



# Available For Lease

724 & 716B Kiernan Avenue | Modesto, CA

±96,800 SF & ±7,638 SF Warehouse / Distribution Spaces in the Modesto Industrial Park

**ALEX HOECK, SIOR**

Executive Vice President  
CA License No. 01943853  
alex.hoeck@colliers.com  
+1 209 851 1191

**MIKE GOLDSTEIN, SIOR**

Vice Chair  
Executive Managing Director  
CA License No. 01319234  
michael.goldstein@colliers.com  
+1 209 475 5106

**RYAN MCSHANE, SIOR**

Vice Chair  
CA License No. 01295796  
ryan.mcshane@colliers.com  
+1 209 483 9851

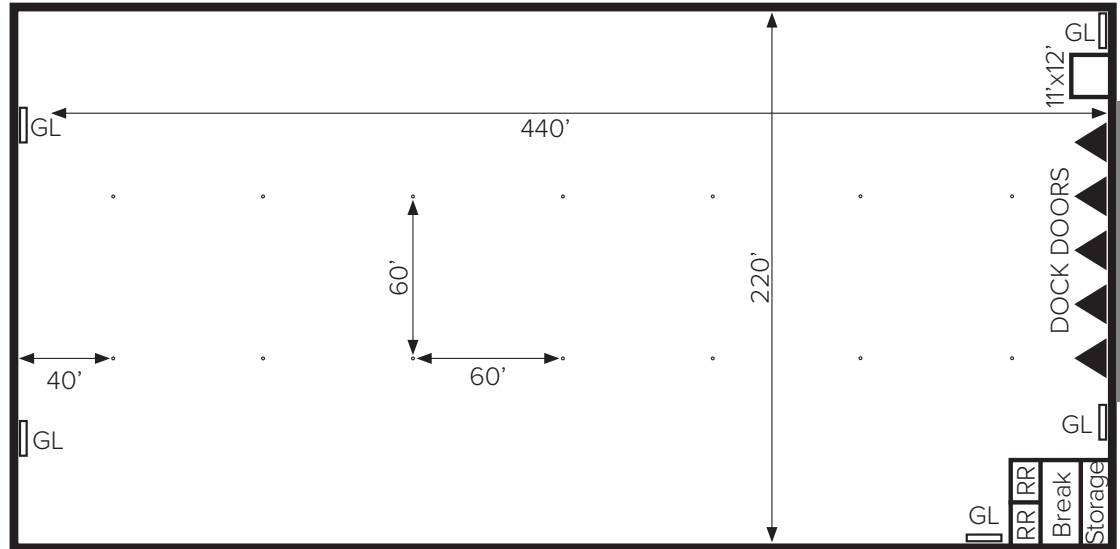
**WES WIDMER, SIOR**

Executive Vice President  
CA License No. 01315686  
wes.widmer@colliers.com  
+1 209 598 0331

