

13704 Hanford-Armona Rd.
Armona, CA. 93202



FOR LEASE

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Property Description

The Armona Cannery Industrial Park is a multi-tenant industrial facility with two building structures that includes a shop building and the warehouse building totaling approx.75,000 sqft of enclosed warehouse area, over 12,000 sqft. of covered canopy area on the loading dock and over 23,000 sqft. of laydown area.

Location Description

Armona Cannery Industrial Park is located in the unincorporated community of Armona, in Kings County, California with close proximity to State Route 198 that provides easy access to the cities Hanford, Lemoore and other nearby metropolitan areas.

Summary

- Available Warehouse Space:** ±6,451 sqft.
- Available Canopy Space:** ±4,200 sqft
- Available Laydown Space:** ±23,000 sqft.
- Zoning:** CS-Service Commercial District (County of Kings)
- Allowed Uses:** Storage, Light Assembly & Services
- Commercial Roll-Up Doors:** 13 ft. high



AVAILABLE SPACE

Armona Cannery Industrial Park
13704 Hanford Armona Road | Hanford, CA 93230

Available Space

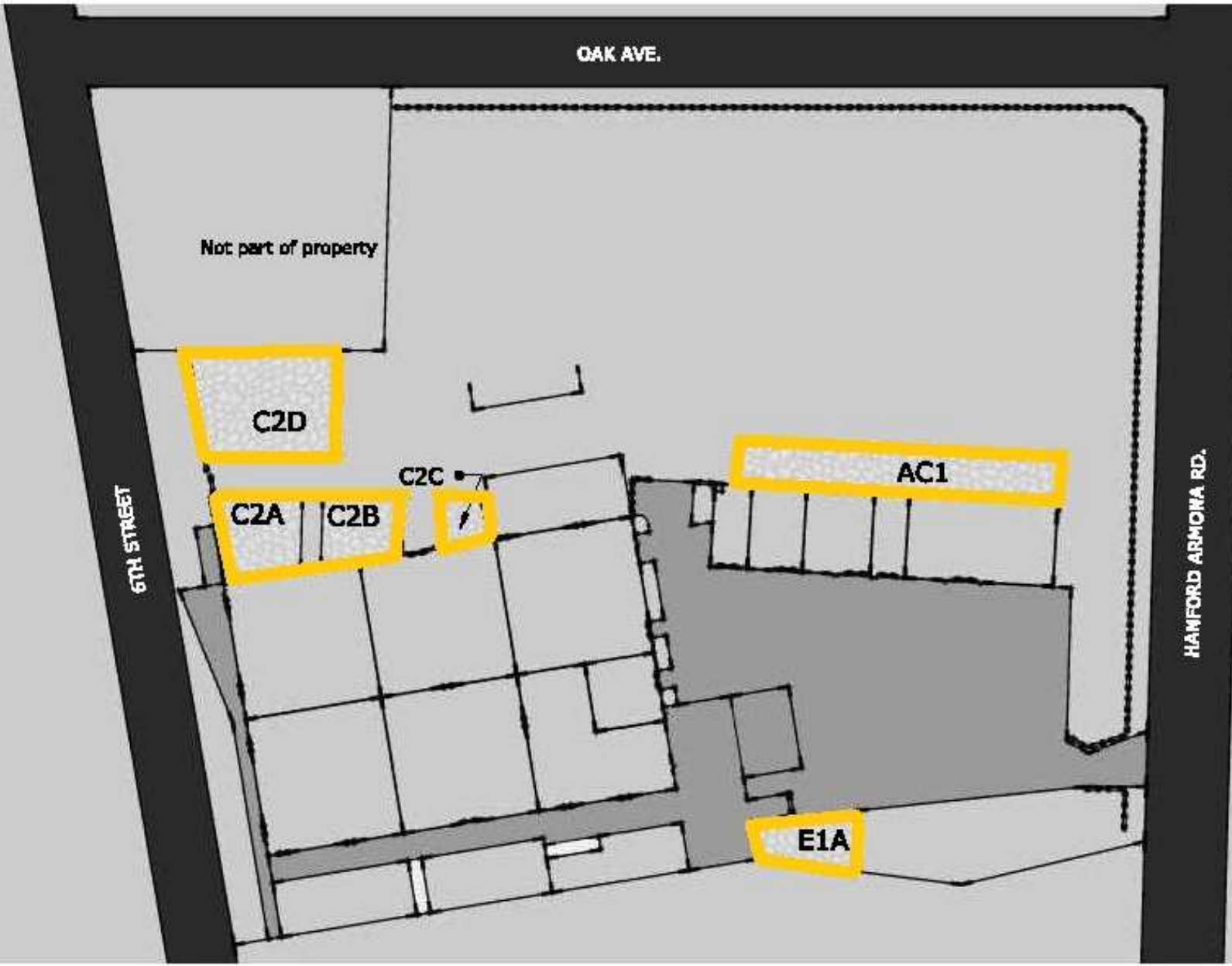
Suite	Size	Rate	Use
A1-2	6,451	\$2,800 /mo	Warehouse Space
E1	3,497	\$400 /mo	Canopy-Covered
E4	800	\$300 /mo	Canopy-Covered
E1A	2,363	Negotiable	Laydown-No Cover
AC1	7,482	Negotiable	Laydown-No Cover
C2C	945	Negotiable	Laydown-No Cover
C2B-C2A	5,371	Negotiable	Laydown-No Cover
C2D	7,426	Negotiable	Laydown-No Cover

