



COMMERCIAL
REAL ESTATE

For Lease
Light Industrial Warehouse Units
3427-3437 Railroad Ave, Ceres CA (48,260 sf)
Rental Rate: \$0.70/sf NNN



To discuss your property or any commercial real estate needs please contact:

PMZCommercial.com

JORDAN AMARANT

DRE# 01911219

209.345.8209 | jamarant@pmz.com

- **Excellent Light Industrial Warehouse Units for Lease.**
- **Well located with freeway visibility directly off of HWY 99 in Ceres CA.**
- **Warehouse units are clear span and each feature a Grade level door.**
- **Professionally managed and maintained**
- **Triple net fees are an additional \$0.25 per sq ft and cover the property operating expenses including water sewer garbage.**



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Location: **3427 & 3437 Railroad Ave, Ceres CA**

APN: 127-026-008, -009

Total Size: 48,260 sf

Available Units:

3437 Railroad Ave

Suite D: 3,050 sf

3427 Railroad Ave

Suite 7: 4,050 sf

Suite 4: 2,032 sf



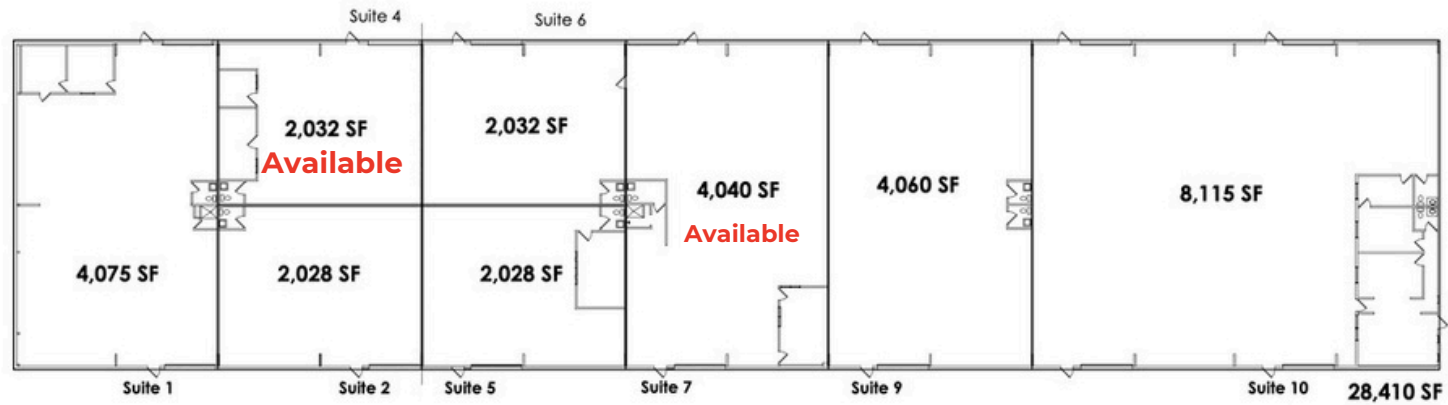
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3427 Railroad Ave.,
Ceres, CA



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AS BUILT
3-4-2023

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