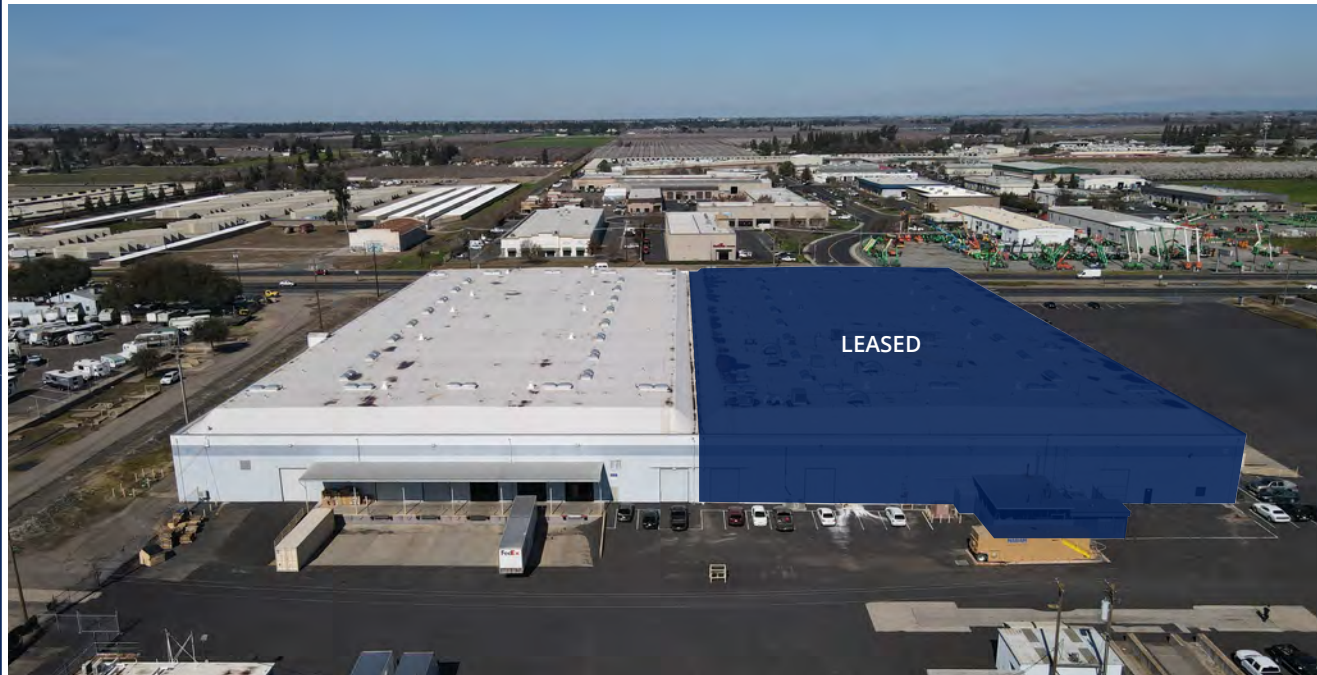
**Colliers**

PROPERTY SPECIFICATIONS - 724

Available Size	±96,800 SF
Office Size	±697 SF
Dock High Loading	6 dock positions w/ EOD 5 dock doors
Grade Level Loading	5 doors
Dock Ratio	1 / 19,360 SF
Auto Parking	Ample
Trailer Parking	Possible
Clear Height	±26'
Power	225 amps, 277/480V
Fire Suppression	ESFR - 25.2K @ 25 PSI
Column Spacing	±60' x 60' typ.
Construction Type	Concrete tilt-up
Skylights	Yes
Lighting	LED w/ motion sensors
Fans	2 MacroAir fans



- Excess Trailer Parking
- 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



## PROPERTY SPECIFICATIONS - 716B

Available Size	±7,638 SF
Office Size	TBD
Grade Level Loading	1 door
Auto Parking	Ample
Trailer Parking	Possible
Clear Height	±22'
Power	TBD
Sprinklers	Yes
Column Spacing	Clear span
Construction Type	Concrete tilt-up
Skylights	Yes
Lighting	LED w/ motion sensors

- Excess Trailer Parking
- 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:

