



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
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Office:	3,000 SF
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Warehouse:	15,950 SF
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Lot Size:	4.73 Acres
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Power:	1,600Amps, 277/480V, 3Ph
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Zoning:	Industrial, City of Shafter
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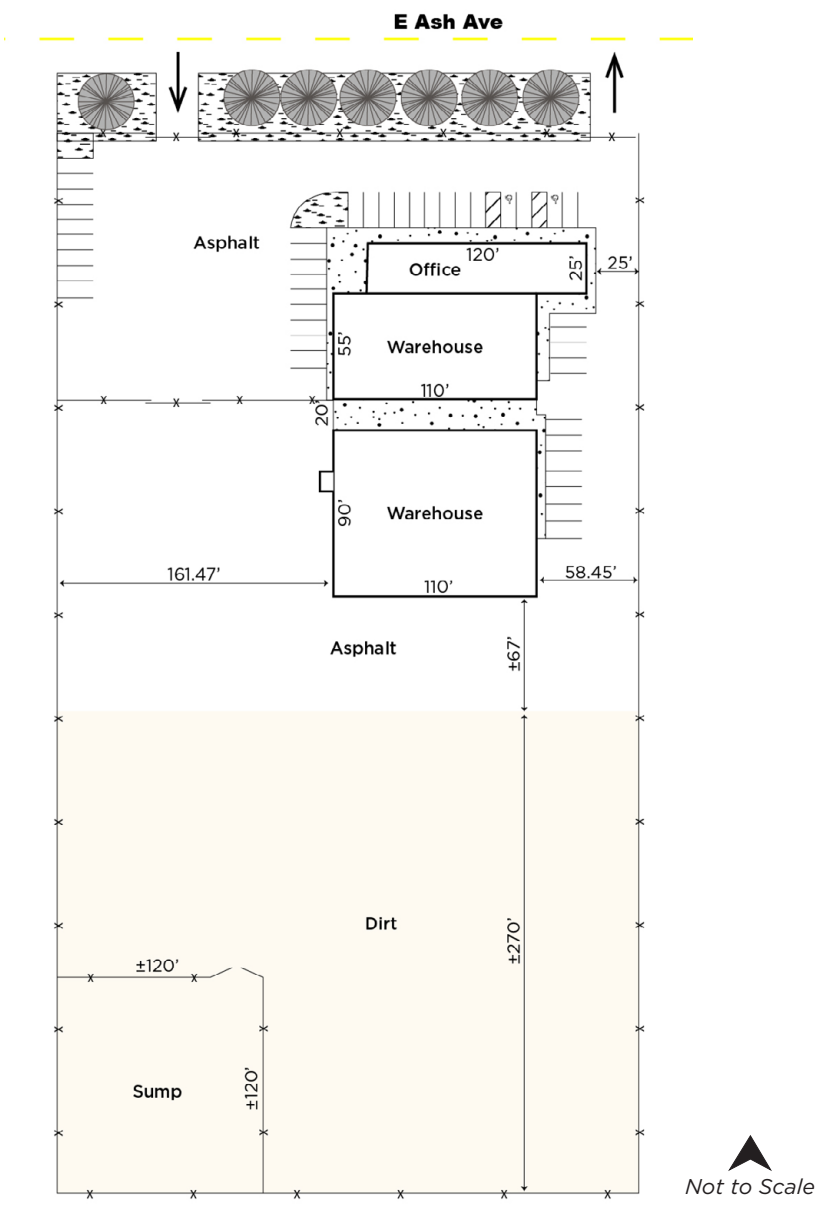
APN:	089-140-13
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Loading:	(6) 10' x 10' Roll-Up Doors (1) 10' x 12' Roll-Up Door
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Asking Price:	\$2,600,000
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SITE PLAN



