



Accelerating success.



FOR LEASE

Modern Warehouse Units Available

New Madera Industrial Business Park
325 - 355 S. Schnoor Avenue
Madera, California

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Lease Rate

Contact Brokers

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Madera Industrial Business Park

325 - 355 S. Schnoor, Madera, CA

Campus Size	±144,300 SF (4 Bldgs)
Site Size	±9.07 acres
Building Type	Flex/Warehouse
Suite Sizes	±1,950 SF to ±3,900 SF
Exterior	Metal
Clear Height	18'
Roll Up Doors	14' Wide
Fire Sprinklers	Yes
Outside Storage	Small, private fenced yard (±20 x ±325)
Power	3 phase available
Year Built	2022



New Industrial Business Park for Lease

Modern warehouse units available in Madera's prime industrial corridor. The project features four buildings with 18-19 units each. Individual units are ±1,950 SF and include a climate-controlled office, 14' roll-up door, private yard, and an 18' clear-height warehouse with evaporative cooling. Multiple units may be combined to accommodate larger users.

The site offers perimeter fencing with an electric security gate, video surveillance, and a shared loading dock. 3-phase power is available. Ideally located just 2 miles from CA Highway 99, with convenient access to nearby retail amenities.

Madera Industrial Business Park

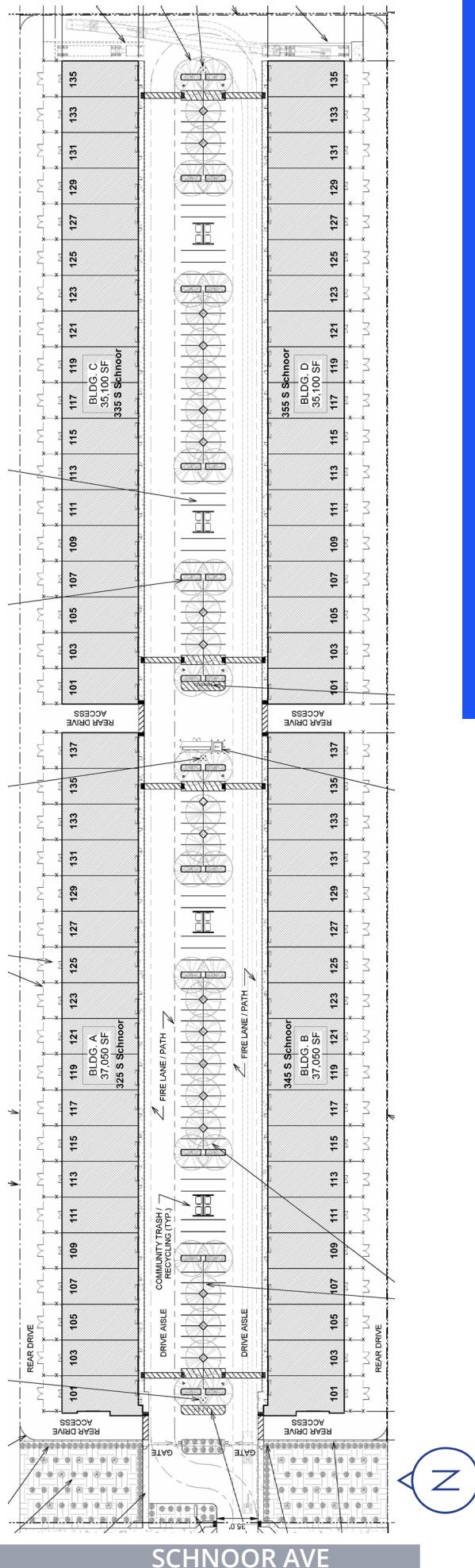
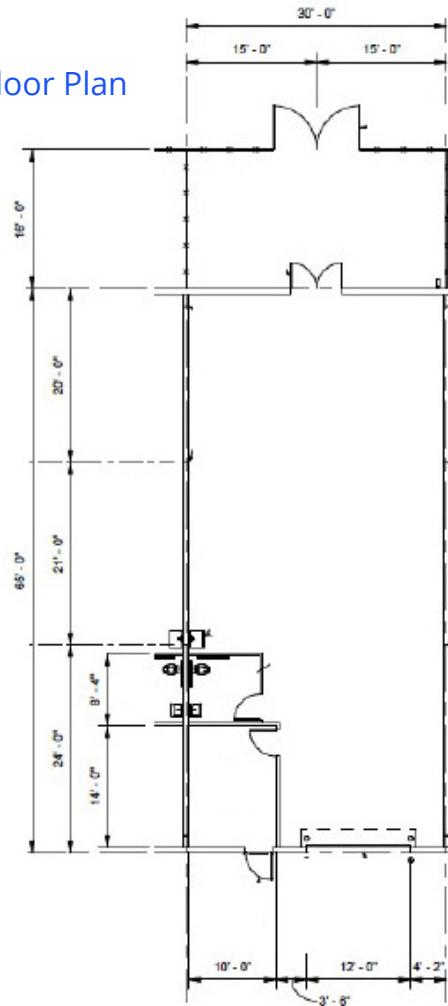
325 S. Schnoor Avenue
Madera, California

Site Plan

Suite Sizes:

±1,950 SF up to
±3,900 SF

Single Unit Floor Plan





Madera Industrial WHSE



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