



**RE/MAX GOLD**  
COMMERCIAL

## Newly Constructed (2022) State of the Art Custom-Built Industrial Production Building

Ideal for food processing, brewery,  
beverage/bottling, cannabis production &  
vet/dairy supply operations

FOR SALE \$4,600,000 OR LEASE \$.90 PSF

1450 ENTERPRISE DRIVE LEMOORE, CA 93245

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## Building Information

<b>Total Building Size</b>	27,735 ± SF
<b>Office Space</b>	4,070 ± SF
<b>Warehouse Spce</b>	15,180 ± SF
<b>Sales Price</b>	\$4,600,000.00
<b>Lease Rate:</b>	\$0.90 psf + NNN
<b>Climate Control in Warehouse:</b>	100% climate-controlled warehouse,
<b>Clear Height</b>	Ceiling clearance under beams 20' + center areas, 16'9" at wall
<b>Electrical System:</b>	1200 Amp Electrical Service, 120v 1-phase, 220v 1 phase, 208v 3-phase and 480v 3-phase
<b>Over Head Doors in Warehouse:</b>	4 Overhead doors (2) 12x14 & (2) 10x14
<b>Water System:</b>	2" Incoming City Water, sent through a 40GPM reverse osmosis filtration system
<b>Hot Water</b>	Filtered water runs through two natural gas boilers set for 185 degree delivery temp.
<b>Fire Sprinklers</b>	Throughout building, with a monitored alarm system

## Highlights

- Newly constructed (2022) State of the Art Custom-Built Industrial production Building
- Located in Lemoore Industrial Park in close proximity and easy access to Freeway 198, Highway 41 and Lemoore Naval Air Station. Close driving distance to: Interstate 5, Freeway 99 Hanford/Visalia, Downtown Fresno and Yosemite International (FAX) Airport.
- Building includes sizeable amount of warehouse space, two production facilities, a kitchen and luxurious office space.
- Ideal for food processing, brewery, beverage/bottling, cannabis production & vet/dairy supply operations



## Property Information

<b>APN:</b>	024-051-042-000
<b>Lot Size:</b>	67,324 ± SF 1.54 acres
<b>Cross Streets:</b>	S. Freeway 198 / W. S. 19th Ave.
<b>Parking:</b>	39 parking spaces, including 4 - handicap, 3 - clean air vanpool39
<b>Year Built:</b>	2022
<b>Zoning:</b>	Light Industrial (ML) - Cannabis zoning approved
<b>Special Low Tax Rebates &amp; Fees for Cannabis Business</b>	Favorable tax rate from city of Lemoore – inquire for more details
<b>Office Space Configuration</b>	7 Large offices, Conference room with wet bar, Large Team Work areas, Storage areas, Four restrooms.
<b>Production Rooms</b>	
<b>Small</b>	1,627 ± SF
<b>Large</b>	3,185 ± SF
<b>Landscape</b>	Fully landscaped + Automatic Sprinklers
<b>Natural Gas</b>	1" metered Natural Gas line



**Warehouse 1, work area 4,720 ± SF & Warehouse 2, work area 10,460 ± SF**

- All work areas were designed for fully heated and air condition space.
- Wall insulation and double insulated ceilings.
- 4 Overhead doors (2) 12x14 & (2) 10x14, Warehouse/work areas also have 4 exterior steel man doors.
- High capacity air screens at all exterior doors. These are effective at keeping bugs out and controlling hot/cool air loss whenever you open a door.

**Office Space, 4,070 ± SF**

- First floor 1,280SF; second floor office space 2,790 SF.
- 7 Large offices, Conference room with wet bar, Large Team Work areas, Reception area, Storage areas, Four restrooms.
- In addition to the entire building being insulated.
- Cat 6 data wired throughout building.
- Large viewing windows into Production room 2 and both Warehouses from second floor office space.

**Break room 250 ± SF**

- Great space for food prep and breaks; kitchen style cabinets, countertops, sink and faucet with refrigerator and microwave.

