

A photograph of a single-story industrial building with a tan stucco exterior and a red metal roof. The building has several windows and a small entrance. A black metal fence runs along the front of the building, enclosing a paved parking lot. The sky is blue with some wispy clouds.

FOR SALE

**1351 E. ASH AVENUE
SHAFTER, CA**

ASKING PRICE: \$2,600,000



1351 E. ASH AVENUE FOR SALE

Property Features

- Free-standing industrial metal office/warehouse buildings on large fenced lot.
- Easy access to/from Hwy 99 via Lerdo Highway, with easy access to Hwy 43
- Neighboring other industrial users
- Suitable for heavy manufacturer/power user

Total Availability: ±18,950 SF

Office: 3,000 SF

Warehouse: 15,950 SF

Lot Size: 4.73 Acres

Power: 1,600Amps, 277/480V, 3Ph

Zoning: Industrial, City of Shafter

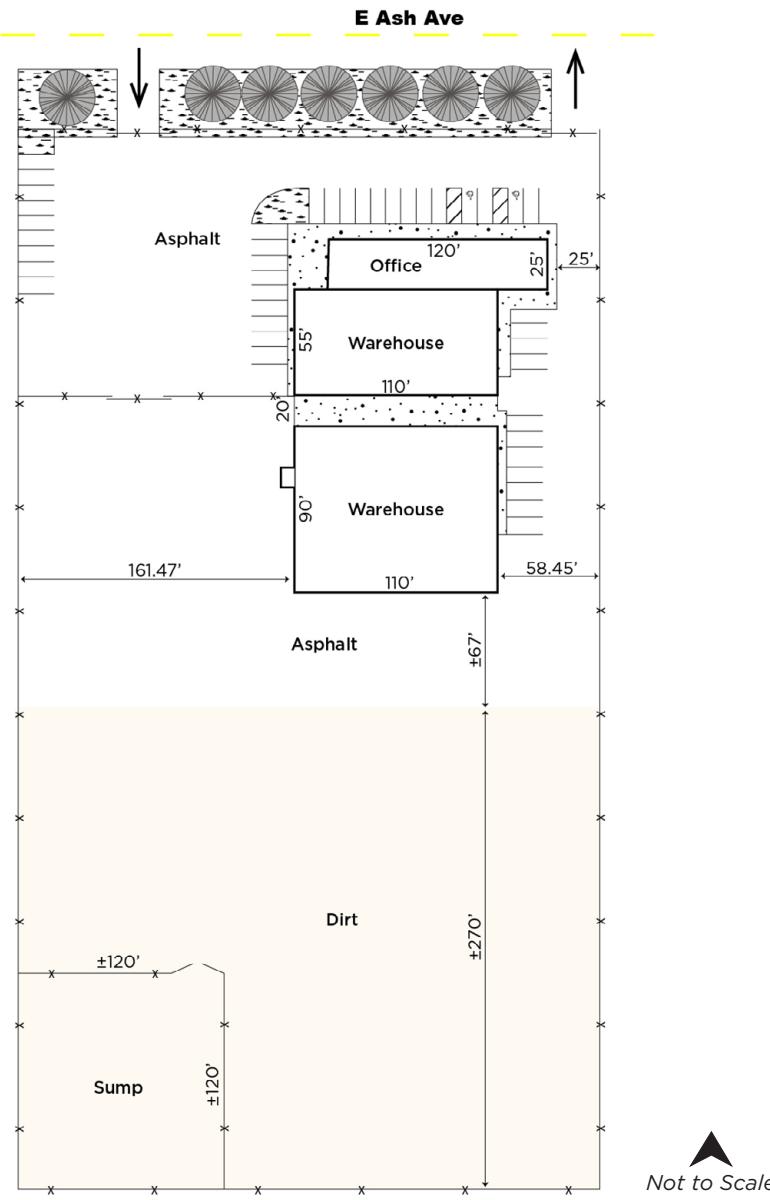
APN: 089-140-13

Loading:
(6) 10' x 10' Roll-Up Doors
(1) 10' x 12' Roll-Up Door

Asking Price: \$2,600,000



1351 E. ASH AVENUE FOR SALE SITE PLAN



CLOSE UP AERIAL



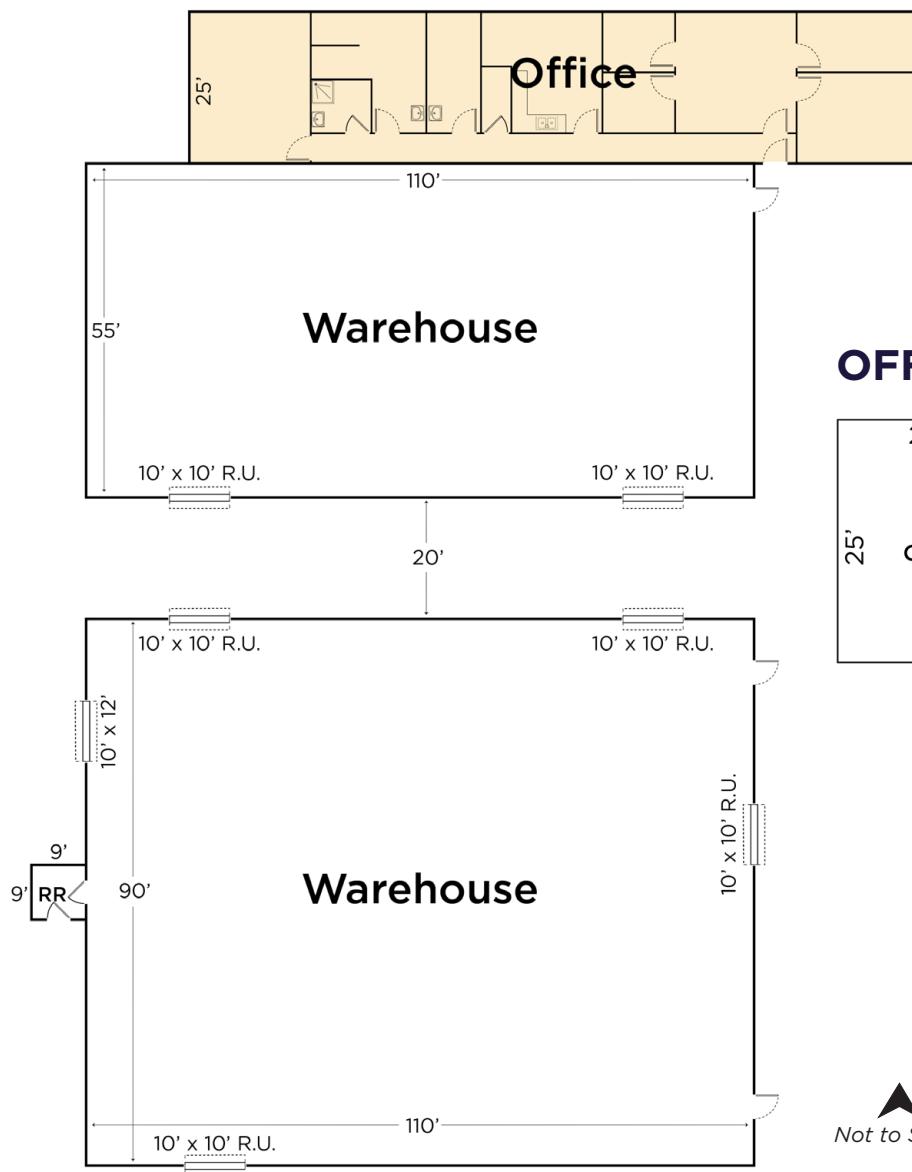
1351 E. ASH AVENUE FOR SALE AERIAL



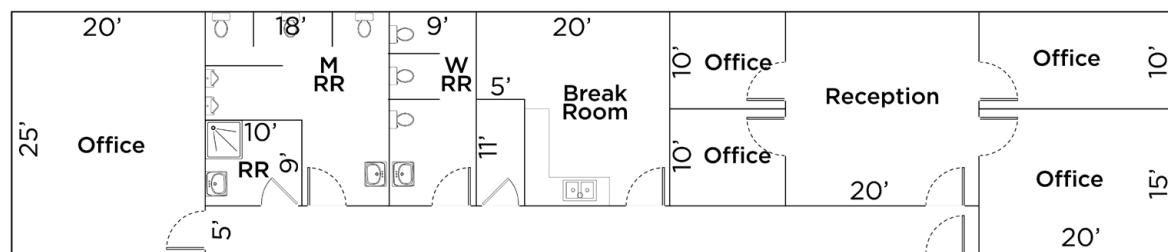
1351 E. ASH AVENUE

FOR SALE

FLOOR PLAN



OFFICE FLOOR PLAN



Not to Scale



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