

FOR LEASE

MADERA INDUSTRIAL WHSE

325 - 355 S Schnoor Ave, Madera, CA 93637



PROPERTY DESCRIPTION

BRAND NEW INDUSTRIAL BUSINESS PARK FOR LEASE - Fully amenitized warehouse units available in Madera industrial corridor. The site consists of four buildings, each with 18/19 units. Each 1,950 SF unit is designed with the tenant in mind with a small climate controlled office, 14' rollup door, private yard, and 18' clear height warehouse with cooling. Tenants requiring a larger footprint may combine multiple units.

The site offers perimeter fencing with electric security gate, video surveillance, and a common area loading dock. 3-phase power is available. The site is ideally situated 2 miles from CA Highway 99 and is located in an industrial corridor with nearby retail amenities.

PROPERTY HIGHLIGHTS

- 18' clear height
- 14' rollup door
- Yard with privacy fencing
- Small climate controlled office
- Evaporative cooler in warehouse
- Restroom and shop sink in unit

OFFERING SUMMARY

Lease Rate:	\$0.92 - 0.95 SF/month (MG)
Number of Units:	74
Available SF:	1,950 - 3,900 SF
Lot Size:	9.07 Acres
Building Size:	144,300 SF
Year Built:	2022

BOESE COMMERCIAL

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For More Information:

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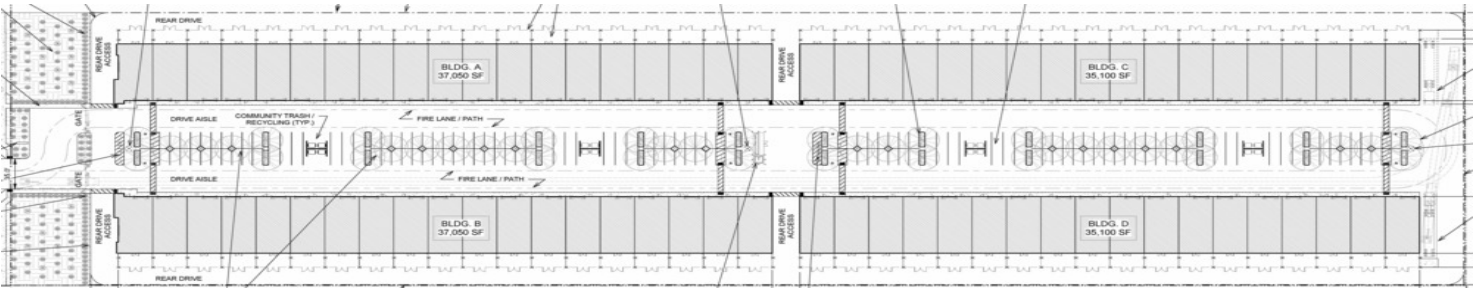
BUILDING FRONTAGE



UNITS



BUSINESS PARK



SITE PLAN

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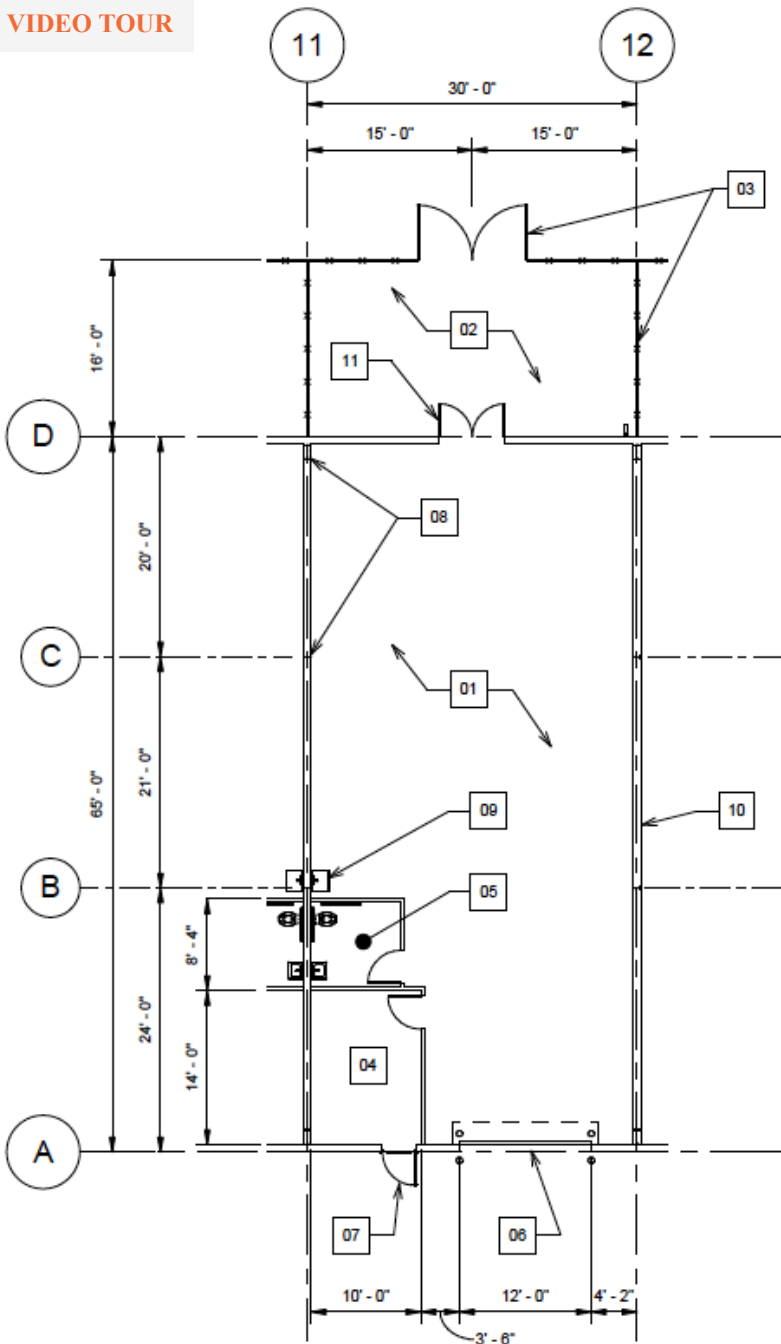
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VIDEO TOUR