**Production rooms: Small & Large 4,813 ± SF****Small Production Room 1,627 ± SF**

- Food Safe Compliant work area including ceramic floor coating, FRP 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 Rm - Workshop/Storage/Other.
- Interior Overhead door from warehouse area 10'x10'

**Large Production Room with cold storage capabilities 3,185 ± SF**

- 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'

**Commercial Kitchen – research and development room 695 ± SF**

- 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.

**Storage Loft 1,625 ± SF**

- 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.

**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.

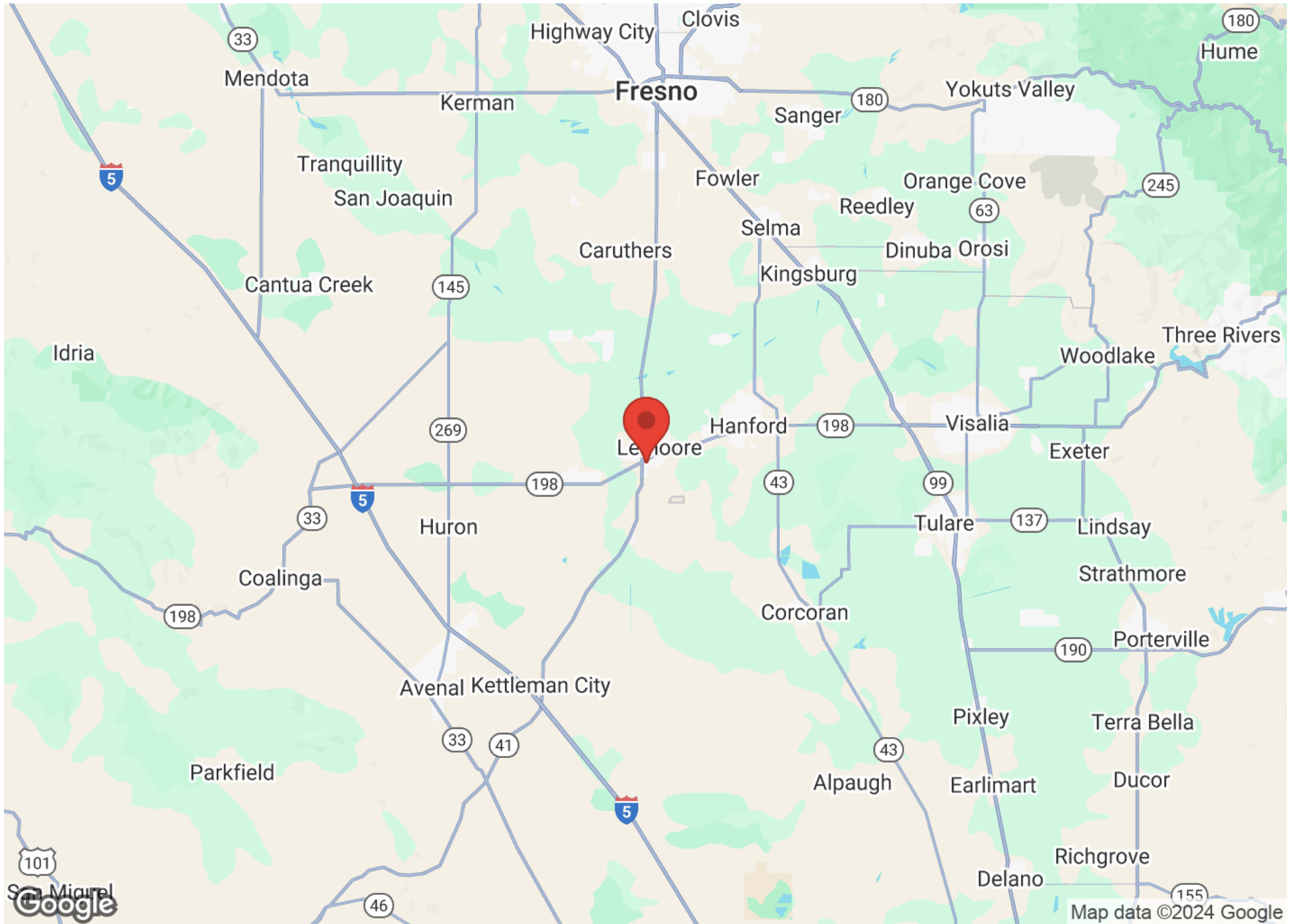


## Lemoore is a City Poised to Grow Your Business Opportunities

- Lemoore has enjoyed a steady population increase of four and five percent over the past few years. Site location consultants are impressed with the advantages that we have to offer expanding and relocating companies—a hardworking labor force, large tracts of affordable land, enterprise zone incentives, foreign trade zone designation, and a pro-business environment. Yet, Lemoore retains the charm and beauty of small rural town with its turn-of-the-century buildings and residences.
