



Colliers

FOR SALE OR LEASE

1370 Furneaux Road

Olivehurst, CA

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AVAILABLE

±59,624 SF

Available upon sale, including warehouse/storage area, front office, shop office, lunch room & office with bathroom.

AVAILABLE

±4 Acres of Yard

Fenced & paved yard space with compacted gravel, suitable for truck parking, outdoor storage, and equipment staging.

LEASED

±62,500 SF

Leased, providing in-place income through 12/31/28. Includes 5,000 SF of yard/parking for 8 vehicles.

Overview

\$9,950,000 (\$80/SF)

Asking Price

±122,124 SF

Total Square Footage

M-1

Zoning

±10 Acres

Total Land Size

Highlights

- ±113,124 SF of warehouse area
- ±10,075 SF of finished office/bathroom
 - 4,000 SF of shop office, lunch room & bathrooms (2-story)
 - 5,000 SF of front office
 - 1,075 SF of office and bathroom in warehouse
- Power: 3,000 amps | 480V | 3-phase (to be verified by buyer)
- Column Spacing: 50'W x 50'D
- Fenced and Paved Yard w/compacted gravel
- Clear Height 21' - 29'
- 17 Dock Doors | 4 Grade Level Doors



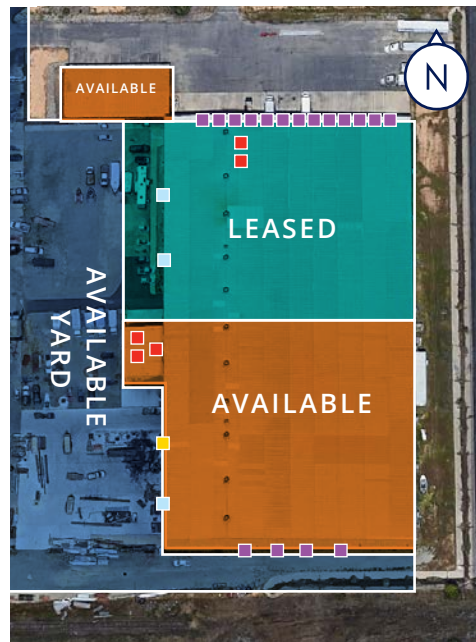
Available Space

±55,500 SF Warehouse
Vacant Upon Sale

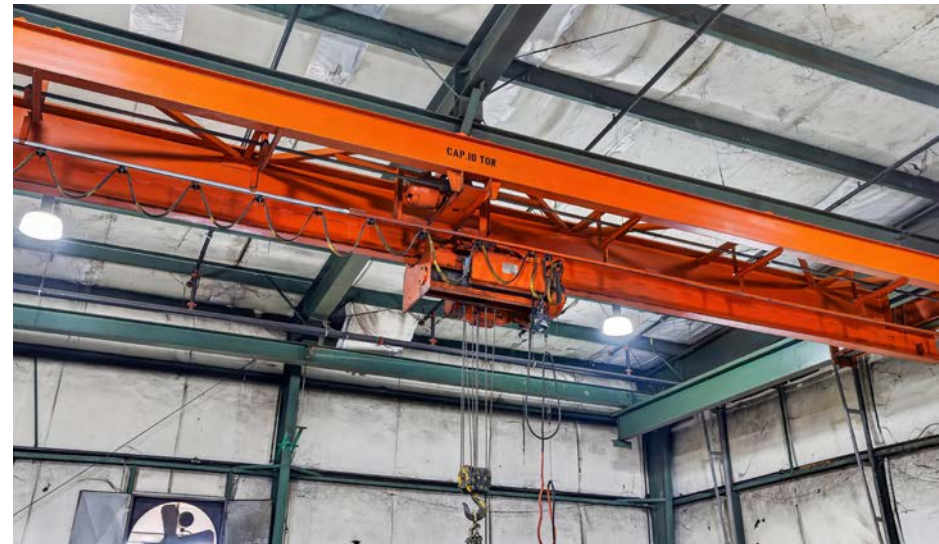
FLOOR PLAN



AERIAL



