

WAREHOUSE /LAYDOWN SPACE
AVAILABLE

Armona Cannery Industrial Park

13704 Hanford Armona Road
Armona, CA 93230



FOR LEASE

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PROPERTY DESCRIPTION

The Armona Cannery Industrial Park is a multi-tenant industrial facility with two building structures that includes a shop building and the warehouse building totaling approx.75,000 sqft of enclosed warehouse area, over 12,000 sqft. of covered canopy area on the loading dock and over 23,000 sqft. of laydown area.

LOCATION DESCRIPTION

Armona Cannery Industrial Park is located in the unincorporated community of Armona, in Kings County, California with close proximity to State Route 198 that provides easy access to the cities Hanford, Lemoore and other nearby metropolitan areas.

SUMMARY

Warehouse Space Available:	2,939 sqft.
Canopy Space Available::	4,297 sqft.
Laydown Area Available	23,000 sqft.
Zoning:	CS-Service Commercial District (County of Kings)
Allowed Uses	Storage, Light Assembly & Services
Roll Up Doors	13 ft. High

RE/MAX GOLD
COMMERCIAL

AVAILABLE SPACE

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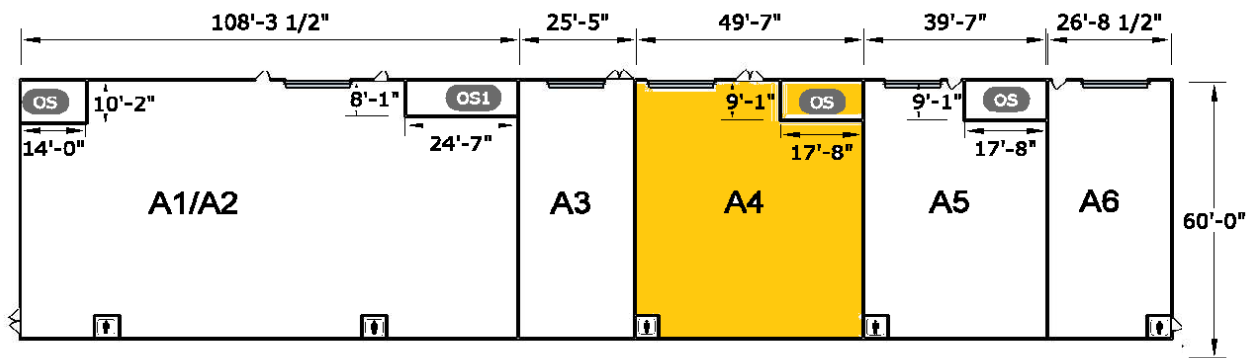
Unit	Size	Rate	Space Type	Features
E1A	2,363	negotiable	Laydown-No Cover	
AC-1	7,482	negotiable	Laydown-No Cover	
C2C	945	negotiable	Laydown-No Cover	
C2B-C2A	5,371	negotiable	Laydown-No Cover	
C2D	7,426	negotiable	Laydown-No Cover	
A4	2,939	\$1,650 /mo	Warehouse	Office & Bath
E1	3,497	\$400 /mo	Canopy	
E4	800	\$300 /mo	Canopy	



WAREHOUSE SPACE A4 - W/ OFFICE & BATHROOM

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E1 Canopy Aarea



E4 Canopy Area



E1A Laydown Area



A1 Laydown Area



C2C Laydown Area



C2A-C2B Laydown Area



C2D Laydown Area