FLOOR PLAN KEYNOTES

- 01 WAREHOUSE AREA W/ ROOF MOUNTED EVAP. COOLER / UNIT HEATER (CONSIDERED UNCONDITIONED SPACE DUE TO BTU'S) AND ONE (1) ROOF SKYLIGHT
- 02 EXTERIOR SECURED STORAGE AREA / YARD
- 03 CHAINLINK FENCE W/ PRIVACY SLATS (8' HEIGHT)
- 04 OFFICE AREA (CONDITIONED)
- 05 ACCESSIBLE RESTROOM (W/ EXHAUST ONLY)
- 06 12x14' ROLL-UP DOOR
- 07 3'x7' DOOR WITH INTEGRAL WINDOW W/ SECURITY GLAZING (WIRE REINFORCED)
- 08 TYP. METAL BLDG. COLUMN WHERE OCCURS
- 09 ACCESSIBLE STAINLESS STEEL HANDWASH SINK
- 10 INTERIOR METAL PURLINS W/ ONE (1) LAYER 5/8" DRYWALL EA. SIDE AND ACOUSTICAL INSULATION FULL HT.
- 11 6'x7' DOUBLE LEAF DOOR

TYP. UNIT FLOOR PLAN

SINGLE UNIT FLOOR PLAN - 3,900 SF UNITS ARE DOUBLE SIZED AND MIRRORED

