

AVAILABLE FOR LEASE

425 S. Pine Street, 395 Noble Street, 454 Noble Street Madera, California



BUILDINGS

- A. – 425 S. Pine Street
- B. – 395 Noble Street
- C. – 454 Noble Street

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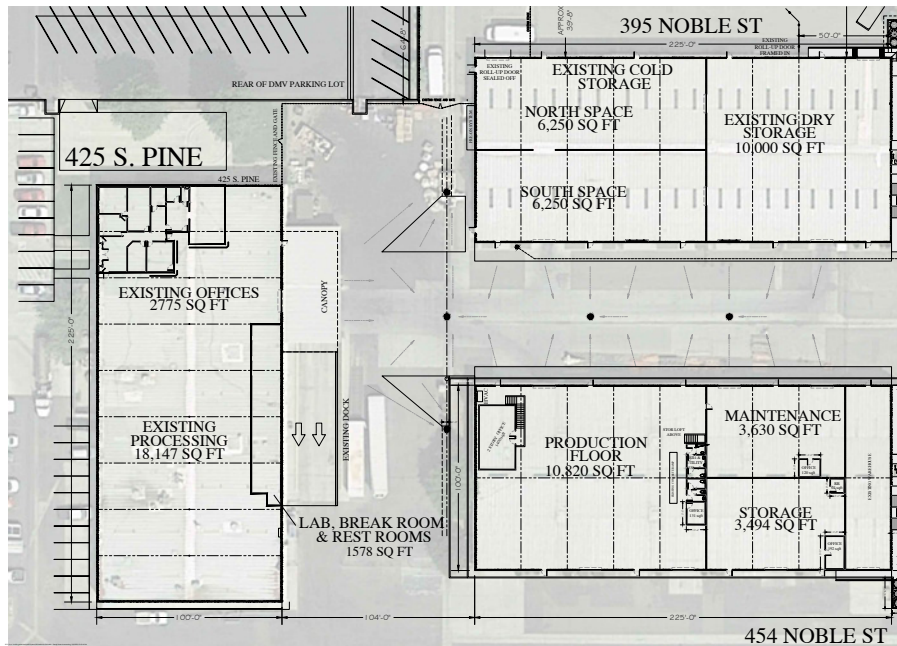
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425 S. PINE STREET, 395 NOBLE STREET. 454 NOBLE STREET - MADERA, CA

**PROPERTY
DETAILS**

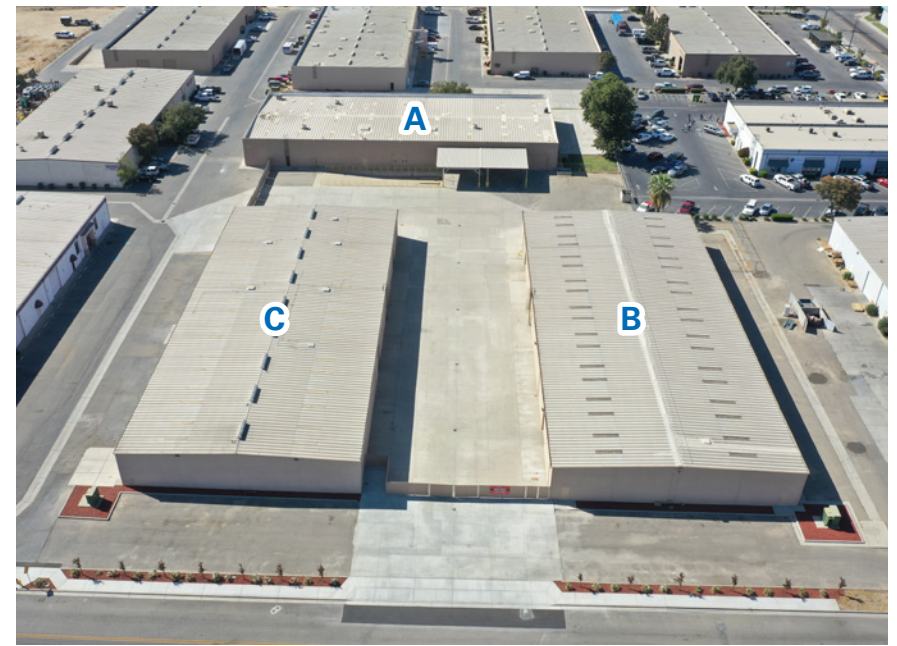
Lease Rate: \$0.45 per SF per month, NNN
Clear Height: 17'
Column Spacing: Various
Grade Doors: 11

Dock Doors: 2
Zoning: Industrial
Electrical: 800 amp; 3 phase
Fire Sprinklers: Yes



