

AVAILABLE FOR SALE  
ROAD 222 & ORCHARD LANE

# BASS LAKE INDUSTRIAL CONDOMINIUMS

BASS LAKE, CA



**NEWMARK**  
PEARSON COMMERCIAL

**Nick Audino, SIOR**  
Senior Vice President - Industrial Division  
m 559-284-2396  
naudino@pearsonrealty.com  
CA RE Lic. #01231272

**Kyle Riddering**  
Vice President - Industrial Division  
m 559-285-7260  
kriddering@pearsonrealty.com  
CA RE Lic. #02094434

**Joey Audino**  
Sales Associate - Industrial Division  
m 559-681-6656  
jaudino@pearsonrealty.com  
CA RE Lic. #02186774

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# BASS LAKE INDUSTRIAL CONDOMINIUMS

BASS LAKE, CA

## PROPERTY

INFORMATION

<b>Availability:</b>	40,000± SF   5 Buildings
<b>Lot Size:</b>	11.28± Acres
<b>Tenancy:</b>	Multiple
<b>Year Built:</b>	2008
<b>Zoning:</b>	PDD ( <i>Planned Development District</i> )
<b>APN(s):</b>	059-071-001, 004-007 & 059-072-001, 005-007, 012-016, 019-022, 023-036, 039 ( <i>Madera County</i> )

### HIGHLIGHTS

#### All individual storage units have the following:

- 20 foot ceilings
- Automatic door openers as well as manual open for power loss
- 110 Power (*Units are individually metered*)
- Fire Sprinklers

#### Property Amenities:

- Gated Entry- 24 hour access with key card
- Lighted common areas
- Men and women's bathrooms with showers
- Boat and RV washing station



Approved architectural and engineering plans for 7 more structures containing an additional 144 individual storage units

# \$4,000,000.00

ASKING PRICE





# BASS LAKE INDUSTRIAL CONDOMINIUMS

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## RENT

ROLL

SIZE						
UNIT #	WIDTH	DEPTH	SQ. FT.	Status	Rent\$/Mo	Rent\$/Yr
<b>BUILDING A</b>						
Unit #1	40	60	2,400	Vacant	\$0.00	\$-

<b>BUILDING B</b>						
2 - SOLD	15	50	750	Not a Part	N/A	
3 - SOLD	13.2	50	660	Not a Part	N/A	
4 - SOLD	13.2	50	660	Not a Part	N/A	
5	13.2	50	660	Leased	\$350.00	\$4,200.00
6	13.2	50	660	Vacant	\$0.00	\$-
7	13.2	50	660	Leased	\$375.00	\$4,500.00
8	15	50	750	Vacant	\$0.00	\$-
<b>Total:</b>			4,800		\$725.00	\$8,700.00

<b>BUILDING C</b>						
9 - SOLD	12.5	40	500	Not a Part	N/A	
10 - SOLD	12.5	40	500	Not a Part	N/A	
11 - SOLD	12.5	40	500	Not a Part	N/A	
12	12.5	42	525	Leased	\$350.00	\$4,200.00
13	12	50	600	Leased	\$350.00	\$4,200.00
14	12	50	600	Leased	\$400.00	\$4,800.00
15	12	50	600	Leased	\$400.00	\$4,800.00
16	12	50	600	Leased	\$350.00	\$4,200.00
17 - SOLD	12	50	600	Not a Part	N/A	
18 - SOLD	12	50	600	Not a Part	N/A	
19	12	50	600	Leased	\$350.00	\$4,200.00
20	12	50	600	Leased	\$435.00	\$5,220.00

SIZE						
UNIT #	WIDTH	DEPTH	SQ. FT.	Status	Rent\$/Mo	Rent\$/Yr
<b>BUILDING C (Continued)</b>						
21	12	50	600	Leased	\$350.00	\$4,200.00
22	12	50	600	Leased	\$425.00	\$5,100.00
23	12	50	600	Vacant	\$0.00	\$-
24	12	50	600	Vacant	\$0.00	\$-
25	12	48	576	Vacant	\$0.00	\$-
26	12	48	576	Vacant	\$0.00	\$-
27	12	48	576	Vacant	\$0.00	\$-
28	12	48	576	Vacant	\$0.00	\$-
29	12	48	576	Vacant	\$0.00	\$-
30	12	48	576	Vacant	\$0.00	\$-
31	12	48	576	Vacant	\$0.00	\$-
32	12	48	576	Leased	\$350.00	\$4,200.00
33	12	48	576	Vacant	\$0.00	\$-
34	12	48	576	Leased	\$435.00	\$5,220.00
35	12	48	576	Leased	\$0.00	\$-
36	12	48	576	Vacant	\$0.00	\$-
37 - SOLD	16	35	560	Not a Part	N/A	
38 - SOLD	16	35	560	Not a Part	N/A	
39	12.5	32	400	Leased	\$435.00	\$5,220.00
<b>Total:</b>			17,657		\$4,630.00	\$55,560.00