- Lemoore is located in the heart of Central California's San Joaquin Valley. Our location is equidistant from both the Los Angeles and San Francisco metropolitan areas. Lemoore is positioned at the crossroads of Highway 198 and 41, giving us direct access to Interstate 5 and Highway 99, both just 25 miles away. The Fresno/Yosemite International Airport, located just 35 miles away, services both commercial and freight air traffic.

## City of Lemoore Ready for Business

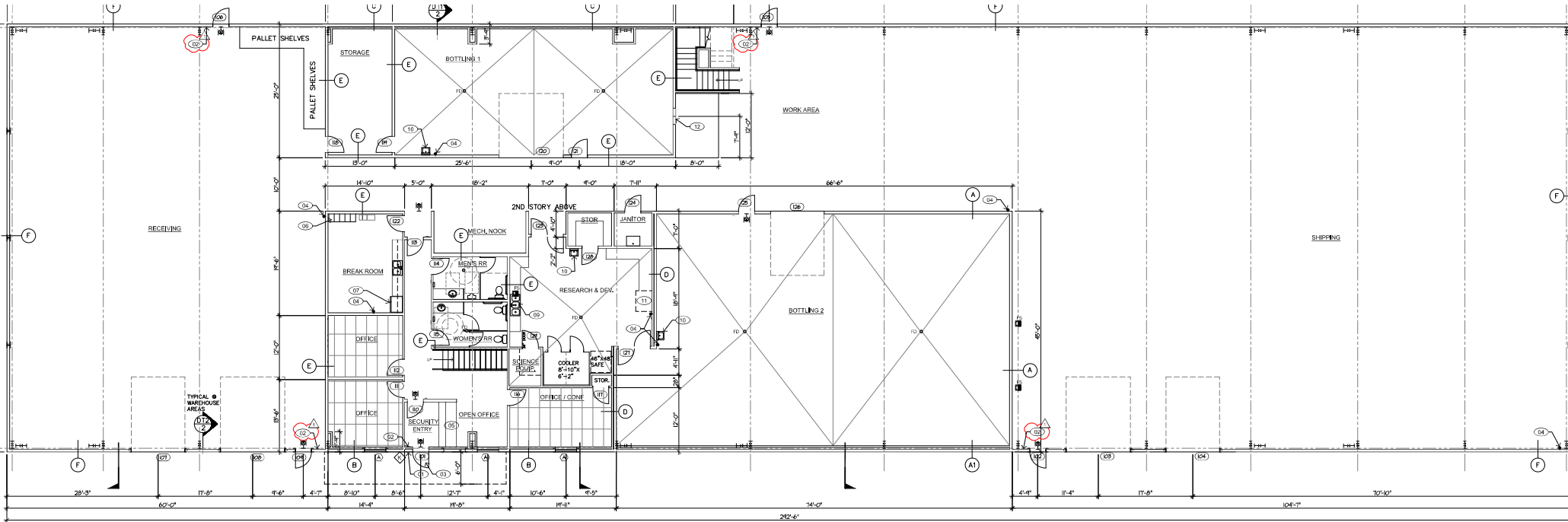
- The available labor force in Lemoore has the benefit of being very diverse. Because of our heavy agricultural ties, there is an abundance of unskilled and semi-skilled general labor. But, there is also a significant amount of skilled workers with a variety of educational and technical training backgrounds. Many of our residents are related to navy personnel stationed at NAS Lemoore or were prior military themselves and have chosen to reside permanently in Lemoore. Technical training is available from West Hills College, Chapman University, College of the Sequoias, and the Kings County Job Training Office.
- The City of Lemoore is committed to working with both local and future business and industry. The City Council and the City Manager are dedicated to bringing economic growth and vitality to Lemoore. Likewise, City staff are committed to simplifying the task of bringing new businesses to town. Several incentives are already in place that can help your company's bottom line.