CLOSE UP AERIAL



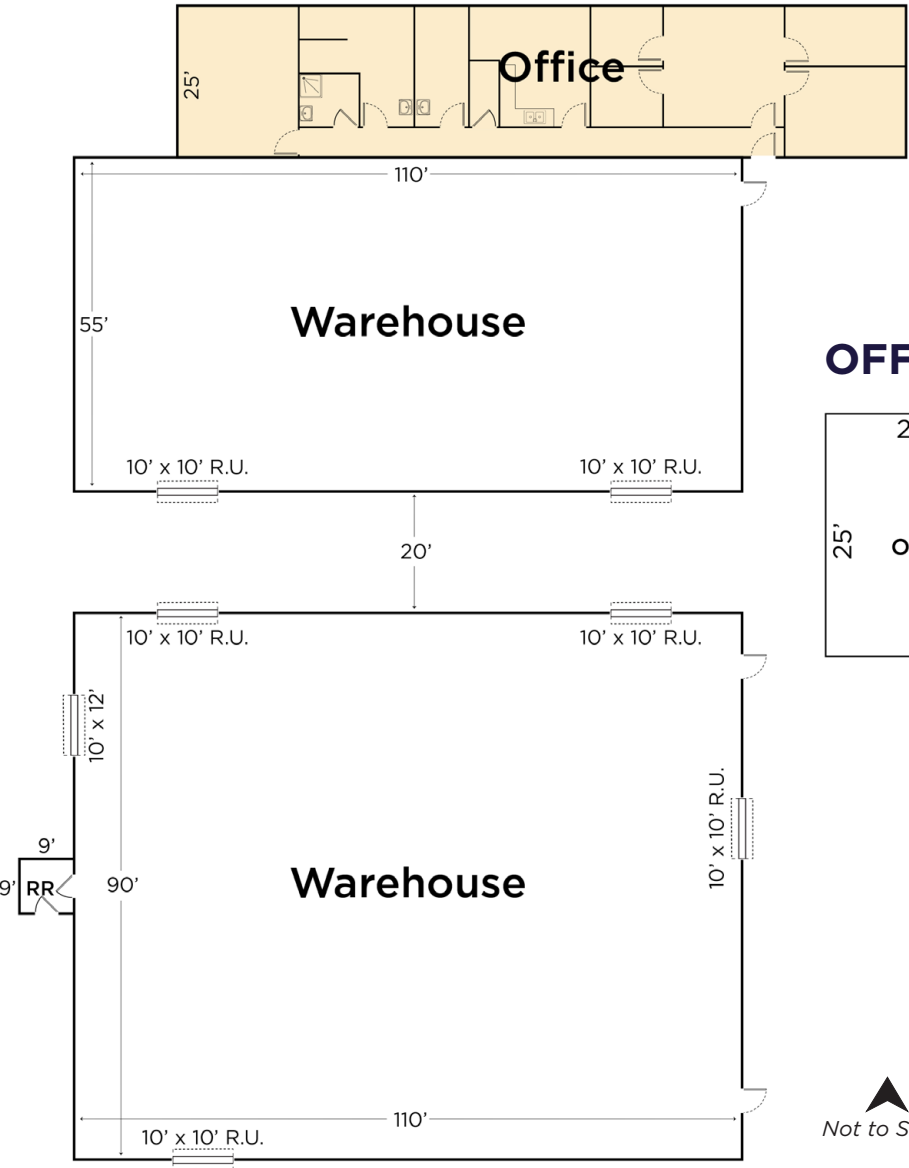
1351 E. ASH AVENUE
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AERIAL



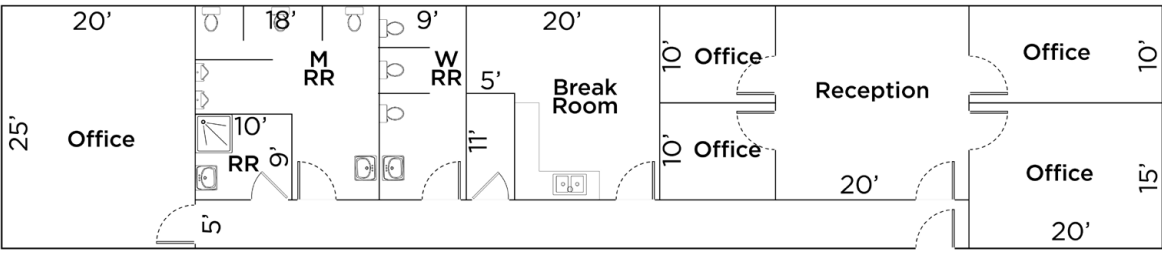
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FLOOR PLAN



OFFICE FLOOR PLAN



Not to Scale



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