

AVAILABLE FOR SALE
27,735± SF CANNABIS APPROVED PROCESSING FACILITY

1450 ENTERPRISE DRIVE

LEMOORE, CA

NEWMARK
PEARSON COMMERCIAL

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LEMOORE, CA

PROPERTY INFORMATION

Availability:	27,735 ± SF
Office Space Configuration:	7 Large Offices, Conference Room with Wet Bar, Large work areas, Storage Areas, 4 Restrooms.
Lot Size:	1.54± Acres
Parking:	39 Parking Spaces, including 4 Handicap, 3 Clean Air Vanpool
Landscape:	Fully Landscaped with Automatic Sprinklers
Natural Gas:	1" Metered Natural Gas Line
Year Built:	2022
Zoning:	ML* (<i>Light Industrial</i>) *Approved Cannabis Zoning
Cannabis Tax:	Favorable Cannabis Tax rate provided by the City of Lemoore
APN:	024-051-042-000 (<i>Kings County</i>)

LOCATION DESCRIPTION

Situated in Lemoore Industrial Park with seamless access to Freeway 198 and Highway 41 — just minutes from Interstate 5, Freeway 99, downtown Fresno, and Yosemite International Airport.

HIGHLIGHTS

- Constructed in 2022, this custom-designed industrial building features state-of-the-art infrastructure tailored for modern production and manufacturing needs.
- Features expansive warehouse space, dual production rooms, a full kitchen, and upscale office accommodations; offering flexibility for a range of industrial workflows.
- Perfectly suited for cannabis production, food and beverage processing, brewery, bottling, veterinary service, and dairy supply businesses.



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BUILDING

INFORMATION

Building Size:	27,735 ± SF
Clear Height:	20' Ceiling clearance under center beams, 16'9" at the wall
Electrical System:	1200 Amp electrical service, 120v 1-phase, 220v 1-phase, 208v 3-phase and 480v 3-phase
Fire Sprinklers:	Throughout building, with a monitored alarm system

Ground Level Doors:	4 Overhead doors: 2 (12x14) 2 (10x14)
HVAC:	Building is 100% climate controlled
Water System:	2" Incoming City Water, sent through a 40GPM reverse osmosis filtration system
Hot Water:	Filtered water runs through two natural gas boilers set for 185 degree delivery temp.



\$4,600,000.00

ASKING PRICE



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WAREHOUSE
WORK AREAS



2 WAREHOUSE WORK AREAS:

WORK AREA 4,720± SF | WORK AREA 10,460± SF

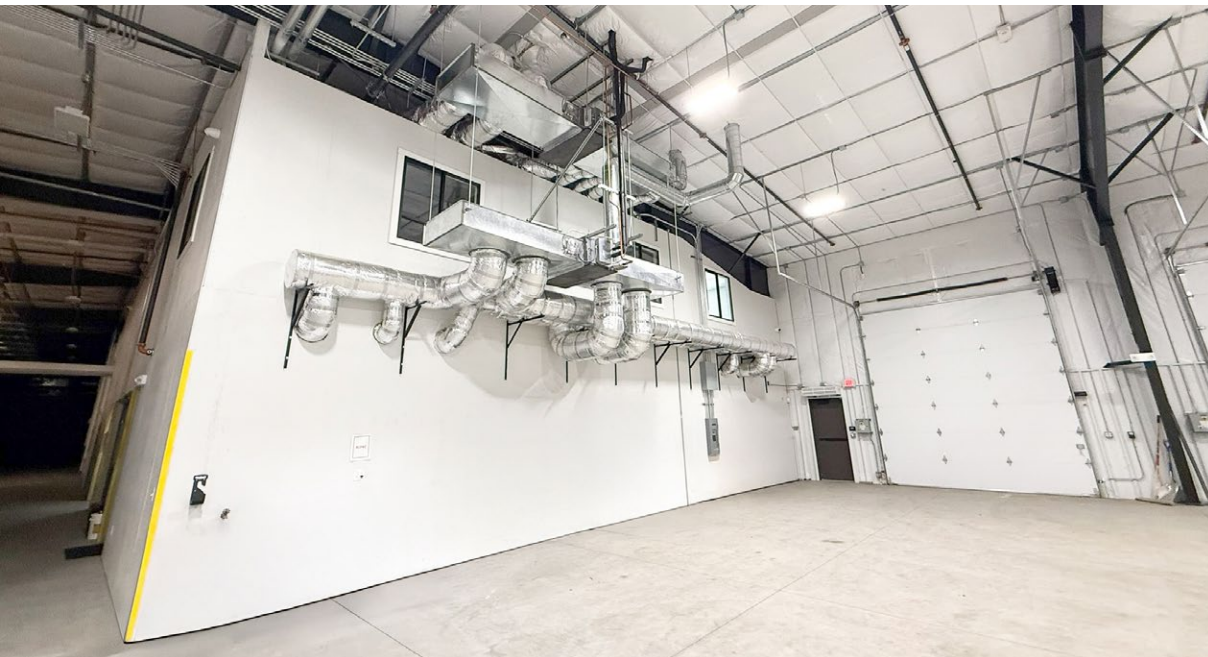
- All work areas were designed for fully heated and air condition space.
- Walls in the work areas are insulated, with ceilings featuring double-layer insulation.
- 4 overhead doors: 2 of which measure 12'x14' and 2 that measure 10'x14', additionally the warehouse/work areas also have 4 exterior steel man doors.
- Equipped with high-capacity air screens on all exterior doors, ensure consistent climate control and protect against insect entry.