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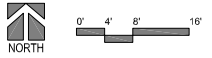




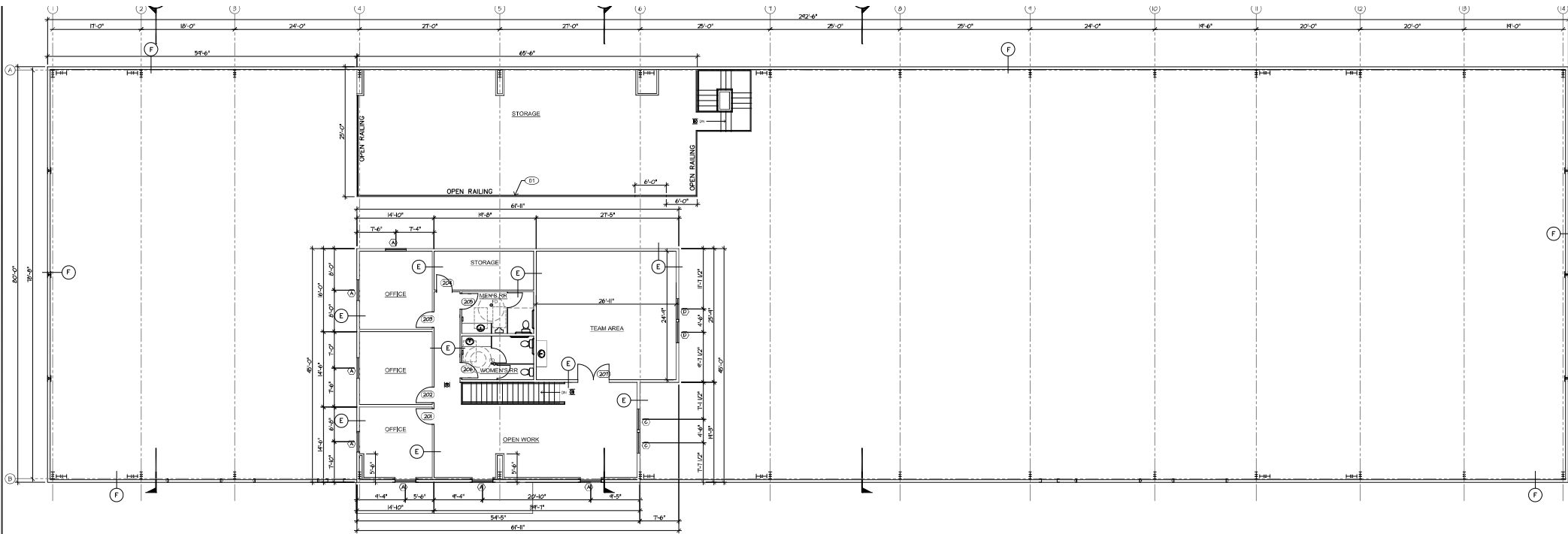


**1 FIRST FLOOR PLAN**  
FIRST FLOOR • 23,400 SF

