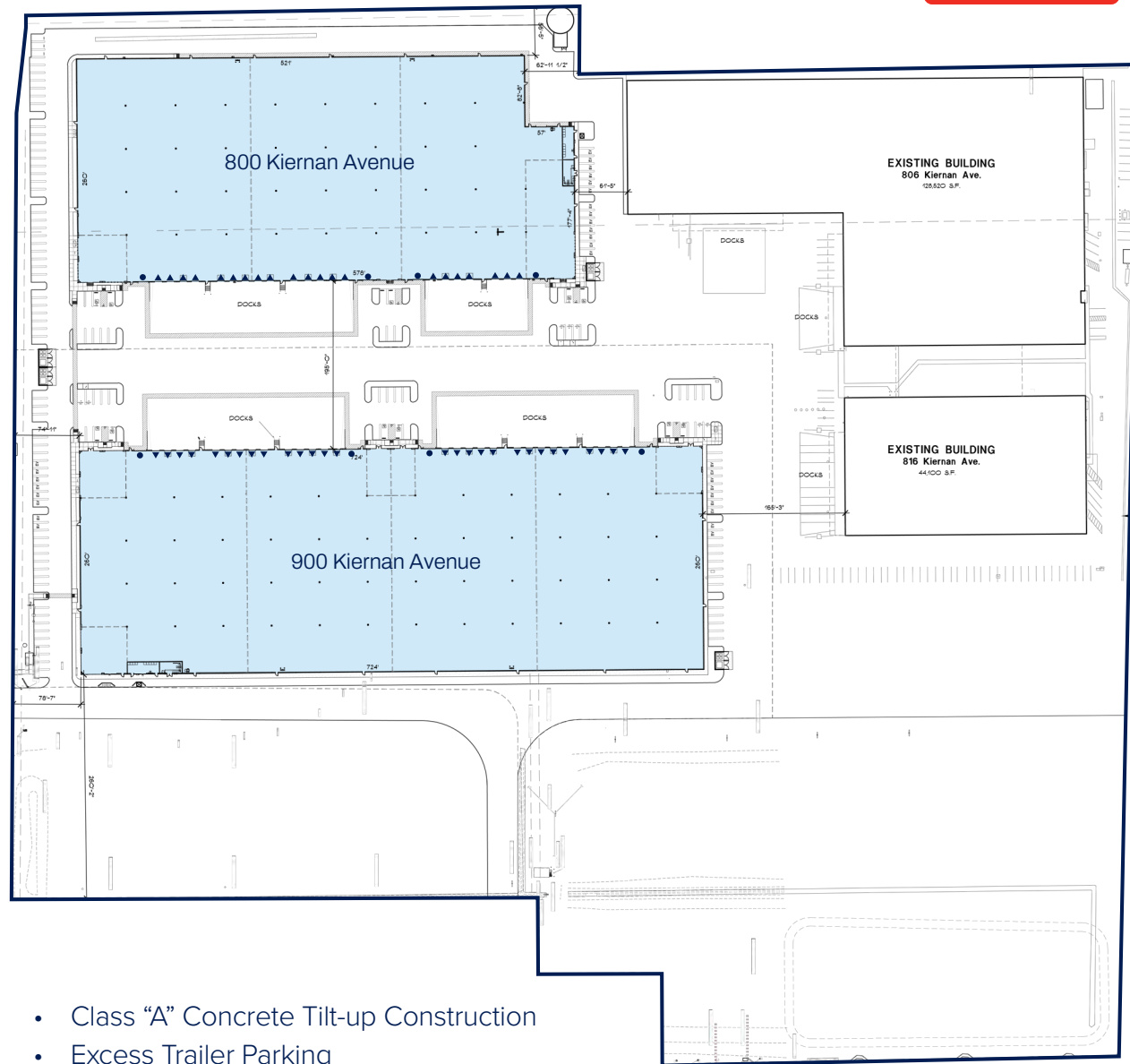
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800 KIERNAN AVENUE - SPECIFICATIONS

Building Size	±145,568 SF
Office Size	To suit
Dock High Loading	21 doors
Grade Level Loading	4 doors
Dock Ratio	1 / 6,932 SF
Auto Parking	71 stalls
Trailer Parking	Up to 96 stalls
Clear Height	±32'
Power	TBD
Fire Suppression	ESFR
Column Spacing	±50' x 58' typ.
Truck Court	±195'
Skylights	Yes
Lighting	LED

900 KIERNAN AVENUE - SPECIFICATIONS

Building Size	±188,240 SF
Office Size	To suit
Dock High Loading	28 doors
Grade Level Loading	4 doors
Dock Ratio	1 / 6,723 SF
Auto Parking	85 stalls
Trailer Parking	Up to 96 stalls
Clear Height	±36'
Power	TBD
Fire Suppression	ESFR
Column Spacing	±50' x 56' typ.
Truck Court	±195'
Skylights	Yes
Lighting	LED



- Class “A” Concrete Tilt-up Construction
- Excess Trailer Parking
- Single or Multiple Tenant Flexibility
- R-30 Roof Insulation
- City of Modesto Water
- Ideal location to take advantage of lower cost and abundant power
- Located ±4 miles from Highway 99 providing excellent Bay Area access

LARGEST LOCAL INDUSTRIAL OCCUPIERS

1. E&J Gallo
2. Frito-Lay
3. Del Monte Foods
4. Sutter Home
5. Pacific Southwest Container
6. Blue Diamond Growers
7. Sierra Pacific Warehouse Group
8. Central Valley Eggs
9. Boyd Corporation
10. Novo Nordisk
11. G3 Enterprises
12. Stanley Black & Decker
13. Amazon
14. Costco Distribution
15. UPS
16. FedEx
17. Walmart
18. Grainger Industrial Supply