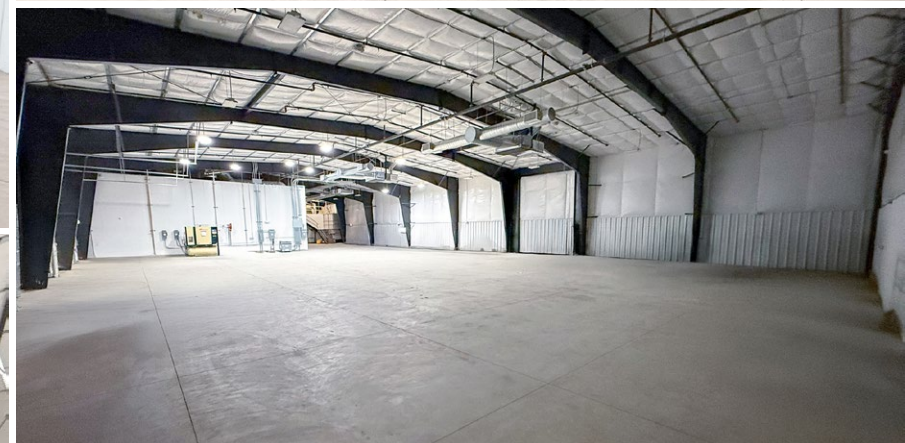
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WAREHOUSE
IMAGES

WAREHOUSE 1



WAREHOUSE 2



1450 ENTERPRISE DRIVE

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LARGE PRODUCTION ROOM

& KITCHEN

3,185± SF LARGE PRODUCTION ROOM

(WITH COLD STORAGE CAPABILITIES)

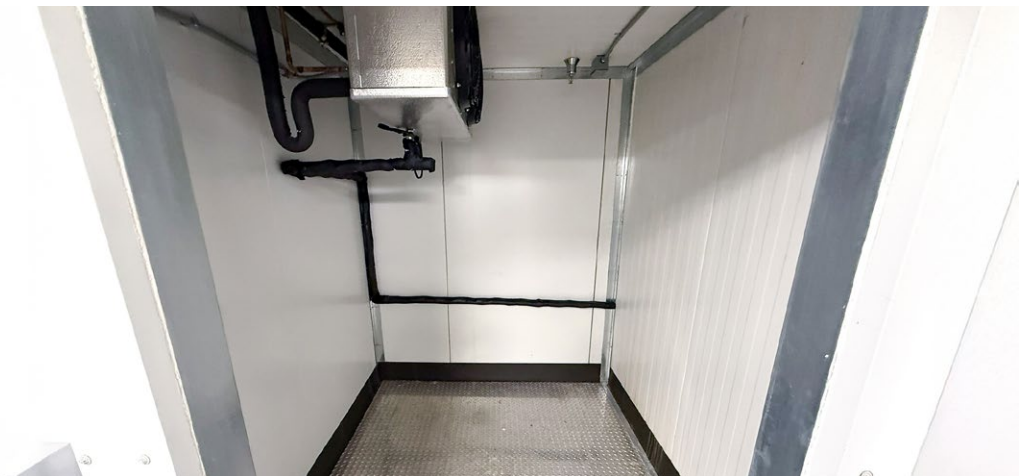
- Food safe compliant work area including ceramic floor coating, IMP (*pre-painted metal*) walls and hand washing sinks.
- Walls and ceiling made from 4" thick insulated metal panels.
- Optionally could be used for cold storage uses.
- Capacity for compressed air, power available up to 480v 3-phase (*not finalized to equipment*).
- Multiple locations of water 1" outlets, 40 GPM hot or cold, reverse osmosis purified water and 185 degrees on-demand.
- Floor drain, plumbed with hot-water drain piping.
- Interior overhead door from warehouse area 10'x12'.