1/8" = 1'-0"  
BASED ON 24"X36" SHEET







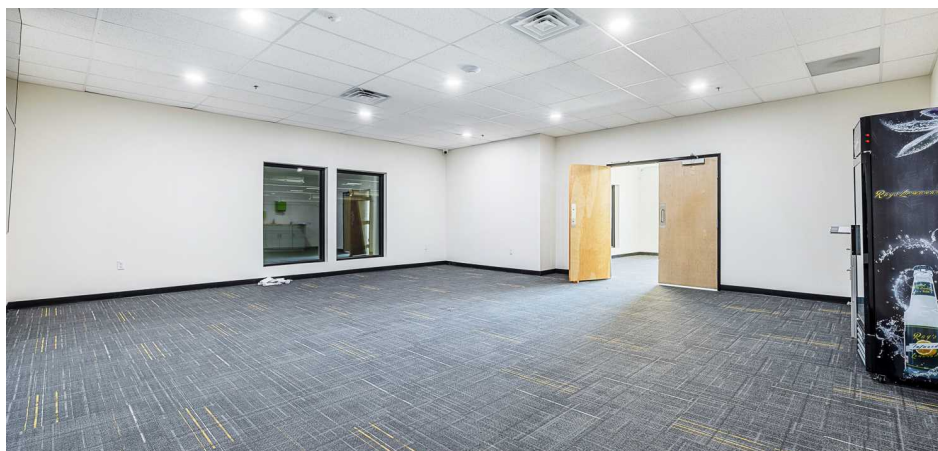
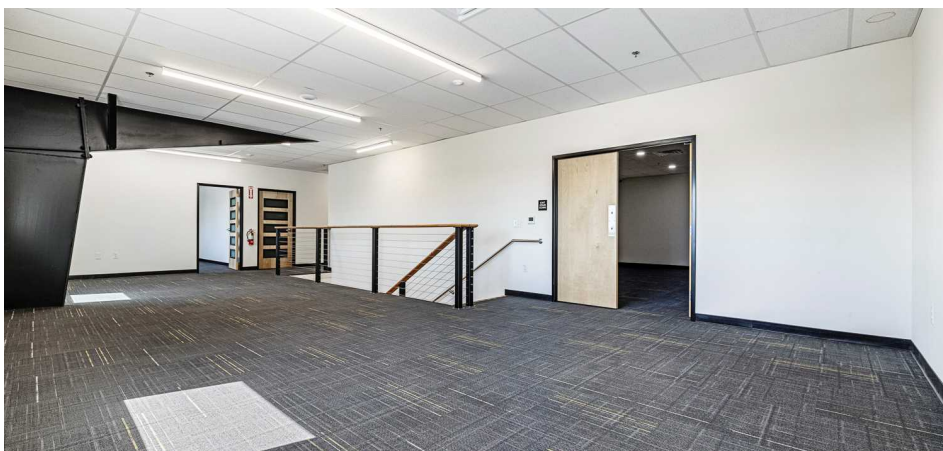
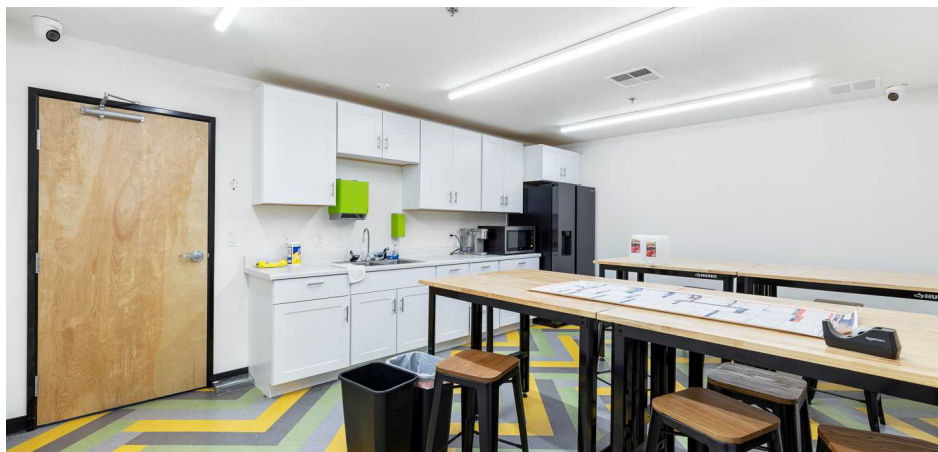
1 SECOND FLOOR PLAN

