



Accelerating success.



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FOR LEASE

Modern Warehouse Units Available

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

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.

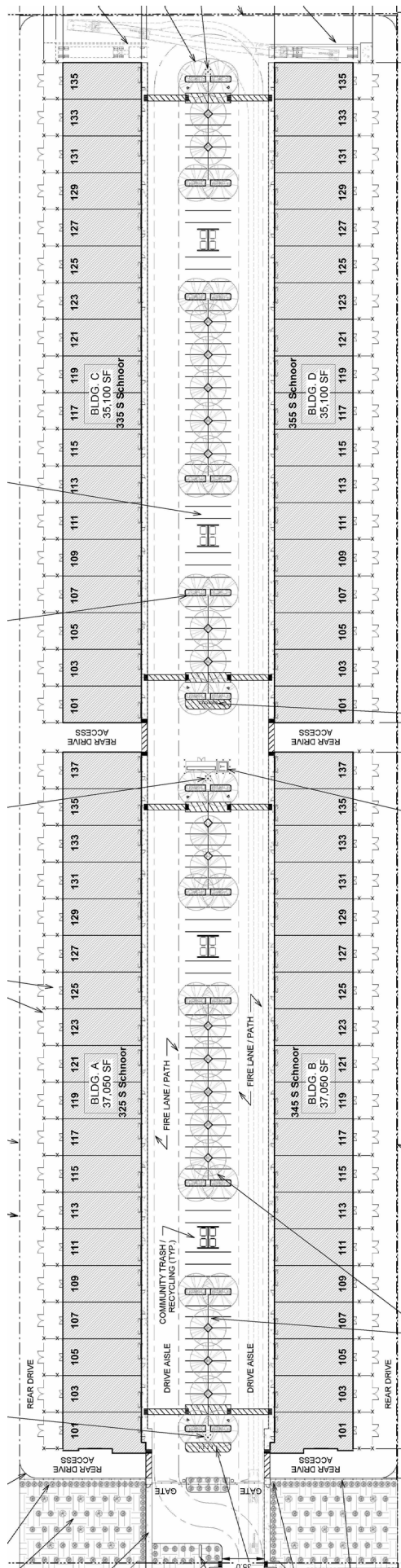
Madera Industrial Business Park

325 S. Schnoor Avenue
Madera, California

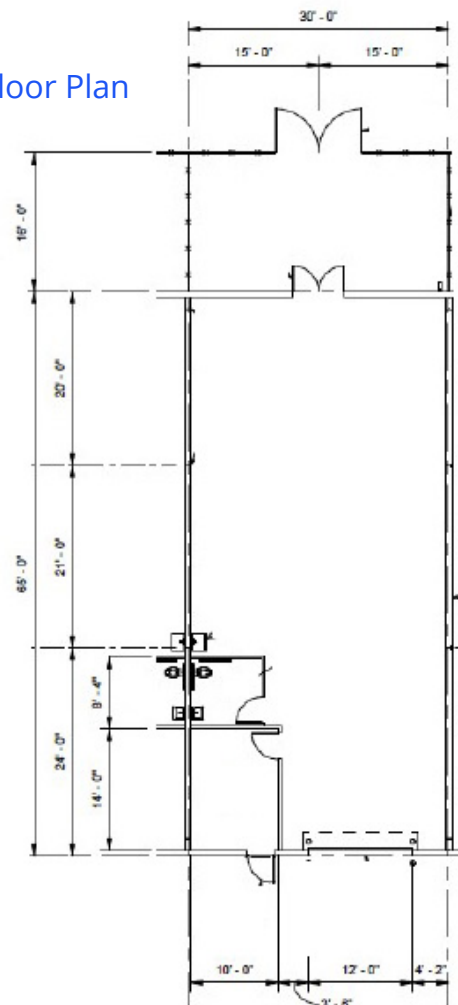
Site Plan

Suite Sizes:

±1,950 SF up to
±3,900 SF



Single Unit Floor Plan





Madera Industrial WHSE



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