

AVAILABLE FOR LEASE
MUSCLE BUSINESS PARK

28810-28850 AVENUE 15½
MADERA, CA

NEWMARK
PEARSON COMMERCIAL

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28810-28850 AVENUE 15½

MADERA, CA

PROPERTY INFORMATION

Availability:	6 Buildings
28810 Avenue 15½ Unit 1:	2,475± SF
28810 Avenue 15½ Unit 2:	2,475± SF
28816 Avenue 15½:	4,950± SF
28820 Avenue 15½:	4,950± SF
28838 Avenue 15½ Unit 1:	2,475± SF
28838 Avenue 15½ Unit 2:	2,475± SF
28844 Avenue 15½:	4,950± SF
28850 Avenue 15½:	4,950± SF
Tenancy:	Multiple
Ceiling Height:	16' Clear
Year Built:	2009
Power:	240 Volt 3 Phase
Industrial Space Type:	Warehouse/Distribution
Zoning:	IL (<i>Light Industrial</i>)
APN:	035-162-040-000 (<i>Madera County</i>)
Lease Rate:	\$1.00 (PSF/Monthly)
Lease Type:	NNN



\$1.00 (PSF/Monthly)
LEASE RATE

NNN
LEASE TYPE

28810-28850 AVENUE 15½
MADERA, CA

PROPERTY
INFORMATION

28810 Avenue 15½



28810 Avenue 15 ½

(UNIT 1)

Building Size: 2,475± SF
Warehouse: 2,275± SF
Office: 200± SF
Restrooms: 1
Roll Up Doors: 1
Ventilation: Roof Vents
Power: 240 Volt 3 Phase

(UNIT 2)

Building Size: 2,475± SF
Warehouse: 2,275± SF
Office: 200± SF
Restrooms: 1
Roll Up Doors: 1
Ventilation: Roof Vents
Power: 240 Volt 3 Phase

28816 Avenue 15½



28816 Avenue 15 ½

Building Size: 4,950± SF *(Can be divisible to 2,450± SF)*
Warehouse: 4,700± SF
Office: 250± SF
Restrooms: 1
Roll Up Doors: 2
Ventilation: Roof Vents
Power: 240 Volt 3 Phase

28810-28850 AVENUE 15½
MADERA, CA

PROPERTY
INFORMATION

28820 Avenue 15½



28820 Avenue 15 ½

Building Size:	4,950± SF <i>(Can be divisible to 2,450± SF)</i>
Warehouse:	4,700± SF
Office:	250± SF
Restrooms:	1
Roll Up Doors:	2
Ventilation:	Roof Vents
Power:	240 Volt 3 Phase

28838 Avenue 15½



28838 Avenue 15 ½

(UNIT 1)

Building Size:	2,475± SF <i>(Can be extended to 4,950± SF)</i>
Warehouse:	2,275± SF
Office:	950± SF
Restrooms:	2
Roll Up Doors:	1
Ventilation:	Roof Vents
Power:	240 Volt 3 Phase

HIGHLIGHTS

- Skylights
- Cameras

(UNIT 2)

Building Size:	2,475± SF <i>(Can be extended to 4,950± SF)</i>
Warehouse:	2,275± SF
Office:	250± SF
Restrooms:	1
Roll Up Doors:	2
Ventilation:	Roof Vents
Power:	240 Volt 3 Phase

HIGHLIGHTS

- Skylights

28810-28850 AVENUE 15½
MADERA, CA

PROPERTY
INFORMATION

28844 Avenue 15½



28844 Avenue 15 ½

Building Size: 4,950± SF *(Can be divisible to 2,450± SF)*
Warehouse: 4,700± SF
Office: 250± SF
Restrooms: 1
Roll Up Doors: 2
Ventilation: Roof Vents
Power: 240 Volt 3 Phase

28850 Avenue 15½



28850 Avenue 15 ½

Building Size: 4,950± SF *(Can be divisible to 2,450± SF)*
Warehouse: 4,700± SF
Office: 250± SF
Restrooms: 1
Roll Up Doors: 2
Ventilation: Roof Vents
Power: 240 Volt 3 Phase



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