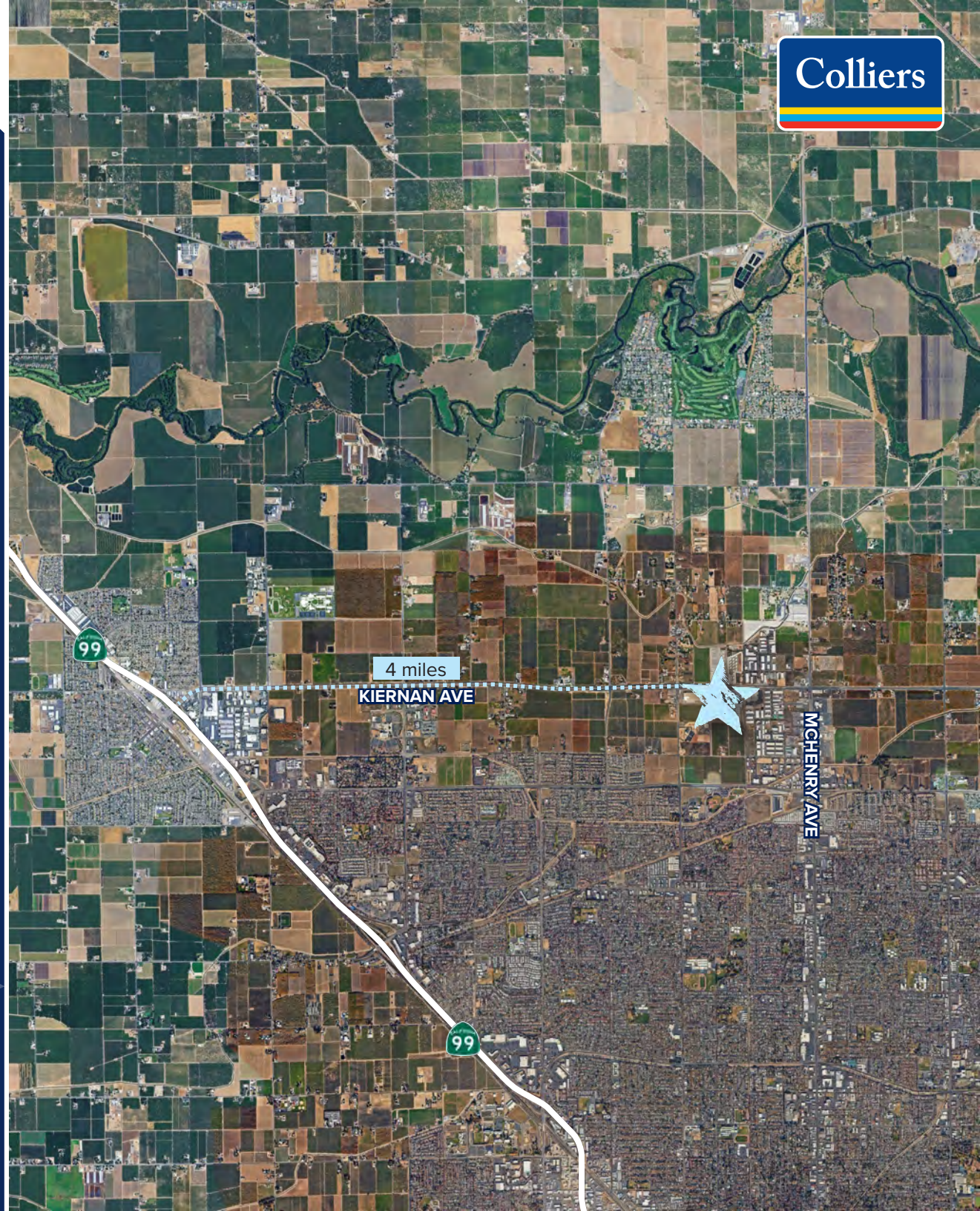
Food processing dominance — The region is one of the largest food-processing clusters in the U.S.

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.