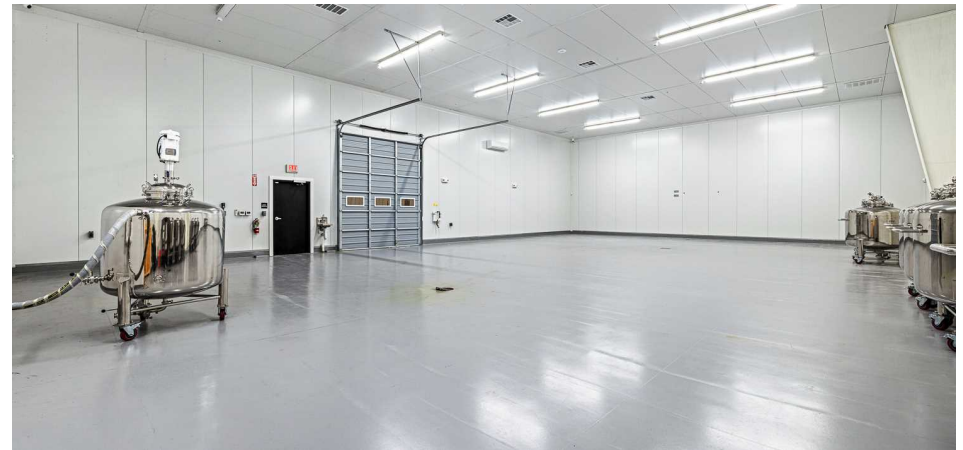
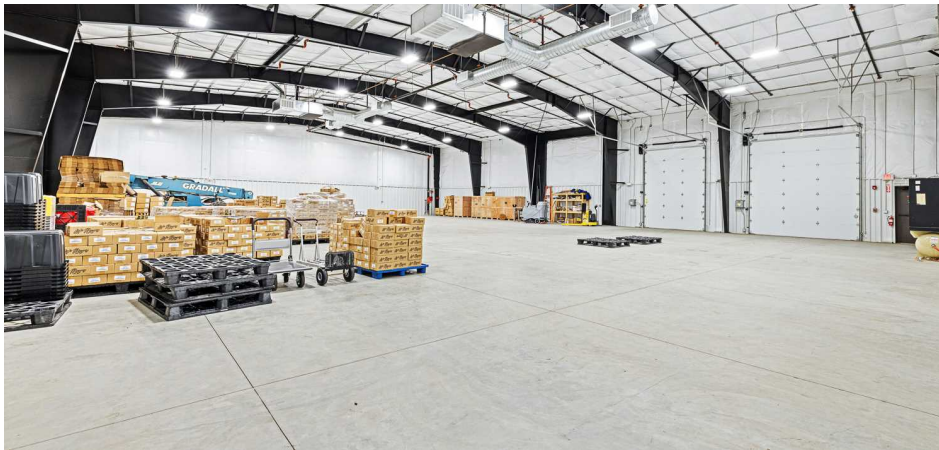
MEZZANINE LEVEL - 2,642 SF