695± SF COMMERCIAL KITCHEN

(RESEARCH AND DEVELOPMENT ROOM)

- Food safe compliant commercial kitchen, including ceramic floor coating, FRP walls and hand washing sinks, stainless steel, 3 hole sink and stainless steel movable countertops.
- Walk-in cooler, and walk-in freezer.
- Class 2 vapor hood.
- Floor drain, plumbed with hot-water drain piping
- Commercial sink faucet and high-volume water 1" outlets, 40 GPM hot or cold, reverse osmosis.
- Attached Science/testing room and attached pantry/storage room.



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1,627± SF SMALL PRODUCTION ROOM

- Food safe compliant work area including ceramic floor coating, FR walls and hand washing sinks.
- Compressed air plumbed to room.
- Multiple power supplies from 120v single-phase to 480v 3-phase to match equipment needs in room.
- Multiple locations of water 1" outlets, 40 GPM hot or cold, reverse osmosis purified water and 185 degrees on-demand.
- Floor drain, plumbed with hot-water drain piping.
- Attached utility room suitable for workshop, storage, or other use.
- Interior overhead door from warehouse area 10'x10'.

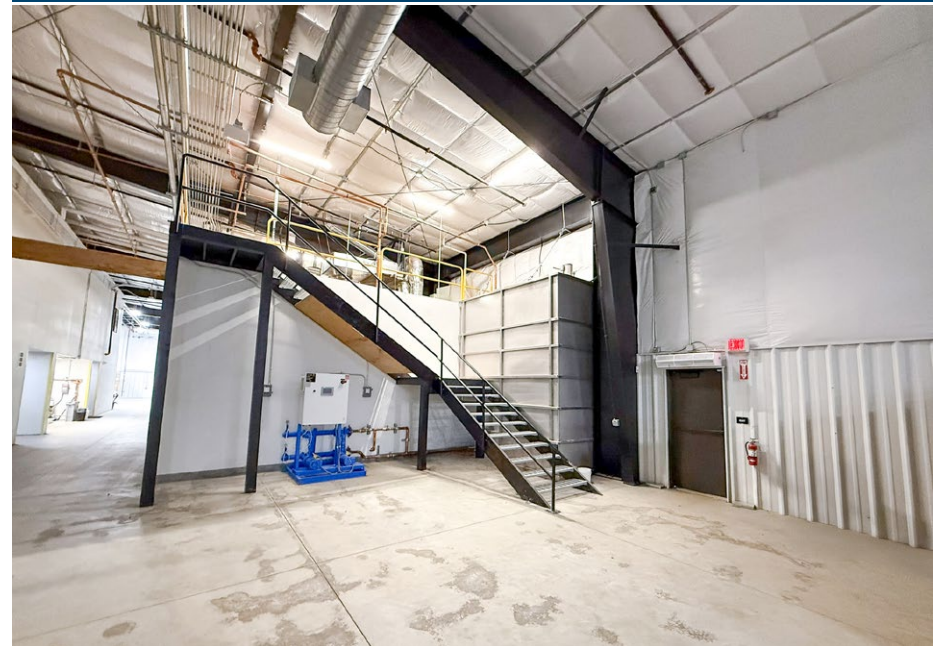
1,625 ± SF STORAGE MEZZANINE

- This storage area above the Small Production Room, houses a lot of the electrical panels and equipment like the high performance boilers and steam boilers for shrink label packaging.
- Loft is designed and constructed to support heavy weight of storage.
- Access is from wide stairs leading directly to the large warehouse.
- The metal railings can easily and quickly be removed to forklift pallets up or down from the loft.