Overall Site Plan

Total SF: 67,500± SF
 Warehouse Space: 61,227± SF
 Office Space: 6,273± SF

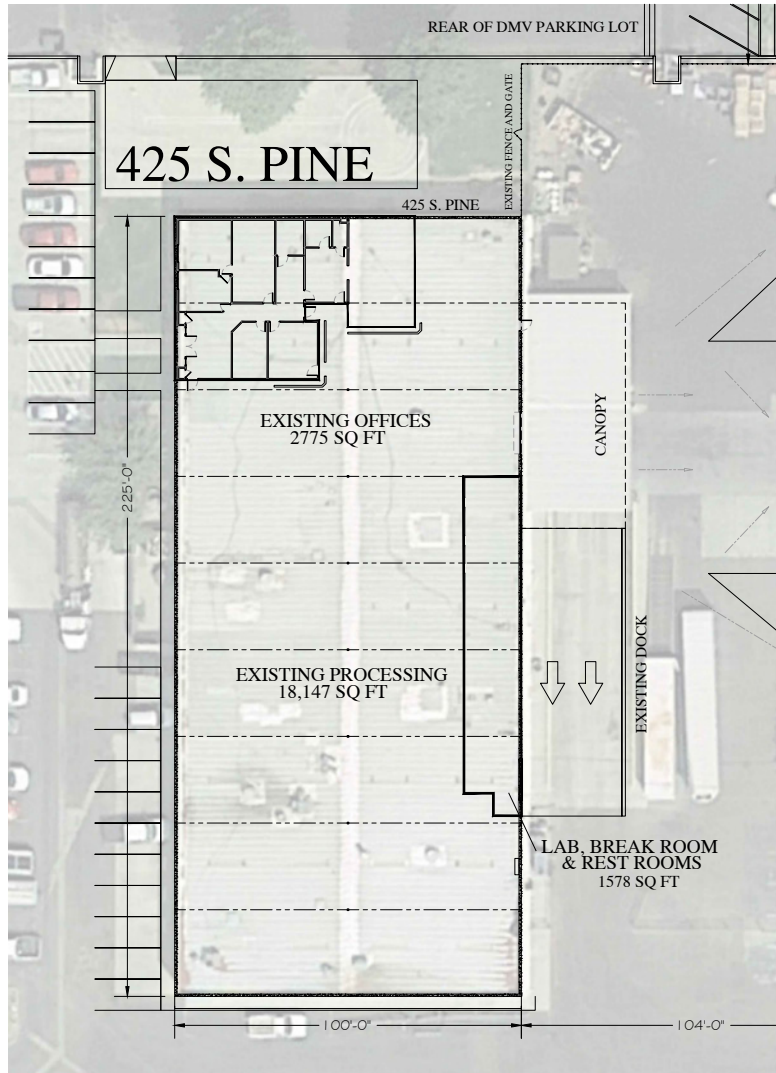


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425 S. Pine Street



HIGHLIGHTS

- 22,500± SF
- 4,553± total office
- 2,775± SF office
- 1,578± SF lab, break and restroom
- 18,147± SF Warehouse
- Truck well with two (2) positions
- Covered unloading area
- Ample parking

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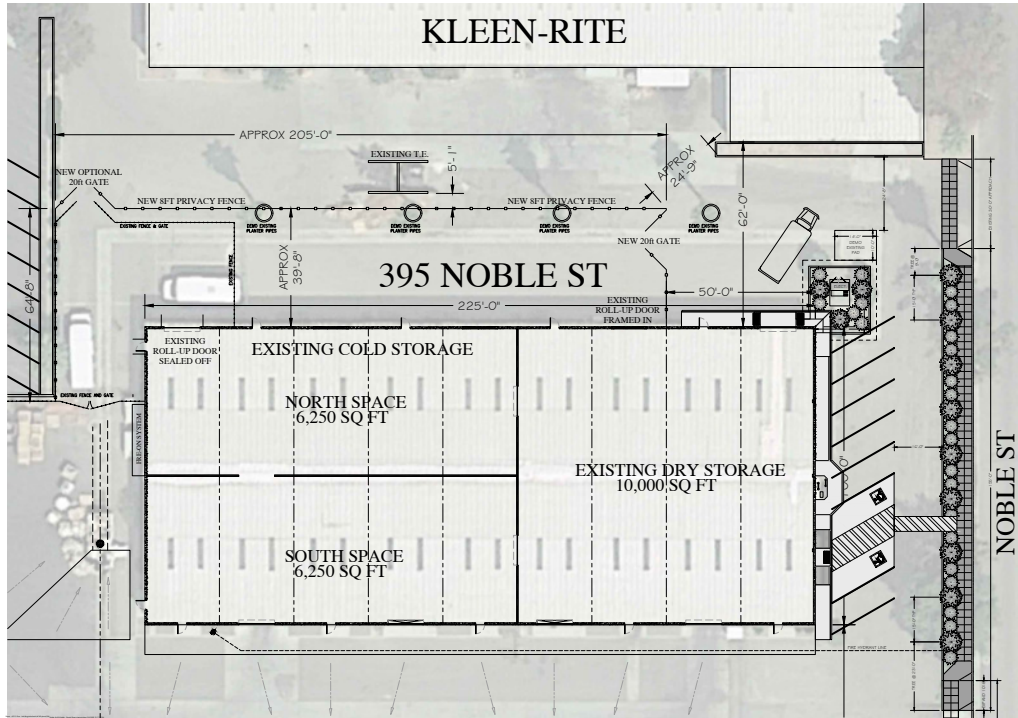
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395 Noble Street