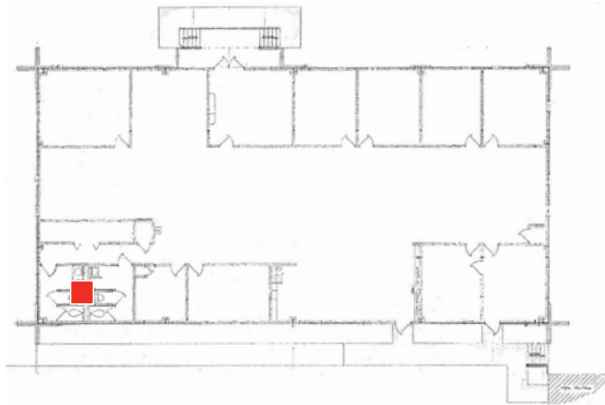
- BATHROOM
- DOCK HIGH DOOR
- GRADE LEVEL DOOR
- XL GRADE LEVEL DOOR



Available Space

±5,000 SF Office
Vacant Upon Sale

FLOOR PLAN



AERIAL



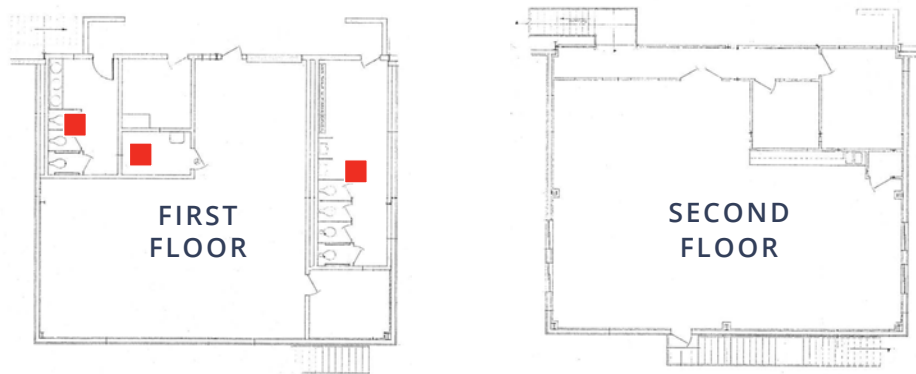
 BATHROOM



Available Space

2-Story Shop Office, Lunch Room & Restrooms
Per Floor: ±2,000 SF | Total: ±4,000 SF

FLOOR PLANS



AERIAL



■ BATHROOM



Potential Loan Options by Bank of America

	CONVENTIONAL LOAN 10/20	CONVENTIONAL LOAN 15/15	SBA 7 (A) 25/25	SBA 504 25/25
Monthly Payment	\$57,028	\$67,171	\$57,697	\$57,576
Down Payment (%)	20.00%	20.00%	10.00%	10.00%
Total Down Payment (\$)	\$1,990,000	\$1,990,000	\$995,000	\$995,000
Financing Amount	\$7,960,000	\$7,960,000	\$8,955,000	\$8,955,000
Example Interest Rate	6.000%	6.000%	6.000%	6.000%
Maturity (In Years)	10	15	25	25
Amortization (In Years)	20	15	25	25
Fixed Rate Term (In Years)	10	15	25	25

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Rent Roll

TENANT	OCCUPIED SPACE	CURRENT RENT	RPF	LEASE START	LEASE END
Tenant 1	±55,000 SF, ±5,000 SF Yard, Parking for 8 Trucks	\$28,650.00	\$0.52	03/01/2022	12/31/2028
Tenant 2	±7,500 SF	\$5,486.84	\$0.78	01/15/2021	12/31/2028

TOTAL MONTHLY RENT: \$34,136.84



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