<b>Totals</b>						
<b>Outdoor Storage</b>		Units	Paid			
<b>Individual Renters</b>		3	Monthly	\$240.00		\$2,880.00
<b>Bass Lake Watersports</b>		60	Annually	\$620.00		\$7,440.00
				\$860.00		\$10,320.00
<b>Gross Annual Income</b>						\$74,580



# BASS LAKE INDUSTRIAL CONDOMINIUMS

BASS LAKE, CA

## SITE

MAP

- Building A:** 2400 square foot warehouse with 2nd story office
- Building B:** Metal building comprised of 7 individual storage units
- Building C-1 & C2:** Metal building comprised of 31 individual storage units
- Building J:** Metal building containing onsite restrooms, drive through boat wash and recreation room  
Onsite fire sprinkler system pump house  
Onsite 52,000 gallon water storage tank





# BASS LAKE INDUSTRIAL CONDOMINIUMS

BASS LAKE, CA

PROPERTY  
PHOTOS



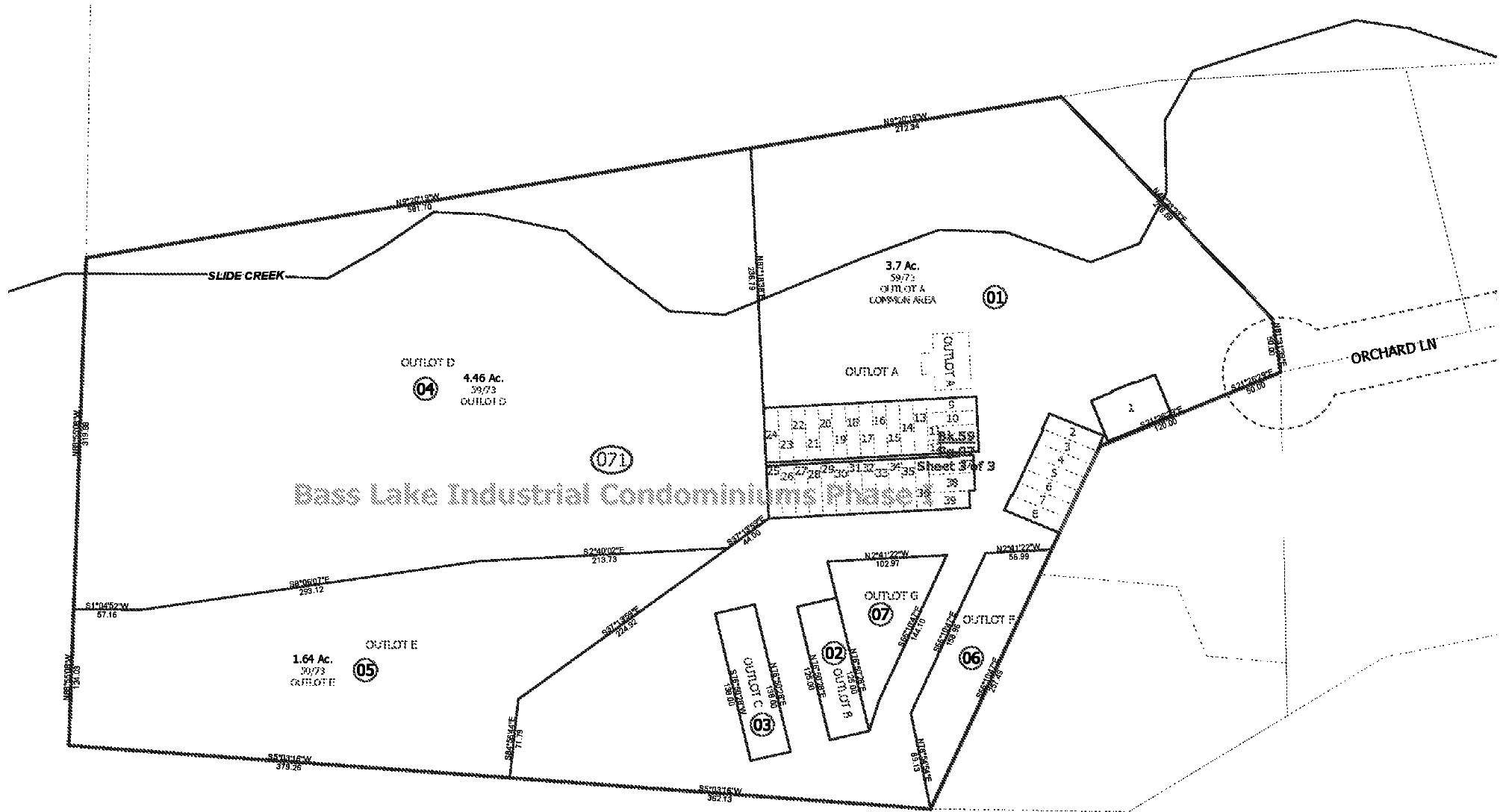


# BASS LAKE INDUSTRIAL CONDOMINIUMS

BASS LAKE, CA

## PARCEL

MAP



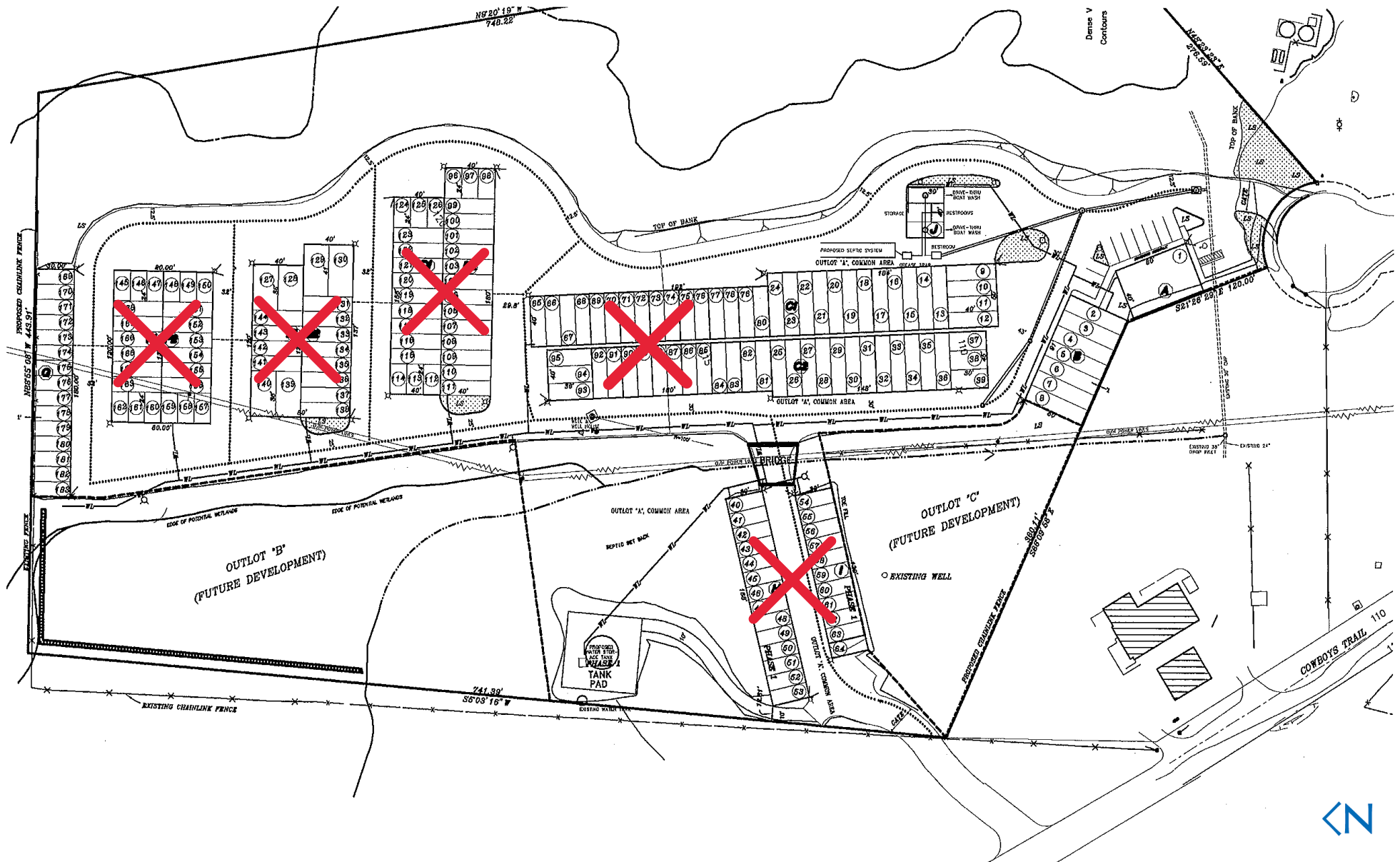


# BASS LAKE INDUSTRIAL CONDOMINIUMS

BASS LAKE, CA

## PLOT

MAP







ROAD 274  
ROAD 222

BASS LAKE

BASS LAKE

*For information, please contact:*

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newmarkpearson.com

**FRESNO OFFICE**  
7480 N. Palm Ave. #101  
Fresno, CA 93711  
t 559-432-6200

**VISALIA OFFICE**  
3447 S. Demaree St.  
Visalia, CA 93277  
t 559-732-7300

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