

INDUSTRIAL PROPERTY FOR LEASE

700 CENTER ST
ORANGE COVE CA 93646



PROPERTY TOURS AVAILABLE UPON REQUEST

- Industrial site: 214,000 sq ft building on 10.5 acres of land
- Climate-controlled cold storage space: 30,000 sq ft
- Warehouse area: ±13,000 sq ft
- Office space: 2,000 sq ft
- Separate Building: 14,540 sq ft

AI Factory, LLC
8407 Central Ave Ste 1809
Newark CA 94560

Stuart Millman
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PROPERTY DETAILS

SUMMARY

Sale/Lease Price:	Contact for details
Building Size:	214,000+/-
Renovated:	1985
Zoning:	Industrial
Market:	Orange Cove, CA
Property Type:	Industrial
Property Subtype:	Manufacturing
Zoning:	Industrial
Lot Size:	10.51 Acres
APN#:	378-240-04

BUILDING INFORMATION

Tenancy:	Single
Number of Grade Level Doors:	5
Number of Dock High Doors:	4
Ceiling Height:	18 ft
Number Of Floors:	2
Last Renovated:	1985
Load Factor:	No
Free Standing:	No

PROPERTY HIGHLIGHTS:

- Former citrus packinghouse
- Industrial site: 214,000 sq ft building on 10.5 acres of land
- Climate-controlled cold storage space: 30,000 sq ft
- Warehouse area: about 13,000 sq ft
- Office space: 2,000 sq ft
- Separate Building: 14,540 sq ft

FUTURE SAMPLE USES:

- Warehousing
- Logistics
- R&D
- Manufacturing
- Businesses needing cold storage space
- Fruit (Citrus) Packing and Storage

LOCATION DETAILS

LOCATION OVERVIEW

- Downtown Orange Cove in San Joaquin Valley
- Approximately 35 miles southeast of Fresno, California.
- Orange Cove is approximately 200 miles southeast of San Francisco
- approximately 180 miles north of Los Angeles

LOCATION INFORMATION

Building Name	700 CENTER STREET INDUSTRIAL FACILITY
Street Address	700 Center Street
City, State, Zip	Orange Cove, CA 93646
County/Township	Fresno
Market	Orange Cove
Cross Streets	Center Street & H Street