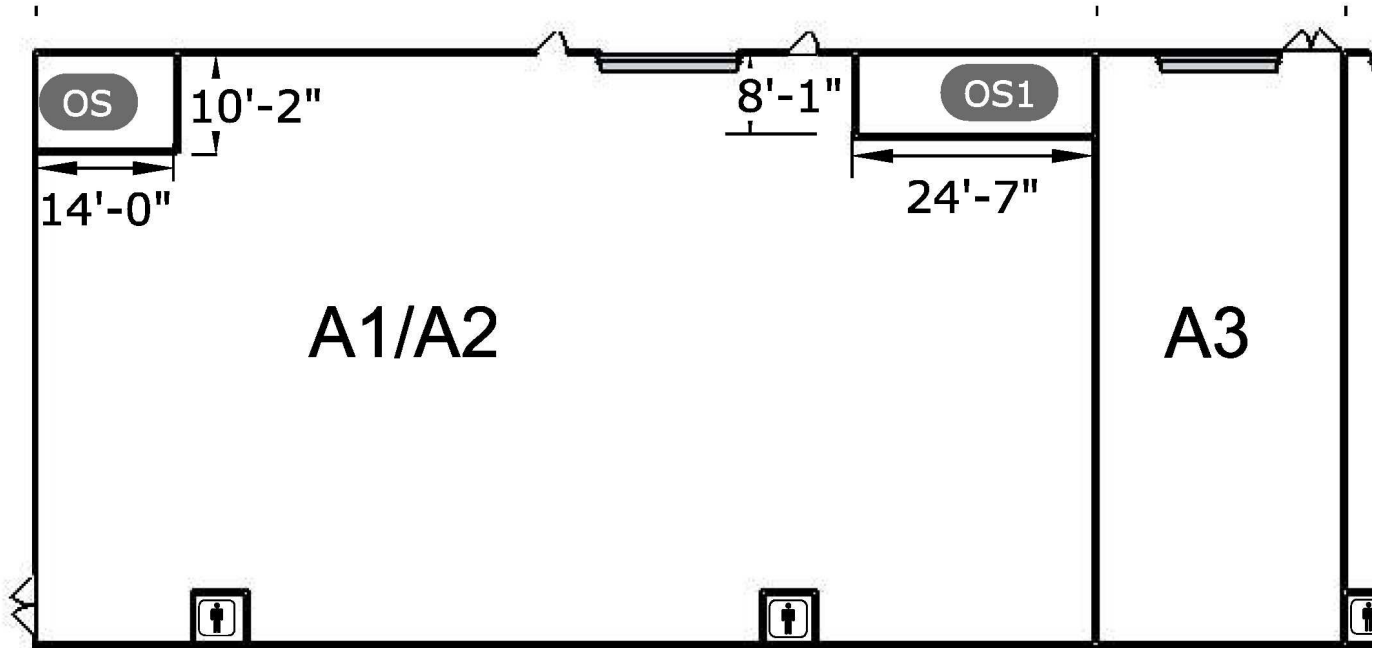
Available Warehouse & Canopy Space



AVAILABLE LAYDOWN AREA

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E1 Canopy Area



E4 Canopy Area



E1A Laydown Area



A1 Laydown Area



C2C Laydown Area



C2A-C2B Laydown Area



C2D Laydown Area

