



## 11856 Road 29

11856 Road 29, Madera, CA 93637



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## 11856 Road 29

\$9.20 /SF/YR

Prime Business Hub at Hwy 99 & Ave 12 offers efficient access to Fresno and Madera Counties. The property includes a 5.87 acre fenced yard and 38,500 SF of facilities with offices, a conference room, breakroom, warehouse storage, a maintenance shop, a 70 ft truck scale, fuel tanks with a pump station, a single truck well dock, and secondary containment storage....

- 5.87 acre fenced yard and 38,500 SF of facilities
- 70 ft truck scale
- Private fuel station



Rental Rate:	\$9.20 /SF/YR
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Property Type:	Industrial
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Rentable Building Area:	38,500 SF
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Year Built:	1970
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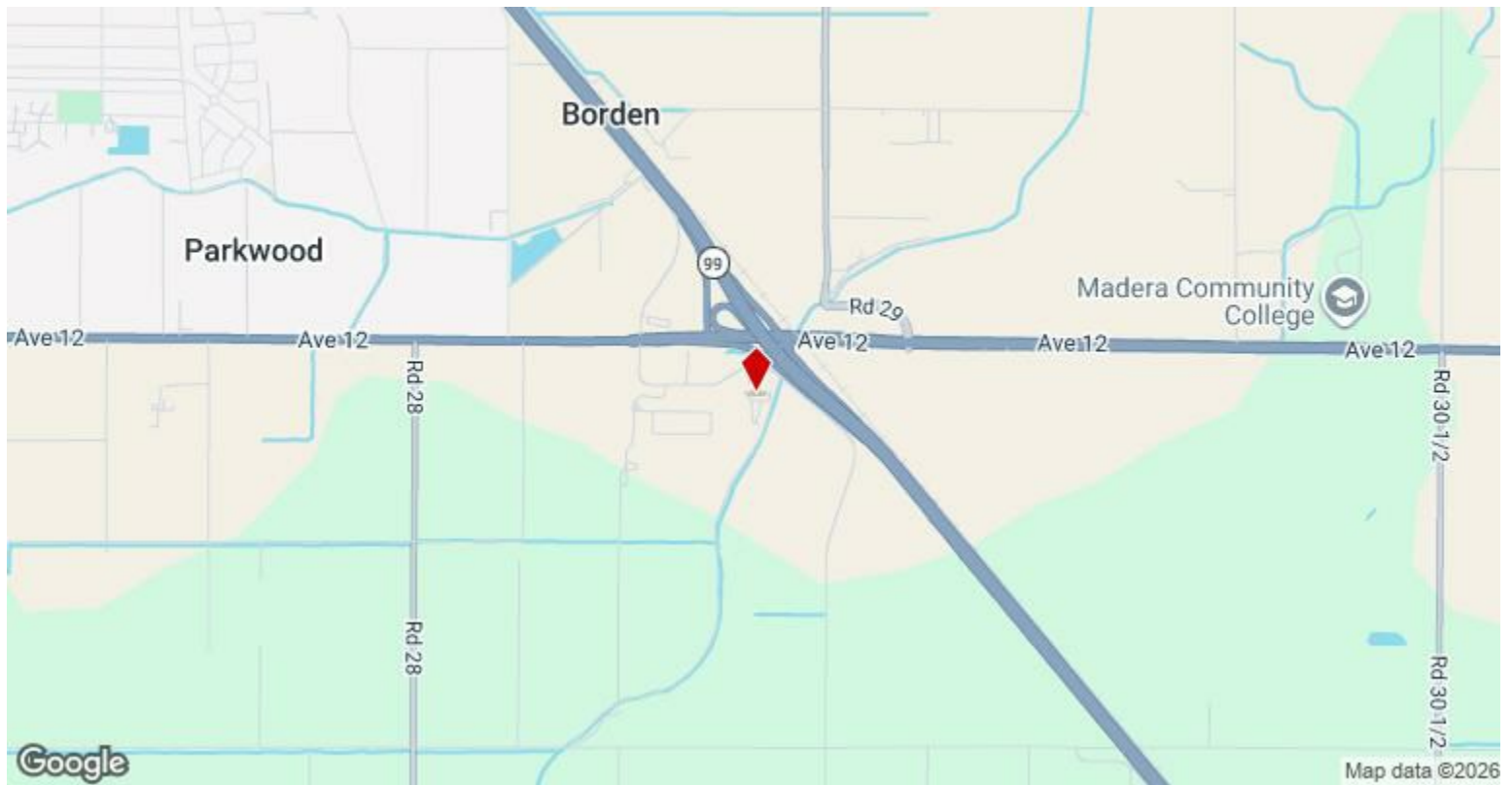
Rental Rate Mo:	\$0.77 /SF/MO
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## 1st Floor

1

Space Available	38,500 SF
Rental Rate	\$9.20 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