SMALL PRODUCTION ROOM

& STORAGE MEZZANINE

PRODUCTION ROOM ENTRY & STORAGE MEZZANINE



STORAGE MEZZANINE



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ADDITIONAL FEATURES

OFFICE SPACE

- The office space features 1,280± square feet on the first floor and 2,790± square feet on the second floor — **4,070± square feet total.**
- The building features 7 large offices, a conference room with wet bar, large team work areas, reception area, storage areas, and 4 restrooms.
- In addition to full building insulation, the property is fully wired with Cat 6 data wiring throughout.
- The second floor office features a large interior windows providing direct views into Production Room 2 and both warehouse spaces.

BREAKROOM

- A convenient 250± square foot kitchen-style space for food prep and breaks, complete with cabinets, countertops, sink, microwave, and refrigerator.

OTHER SPECIFICATIONS

- Internet: high speed fiber optic internet connection.
- Security Alarm System: Complete security system with door alarms, internet interface, 96 cameras all with remote viewing and 3rd part alarm monitoring.

FRONT ENTRY

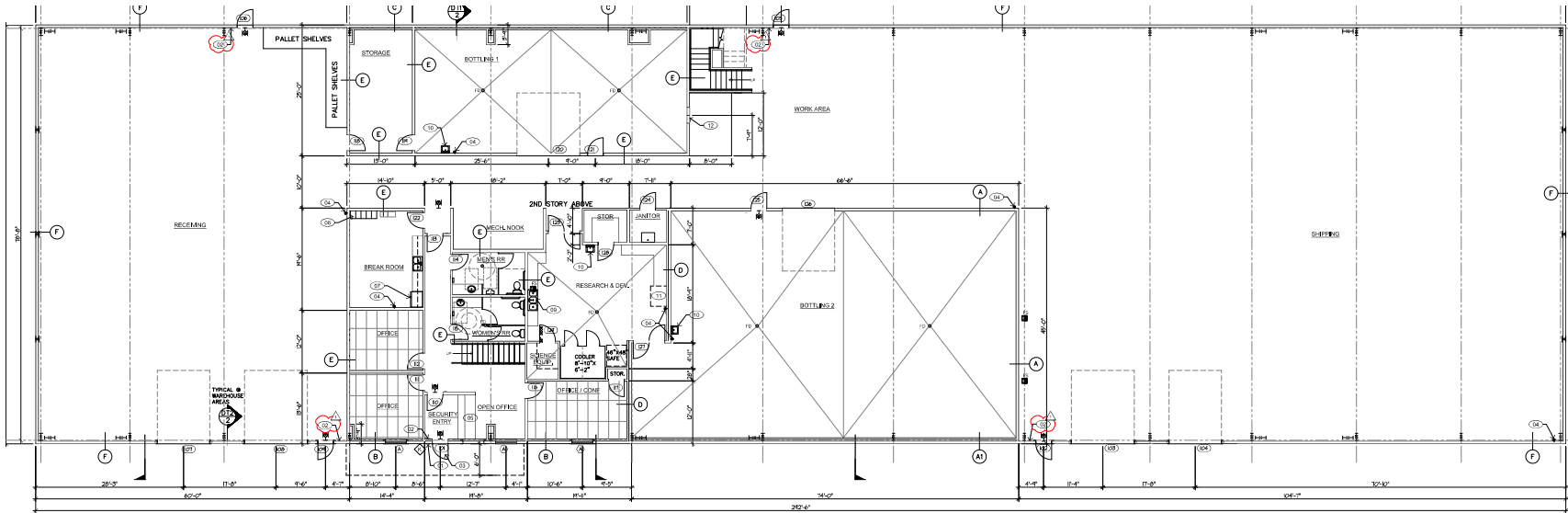


OFFICE

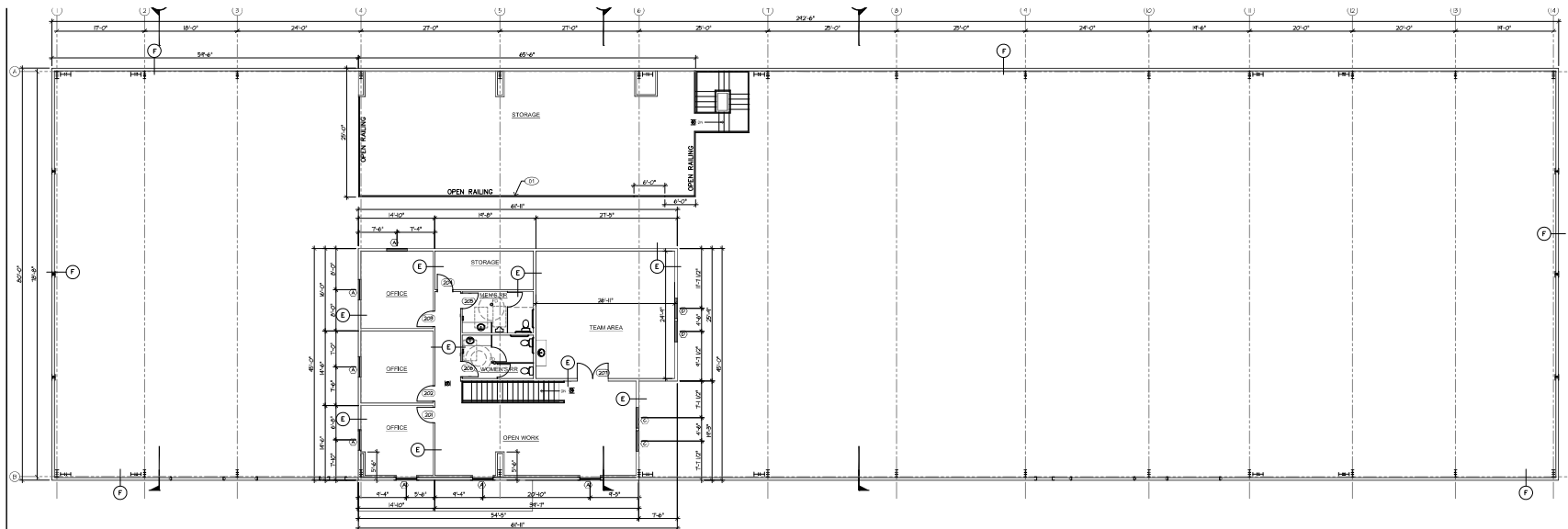


PLAN





FIRST FLOOR



SECOND FLOOR

**POSITIONED FOR PROGRESS
GROUNDED IN COMMUNITY**

The City of Lemoore, located in Kings County in California's Central Valley, is a growing community recognized for its strategic location, strong civic infrastructure, and business-friendly environment. Home to Naval Air Station Lemoore, the city offers convenient access to major transportation corridors, making it an ideal setting for residential, commercial, and industrial development.