Colliers



# DISTANCE TO MAJOR WEST COAST MARKETS



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

## 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

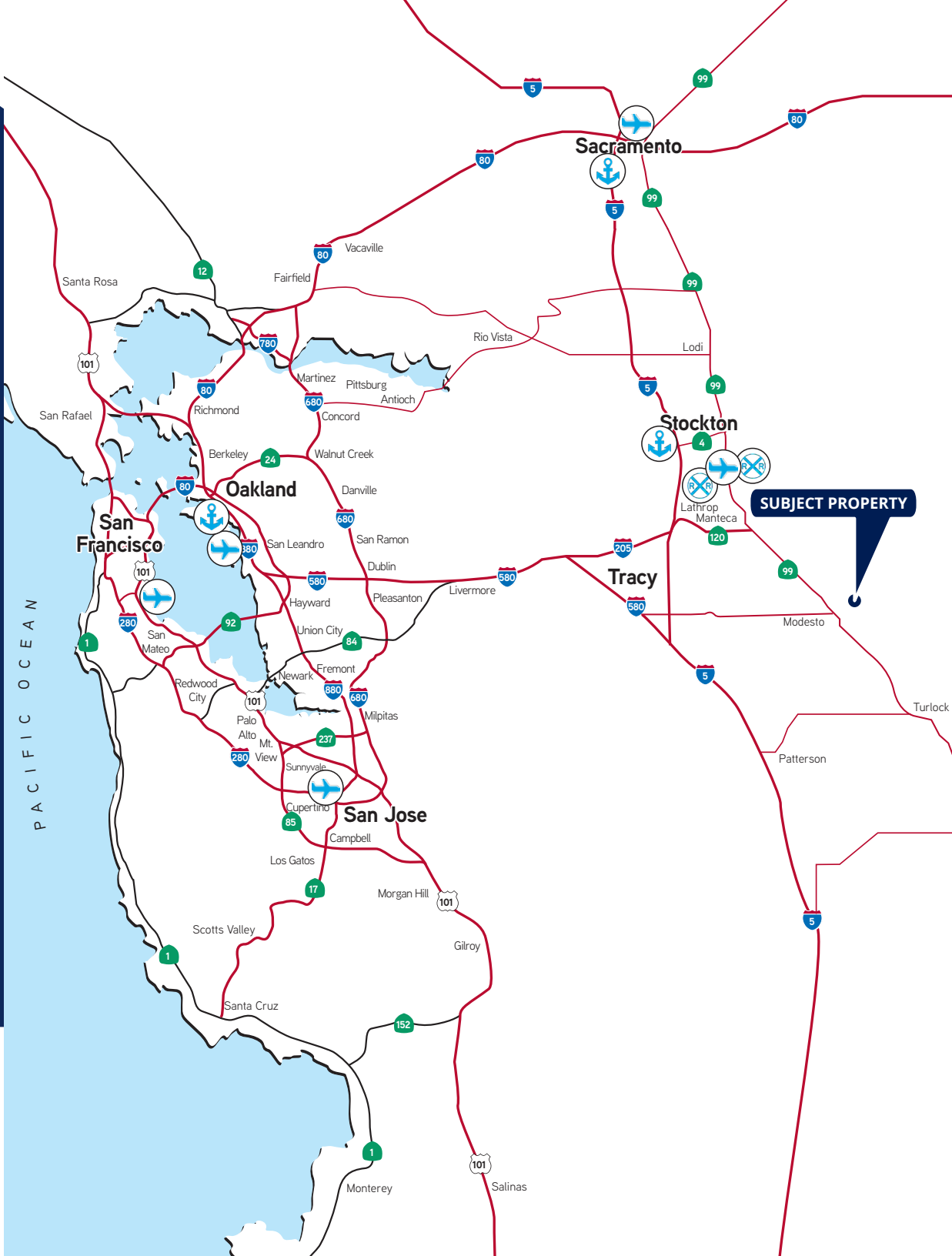


3439 Brookside Road, Suite 108  
 Stockton, CA 95219  
 P: +1 209 475 5100  
 F: +1 209 475 5102  
 colliers.com

**EXCLUSIVE BROKERS - CENTRAL VALLEY INDUSTRIAL:**

- ALEX HOECK, SIOR**  
 Executive Vice President  
 CA License No. 01943853  
 alex.hoeck@colliers.com  
 +1 209 851 1191
- MIKE GOLDSTEIN, SIOR**  
 Vice Chair  
 Executive Managing Director  
 CA License No. 01319234  
 michael.goldstein@colliers.com  
 +1 209 475 5106
- RYAN MC SHANE, SIOR**  
 Vice Chair  
 CA License No. 01295796  
 ryan.mcshane@colliers.com  
 +1 209 483 9851

**WES WIDMER, SIOR**  
 Executive Vice President  
 CA License No. 01315686  
 wes.widmer@colliers.com  
 +1 209 598 0331



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.