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# Property Photos



# Property Photos



DSC\_0004



DSC\_0013

# Property Photos



# Property Photos



# Property Photos



DSC\_0021



DSC\_0022

# Property Photos



# Property Photos



DSC\_0026



DSC\_0027

# Property Photos



DSC\_0028

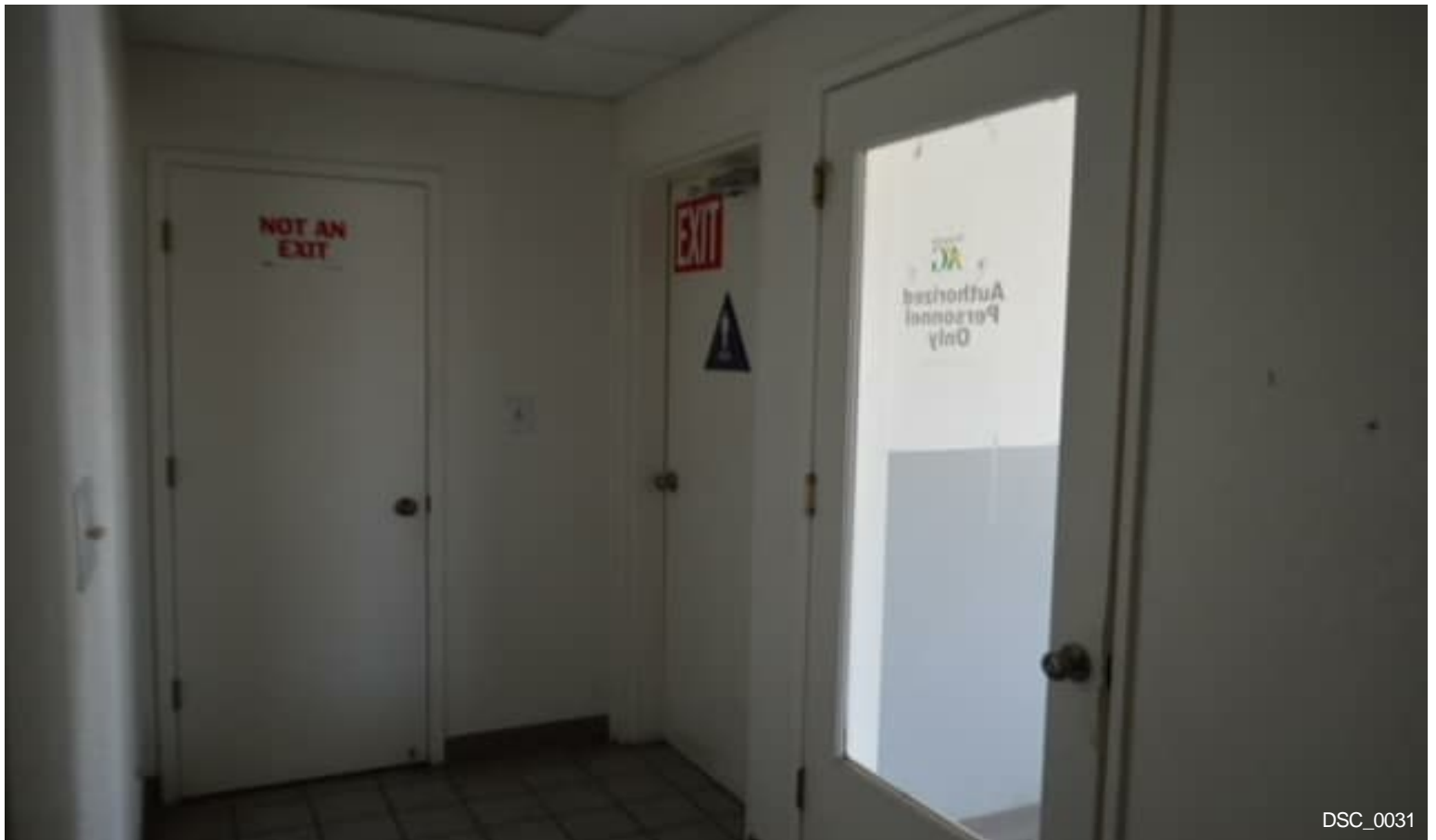


DSC\_0029

# Property Photos



DSC\_0030



DSC\_0031

# Property Photos



DSC\_0041



DSC\_0042

# Property Photos



DSC\_0044



DSC\_0046

# Property Photos



# Property Photos



DSC\_0083



DSC\_0085

# Property Photos



# Property Photos



# Property Photos



DSC\_0092



DSC\_0095

# Property Photos



DSC\_0097



DSC\_0098

# Property Photos



DSC\_0100



DSC\_0102

# Property Photos



# Property Photos



DSC\_0108



DSC\_0109

# Property Photos



DSC\_0110



DSC\_0133

# Property Photos



DSC\_0134



DSC\_0136

# Property Photos



DSC\_0138



DSC\_0012

# Property Photos



DSC\_0015



DSC\_0019

# Property Photos