HIGHLIGHTS

- 12,000± SF of cold storage ready space (*cold storage equipment will need to be installed*)
- 10,000± SF of existing dry storage
- Automated roll-up doors
- Option for landlord to construct truck well upon request
- Great truck access from Noble Street

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Property Photos



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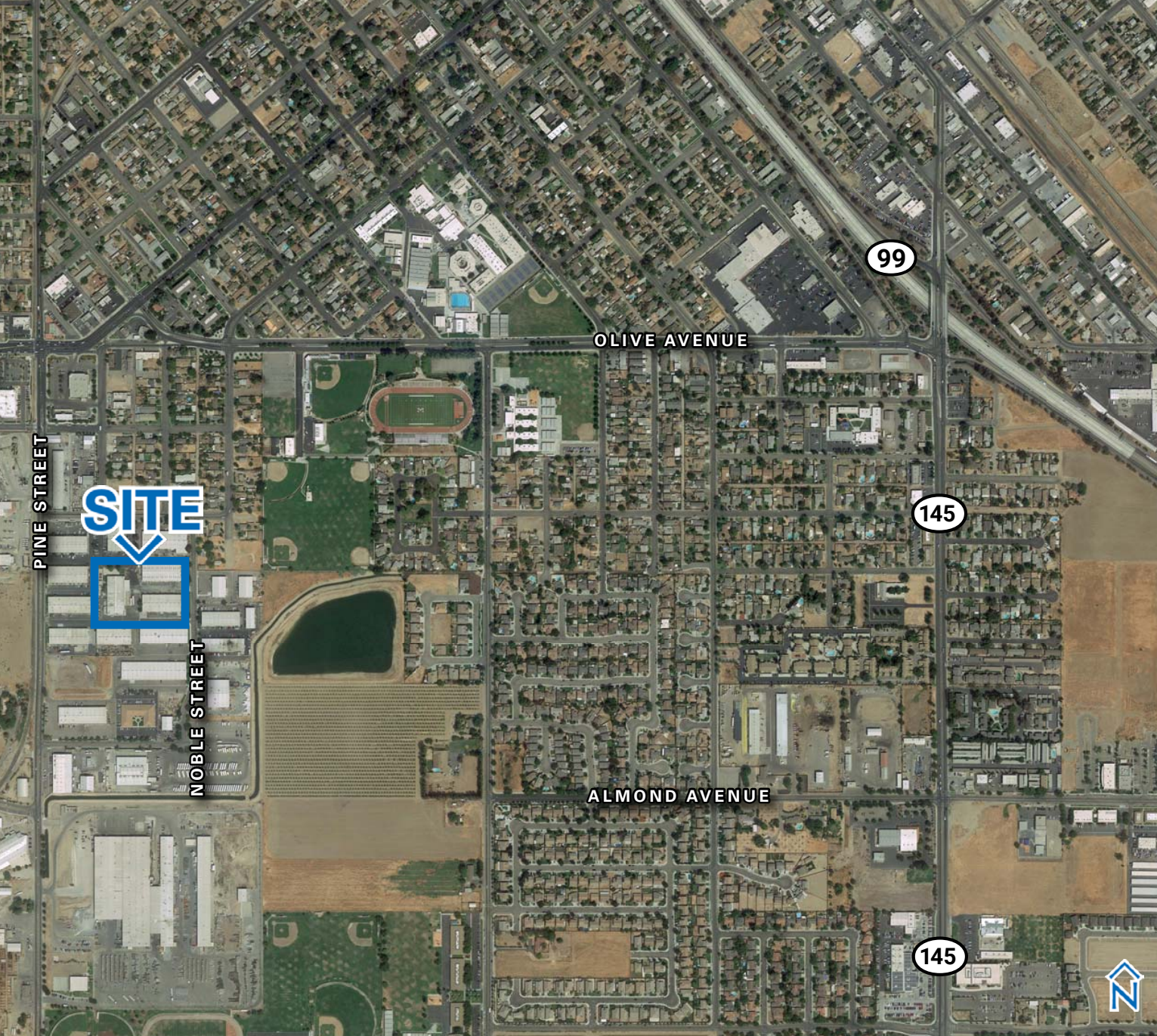
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