

378 N. MINNEWAWA

CLOVIS, CA

±4,592 SF

FOR LEASE

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378 N. MINNEWAWA

Welcome to **378 N. Minnewawa Avenue**, in the heart of Clovis, California. This well-maintained facility offers a **4,592 SF warehouse** featuring **two roll-up doors**.

Situated on a **large 1-acre lot with additional fenced yard space**, this property provides ample room for equipment, vehicle storage, or future expansion.

The **Herndon Avenue frontage** ensures excellent visibility and accessibility, making it a strategic location for businesses looking to establish or grow their presence in the Central Valley.

PROPERTY INFORMATION

LEASE RATE:	Inquire with broker
LEASE TYPE:	Modified Gross
BUILDING SF:	±4,592 SF
LAND AREA:	±51,169 SF (1.17 AC)
YEAR BUILT:	1971
YEAR RENOVATED:	2024
PARKING:	Large lot for parking & fenced yard
ZONING:	M-1

- Clovis location
- Herndon Avenue frontage
- Well maintained
- Easy access to Hwy 168
- Rare industrial zoned Clovis property
- Fenced Yard, plus additional lot space.

AERIAL - SITE PLAN

HERNDON AVENUE



NEIGHBORHOOD AERIAL MAP



PHOTO GALLERY



PHOTO GALLERY





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