

FOR LEASE

615 Kansas Avenue • Modesto • CA • 95351



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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Desiree Holland
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Property Overview

Address: 615 Kansas Avenue, Modesto, CA 95351
Lease Rate: \$0.65 PSF Gross plus CAM
Available Suite: A
Available SF: ± 17,630 SF
Lot Size: ± 199,069 SF / ± 4.57 AC

County: Stanislaus County
Tenancy: Multi
Property Type: Light Industrial
Parcel Numbers: 029-014-005
Procuring Broker Fee: 2.5%

Property Description:

615 Kansas Avenue offers an excellent commercial real estate opportunity in a highly visible and accessible Modesto location. Positioned along a well-traveled corridor, the property benefits from steady traffic counts and close proximity to established businesses and key amenities. The site is versatile and suitable for a range of commercial uses, providing strong potential for tenants looking to expand their presence in the Central Valley market. With its strategic location and prominent frontage, 615 Kansas Avenue delivers both convenience and exposure, making it an attractive choice for long-term growth.

Features:

- Large Showroom
- One (1) Office
- Restroom
- Break Room
- Large Warehouse
- One (1) Office
- Restroom



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Location Map



Downtown Modesto



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615A Kansas Ave
±11,000 SF

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Photo Gallery



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Drone Photo Gallery



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