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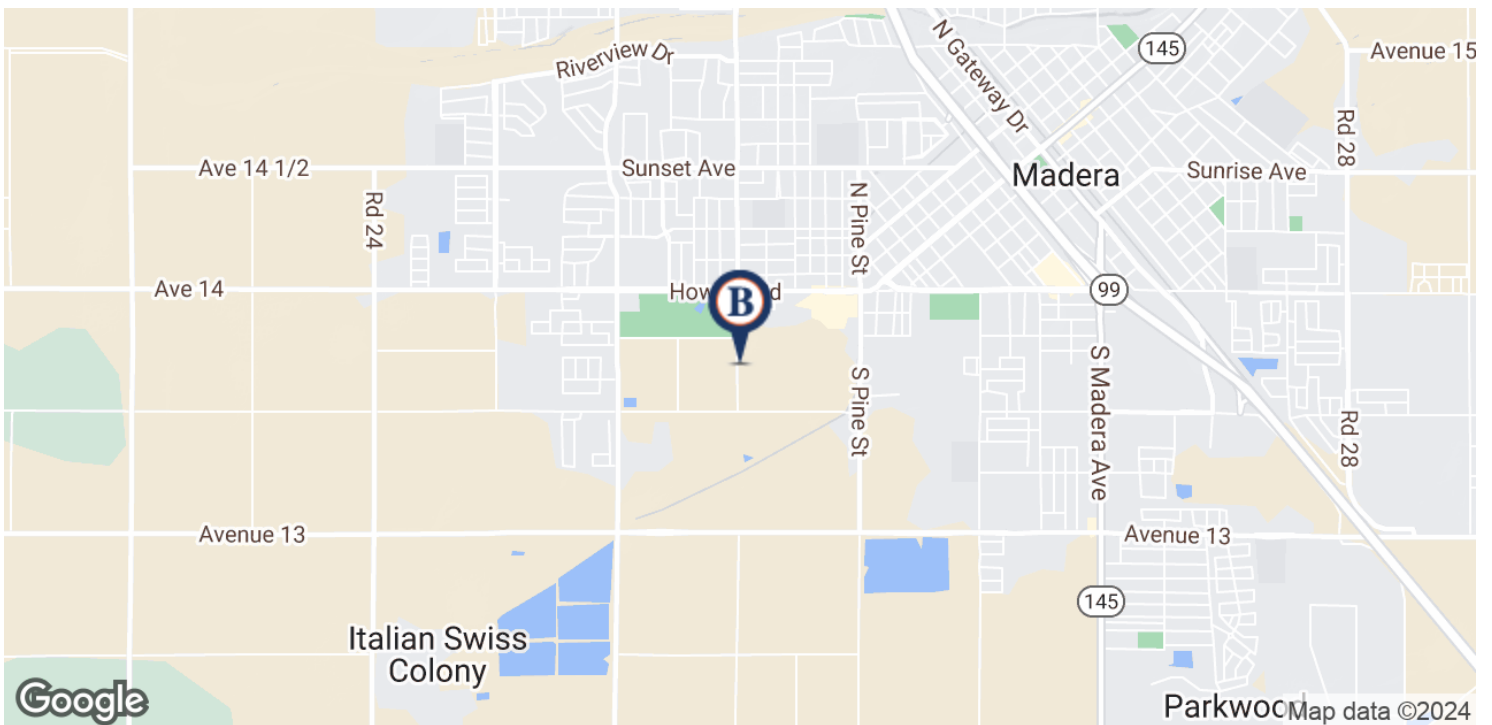
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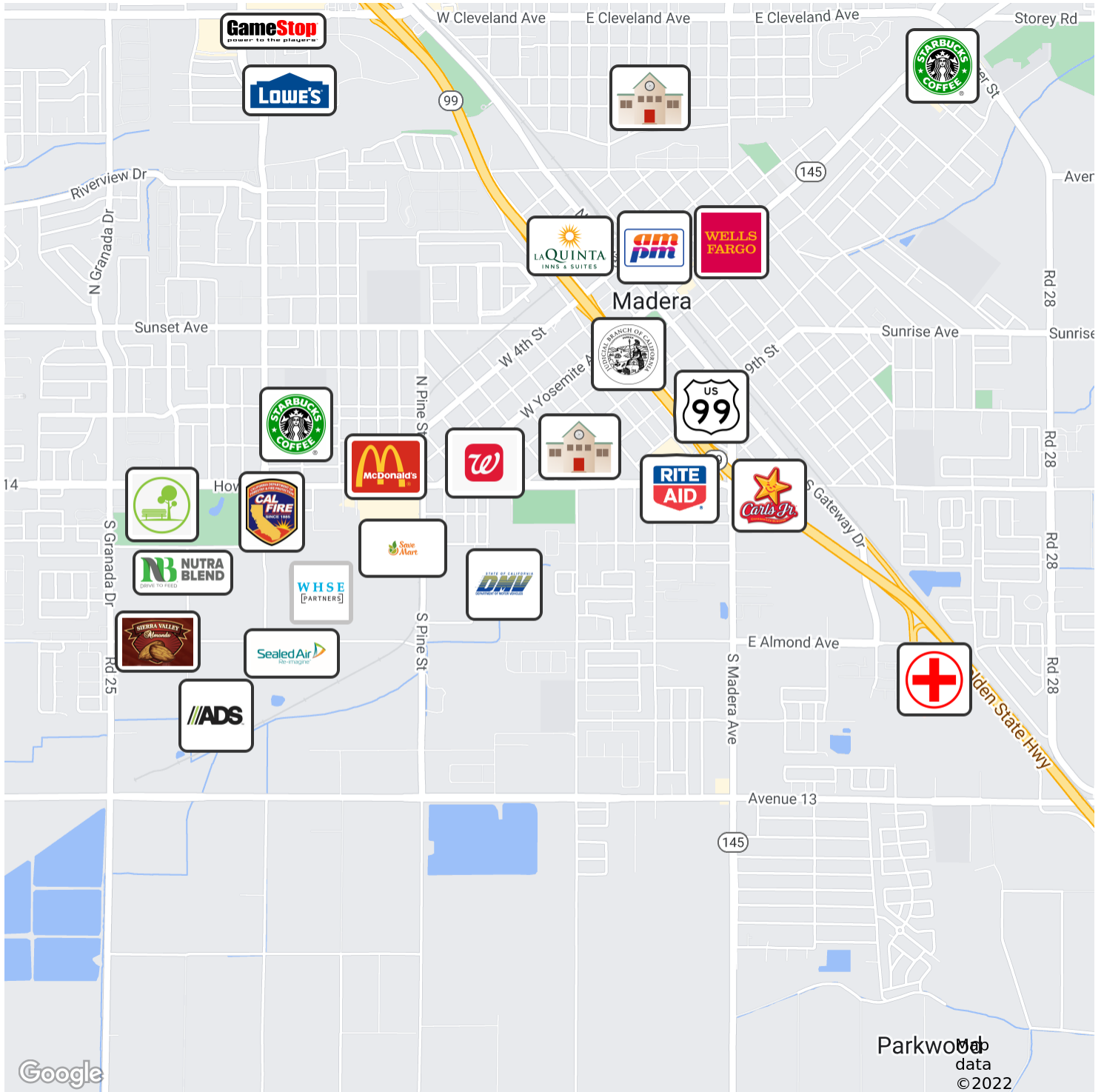
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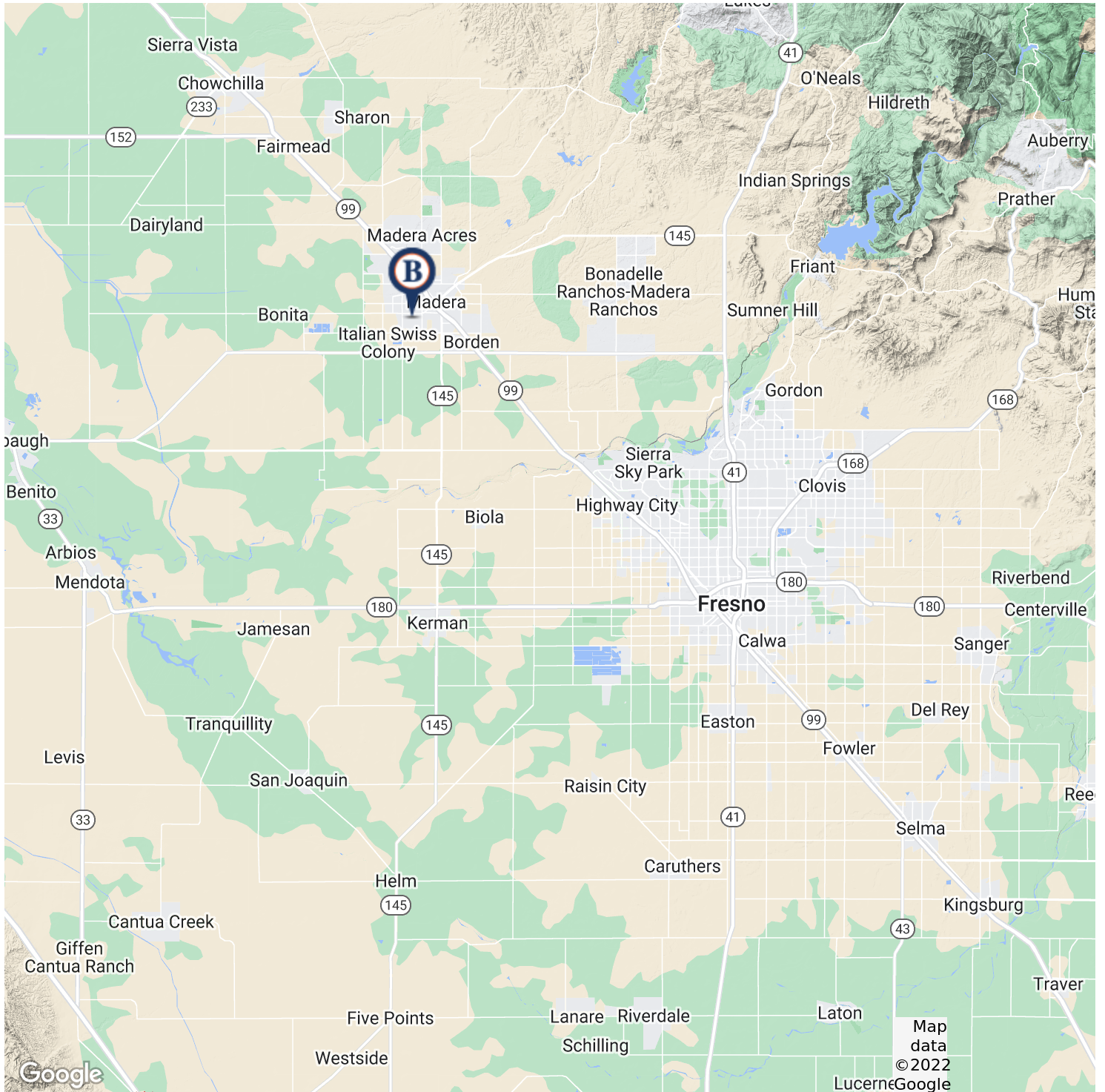
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