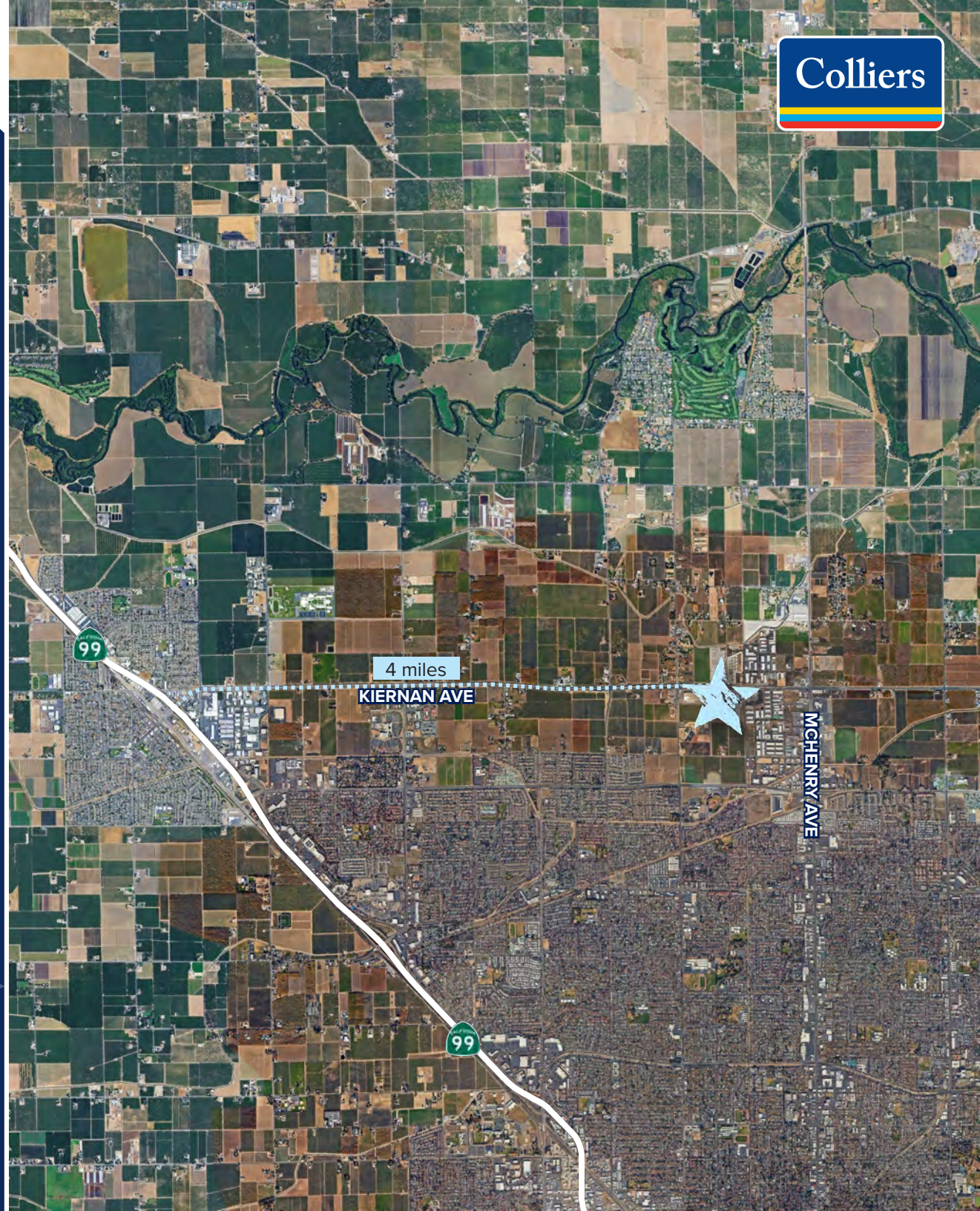
MODESTO'S INDUSTRIAL BASE IS SHAPED BY:

Food processing dominance — The region is one of the largest food-processing clusters in the U.S.

Strategic logistics location — Within 90 minutes of the Bay Area, Sacramento, and Fresno, making it a distribution hub.

Lower operating costs — Energy, water, and real estate costs significantly below Bay Area levels.

These factors attract large occupiers with major warehouse and manufacturing footprints.



DISTANCE TO MAJOR WEST COAST MARKETS



31 miles STOCKTON	85 miles OAKLAND / 880	94 miles SAN FRANCISCO
75 miles SACRAMENTO	103 miles FRESNO	207 miles RENO
321 miles LOS ANGELES / IE	496 miles LAS VEGAS	657 miles PORTLAND
692 miles PHOENIX	723 miles SALT LAKE CITY	830 miles SEATTLE
	1,243 miles DENVER	

PORTS

Port of Stockton -	31 miles
Port of West Sacramento -	78 miles
Port of Oakland -	86 miles
Port of San Francisco -	93 miles
Port of LA/Long Beach -	348 miles
Port of Seattle -	831 miles

AIRPORTS

Modesto County Airport -	9 miles
Stockton Metro Airport -	25 miles
Oakland Int'l Airport -	78 miles
San Jose Int'l Airport -	82 miles
Sacramento Int'l Airport -	88 miles
San Francisco Int'l Airport -	93 miles

INTERMODALS

BNSF -	22 miles
Union Pacific -	25 miles



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EXCLUSIVE BROKERS - CENTRAL VALLEY INDUSTRIAL:

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