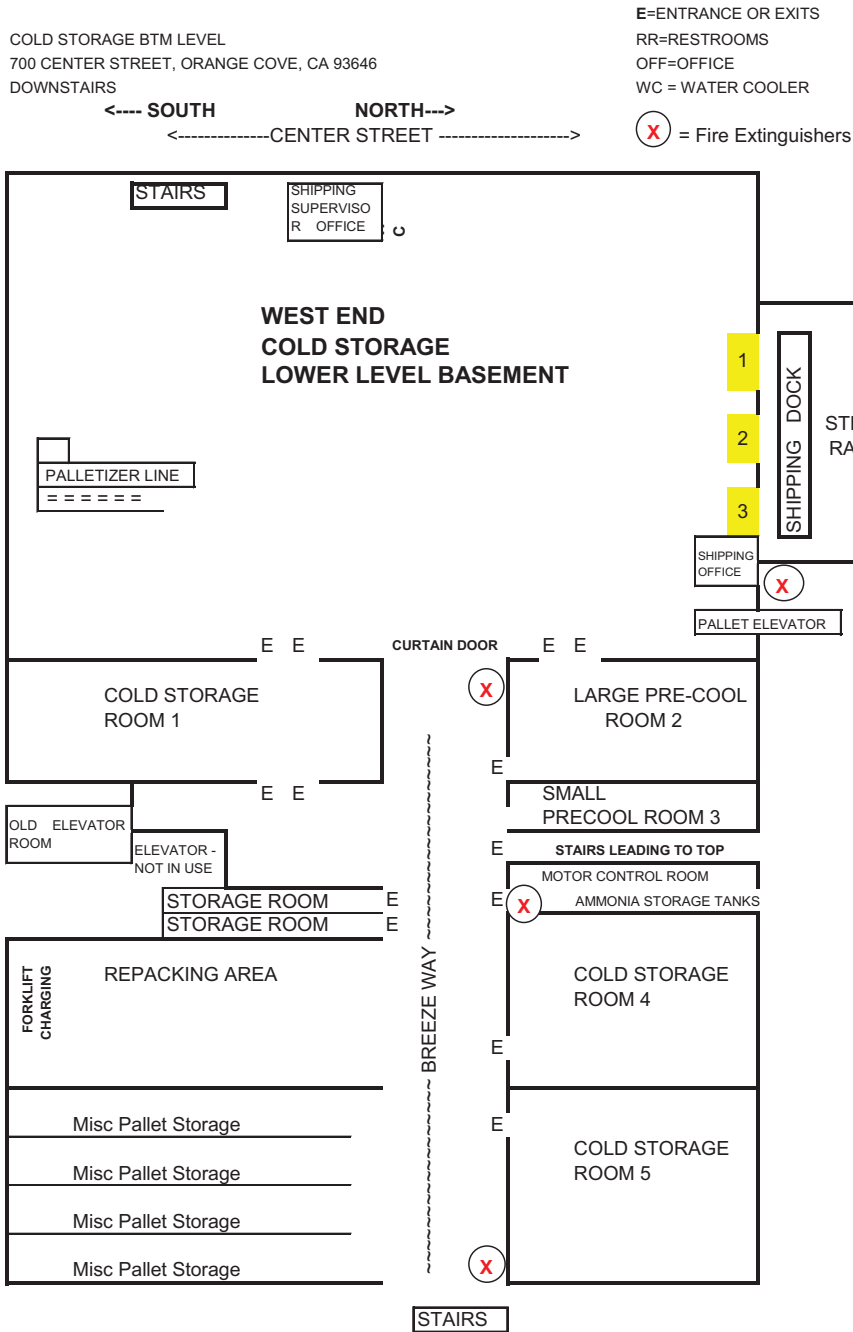
AERIAL VIEW



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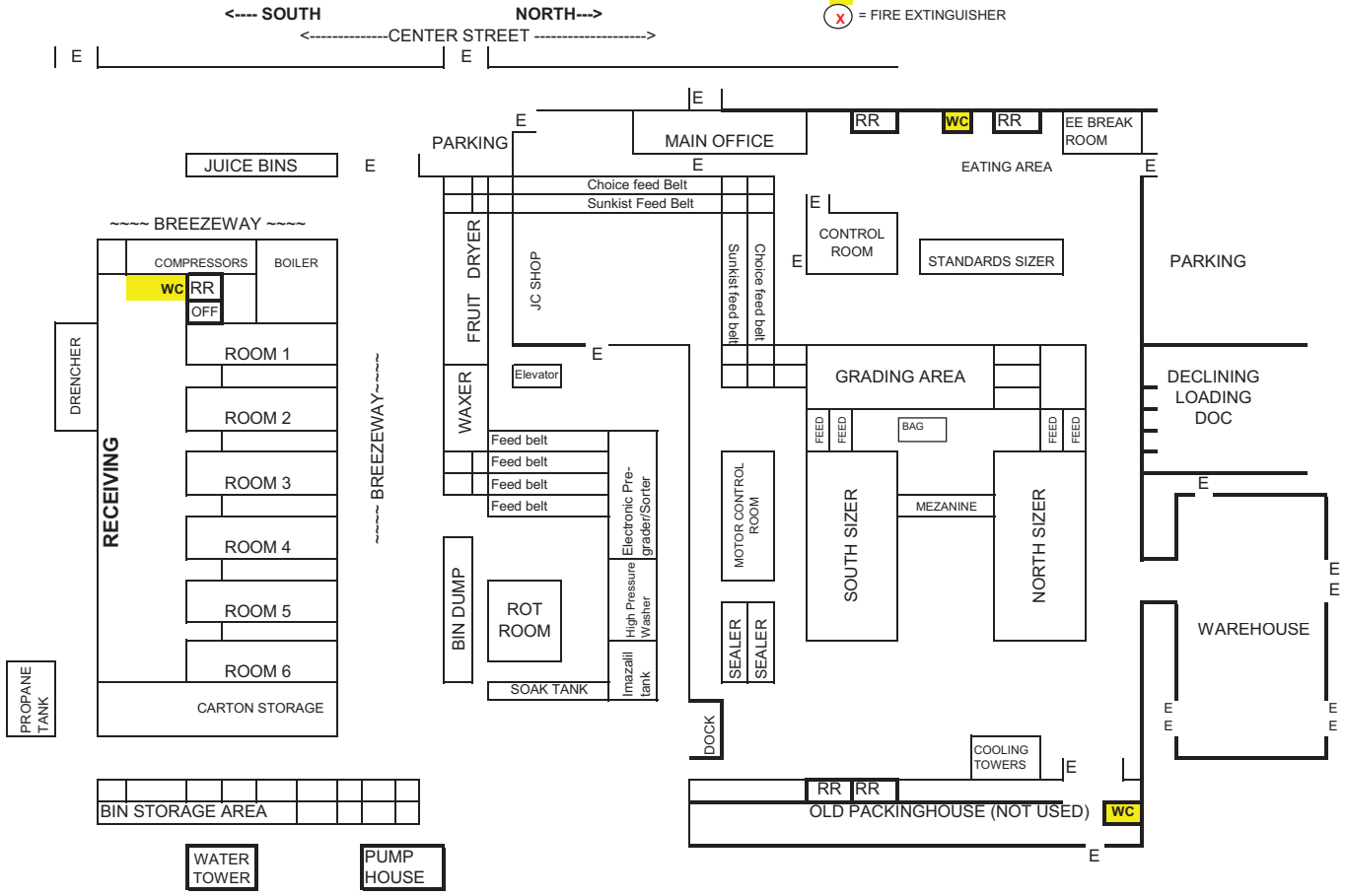
FLOOR PLAN I



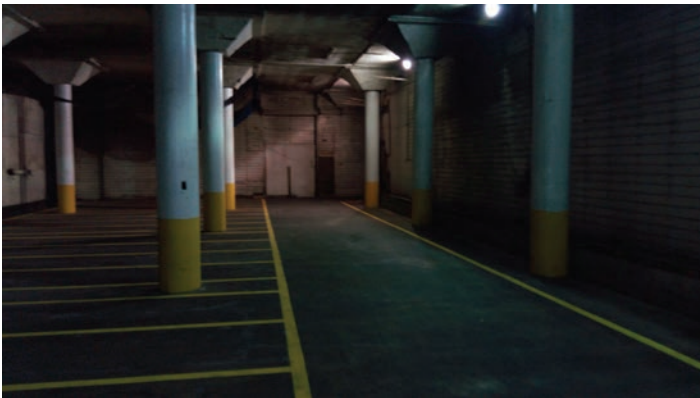
FLOOR PLAN II

700 CENTER STREET, ORANGE COVE, CA 93646
UPSTAIRS

E=ENTRANCE OR EXITS
RR=RESTROOMS
OFF=OFFICE
WC = WATER COOLER
X = FIRE EXTINGUISHER



ADDITIONAL PHOTOS



AI Factory, LLC
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CONTACT INFORMATION

**FOR ADDITIONAL INFORMATION OR
PROPERTY TOURS PLEASE CONTACT:**

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