1/8" = 1'-0"  
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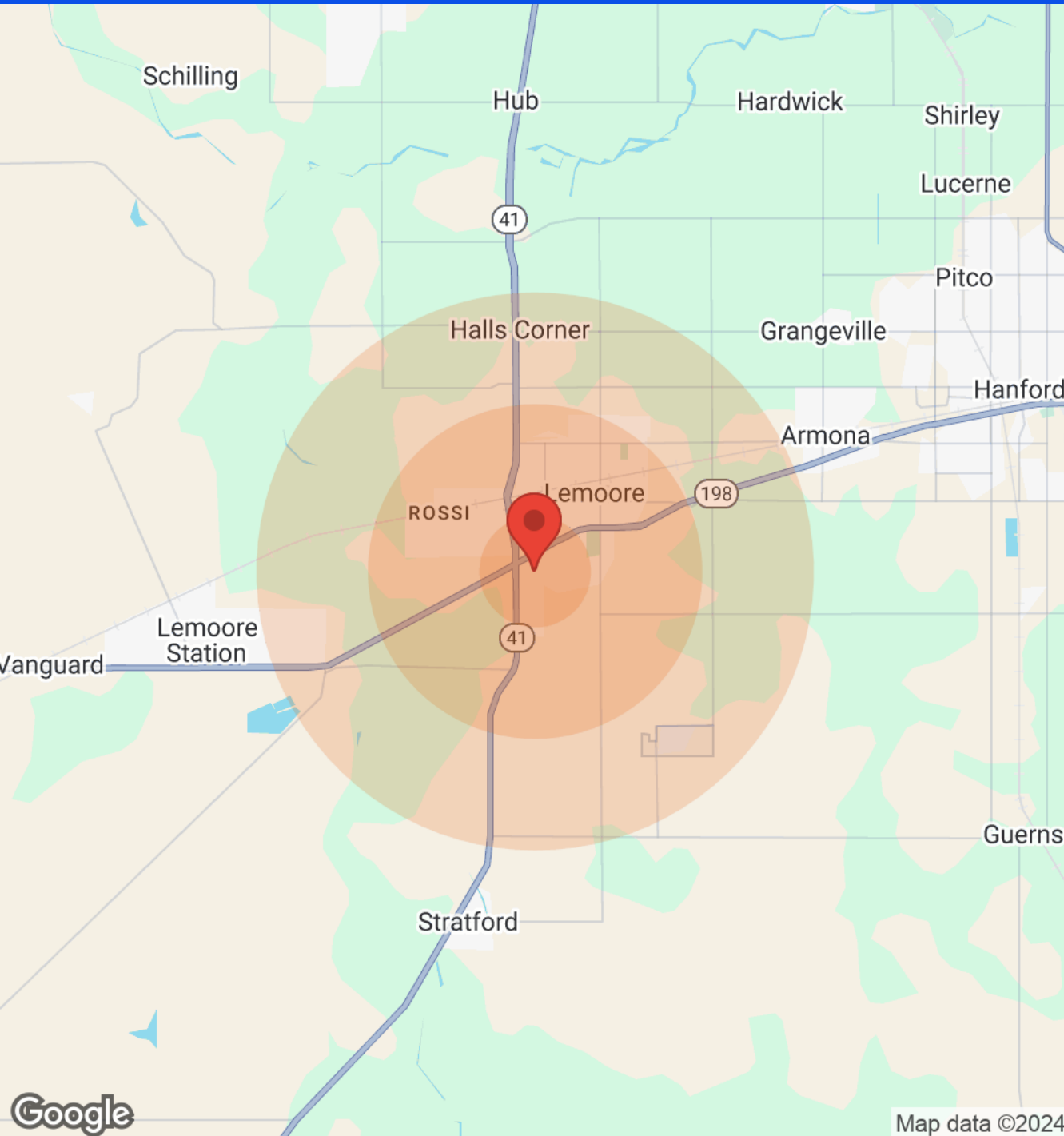




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Population	1 Mile	3 Miles	5 Miles
Male	3,005	11,881	14,268
Female	3,108	12,503	15,257
Total Population	6,113	24,384	29,525

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,681	6,827	8,196
Ages 15-24	956	3,799	4,614
Ages 25-54	2,213	9,487	11,327
Ages 55-64	657	2,167	2,680
Ages 65+	606	2,104	2,708

Race	1 Mile	3 Miles	5 Miles
White	3,691	14,103	17,147
Black	344	1,141	1,272
Am In/AK Nat	18	150	167
Hawaiian	N/A	15	28
Hispanic	2,463	11,402	13,934
Multi-Racial	3,534	15,448	18,872

Income	1 Mile	3 Miles	5 Miles
Median	\$52,466	\$52,466	\$55,091
< \$15,000	138	769	873
\$15,000-\$24,999	141	828	1,032
\$25,000-\$34,999	245	835	947
\$35,000-\$49,999	239	1,116	1,270
\$50,000-\$74,999	502	1,720	2,090
\$75,000-\$99,999	198	1,148	1,420
\$100,000-\$149,999	350	1,321	1,660
\$150,000-\$199,999	160	367	422
> \$200,000	N/A	52	79

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,965	8,739	10,606
Occupied	1,861	8,284	10,034
Owner Occupied	1,186	4,372	5,435
Renter Occupied	675	3,912	4,599
Vacant	104	455	572

Map data ©2024