

SALES/SERVICE FACILITY FOR SALE OR LEASE

321 PROSPERITY BOULEVARD, CHOWCHILLA, CA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**MAJOR
PRICE REDUCTION!!!!
OVER 20%!!!!!!**

**NOW
FOR
LEASE!!!**

For More Information Contact: **Jim Martin, SIOR**
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D 209.983.4088
C 925.352.6948

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PROPERTY SUMMARY:

TOTAL BUILDING SF:	24,805± SF 7,868± SF SALES/SHOWROOM 16,937± SF SHOP SERVICE AREA
LAND SIZE:	4,366± ACRES
APN:	002-290-001
CONSTRUCTION TYPE:	STEEL FRAME/STUCCO AND METAL
CLEAR HEIGHT:	16'± - 18'±
GL DOORS:	EIGHT (8)
POWER:	1000 AMPS, 277/480 VOLT, 3 PHASE
ZONING:	C-H (HIGHWAY COMMERCIAL)
SALES PRICE:	\$5,950,000.00 \$4,750,000.00
LEASE RATE:	\$29,500.00, MO/NNN

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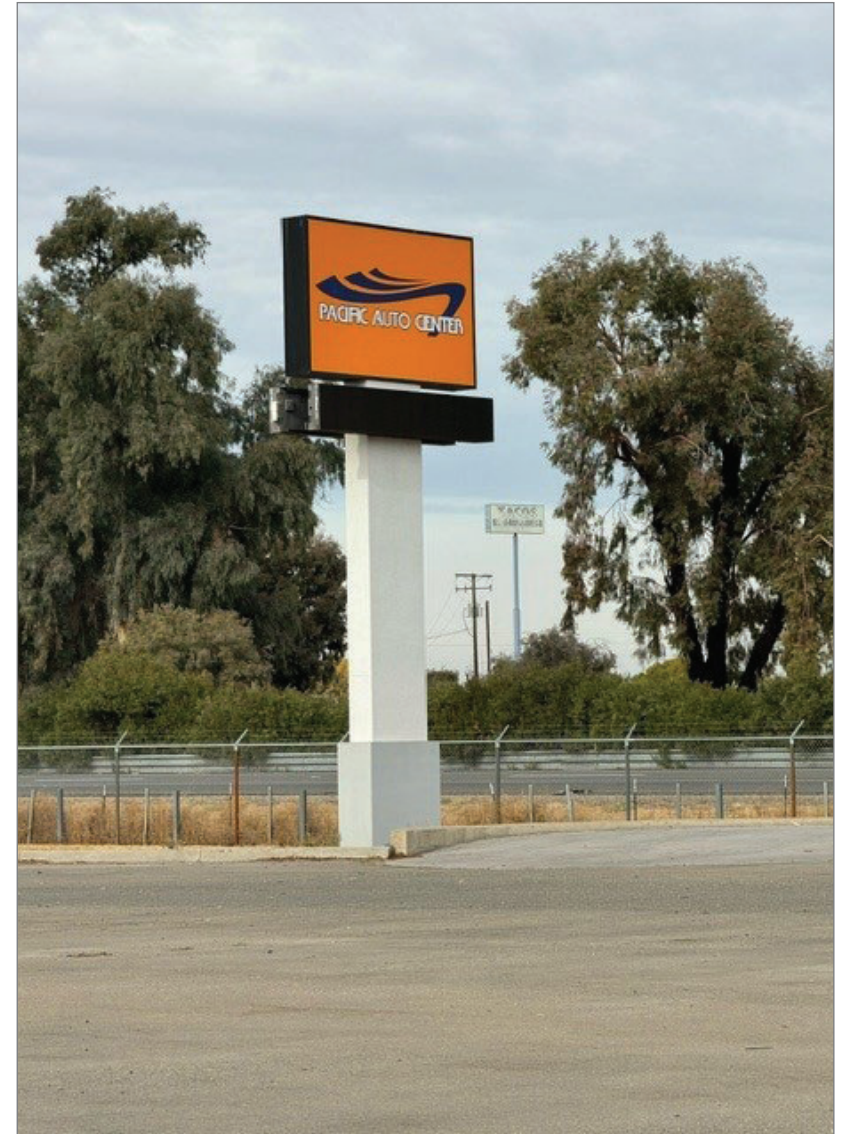
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INTERIOR PHOTOS



FREEWAY PYLON SIGNAGE AVAILABLE

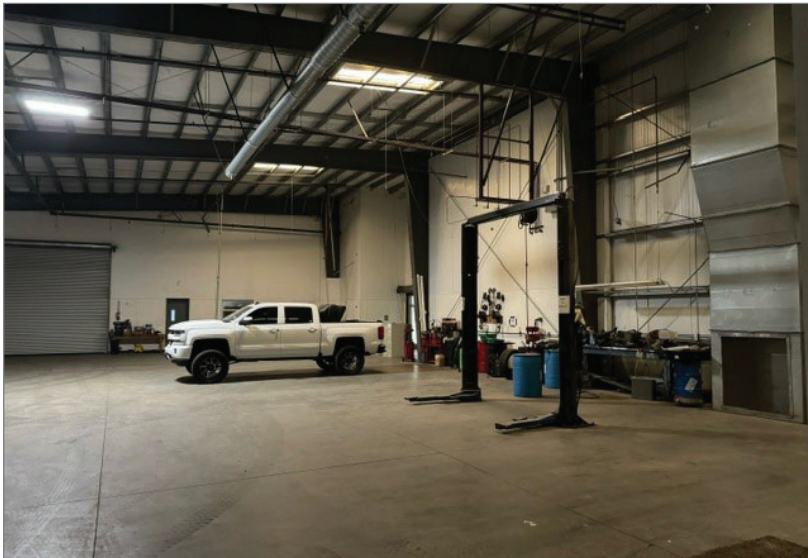


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SHOP/SERVICE AREA



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ADDITIONAL FEATURES:

