

29,678± SF OFFICE WAREHOUSE FOR LEASE  
**5806 NORTH MODOC AVENUE,  
KERMAN, CA 93630**

LEASE RATE \$17,800 PER MONTH



All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE# 02210729

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 **FORTUNE ASSOCIATES**  
*Commercial Real Estate Brokerage*

# PROPERTY INFORMATION

## Property Summary

<b>TOTAL SF AREA</b>	29,678±
<b>OFFICE AREA</b>	2,935±
<b>CONSTRUCTION</b>	Metal and block
<b>ROLL-UP DOORS</b>	1-10'x10' & 2-10'x12'
<b>ELECTRICAL</b>	800 amp. 3 phase, 120/277/480 volt
<b>WAREHOUSE</b>	14'-24'±
<b>ZONED</b>	AE-20
<b>LEASE RATE &amp; TERM TYPE</b>	\$17,800 per month NNN (Lease rate includes water & sewer)

## Additional Rentals

<b>TYPE</b>	<b>SF</b>	<b>LEASE RATE</b>	<b>DESCRIPTION</b>
Office	1,000±	Contact Broker for Lease Rate	Freestanding building with 70 ft. truck scale
Residence	1,200±	Contact Broker for Lease Rate	Single-Family Home: 2 bedroom, one bath



**AERIAL**