Lemoore also is home to a diverse and capable labor force, supported by nearby institutions such as West Hills College, Chapman University, College of the Sequoias, and the Kings County Job Training Office. The City is committed to economic growth, with leadership and staff dedicated to streamlining development and offering incentives that support long-term business success



POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	3,445	26,090	35,167
2025 Estimate	3,443	26,047	35,264
Growth 2025-2030	0.07%	0.16%	-0.27%
Growth 2020-2025	17.35%	7.66%	11.18%
Growth 2010-2020	-2.57%	1.60%	-5.30%

Source: Claritas 2025

HOUSEHOLD	1 MILE	2 MILES	3 MILES
2030 Projection	1,087	8,878	11,643
2025 Estimate	1,092	8,844	11,662
Growth 2025-2030	-0.46%	0.38%	-0.16%
Growth 2020-2025	14.94%	7.81%	9.49%
Growth 2010-2020	-2.97%	3.02%	-1.06%
2025 Est. Average HH Income	\$115,748	\$95,266	\$93,412

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LEMOORE
INDUSTRIAL PARK

The Lemoore Industrial Park, offers a strategic and well-connected setting for industrial, manufacturing, and logistics operations. Situated at the crossroads of Highways 198 and 41—with direct access to Interstate 5 and Highway 99 just 25 miles away—the park provides exceptional regional connectivity. Its proximity to the Fresno Yosemite International Airport, only 35 miles away, further enhances access to commercial and freight air service.





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