- Two (2) Drive through service bays
- Fire Sprinklers throughout
- Second-story executive offices with restrooms and break room
- Two staircases
- Two bathrooms and breakroom/kitchen down stairs
- Five (5) restrooms total
- Perimeter fencing
- Outdoor yard lighting
- Abundant parking
- Two (2) gated driveways
- Surrounding streets are finished with all infrastructure improvements in place
- All utilities to site
- Excellent frontage and access to Highway 99 @ Robertson Blvd

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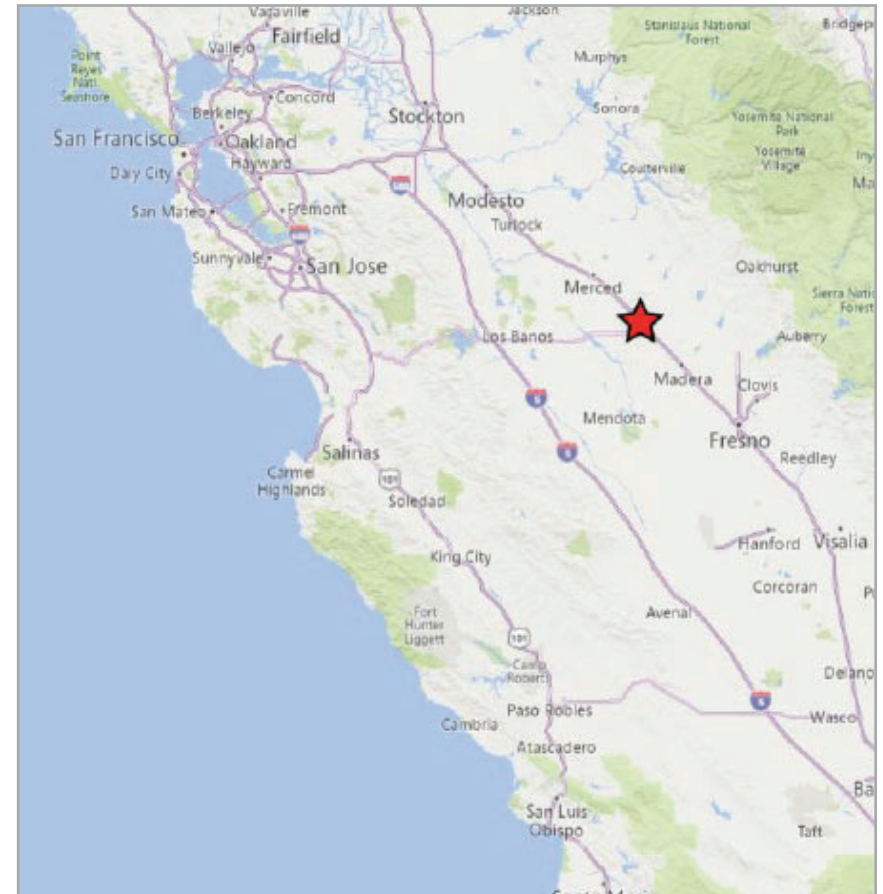
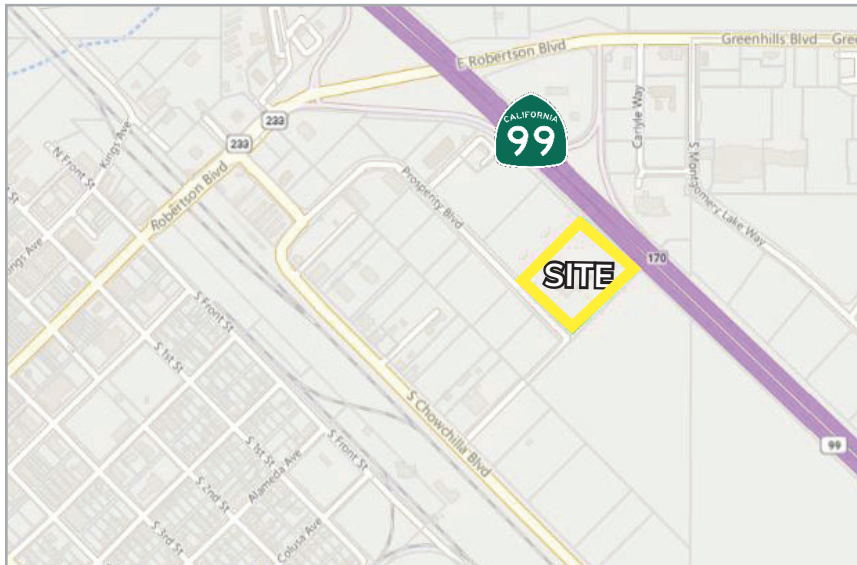


TRAFFIC COUNTS:

HIGHWAY 99 @ ROBERTSON BLVD / RTE. 233: 53,000 CARS, ADT (2022)

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