

FOR SALE/LEASE/BUILD-TO-SUIT - PADS & BUILDING SHELLS

Cleveland Plaza

MADERA, CALIFORNIA



Premier Class "A" Office Buildings

SCOTT BUCHANAN

559 256 2430

scott.buchanan@colliers.com

BRE: 01389446



THE OPPORTUNITY

This prestigious office complex is strategically positioned on Cleveland Avenue located in close proximity to Lowe's, Big 5, Petco, Marshalls, Walgreens, Dollar Tree, Chase Bank, Leslies Pool Supply and several restaurants.



PROPERTY SUMMARY

- > Location: 2365, 2391 & 2425 W. Cleveland Avenue, Madera, California
- > Available: *2365 & 2391 W. Cleveland Avenue* is comprised of two (2) separate building pads available for Sale or Lease that can accommodate two (2) separate 5,424 square foot buildings.
2425 W. Cleveland Avenue is an existing cold dark shell building with approximately 1,418 square feet available for lease.
- > Sale Price: \$200 per square foot for a "Cold Dark" building shell.
- > Building Pad Price: \$85.00 per buildable square foot
- > Lease Rate: \$1.35 per square foot, per month, triple-net (NNN). Tenant is responsible for its pro-rata share of the cost of the building's monthly operating expenses.
- > Lease Term: Five (5) year minimum.
- > Tenant Improvement Allowance: \$45.00 per usable square foot.
- > Signage: Monument signage available

Cold/Dark Building Shell: The Building will include the following:

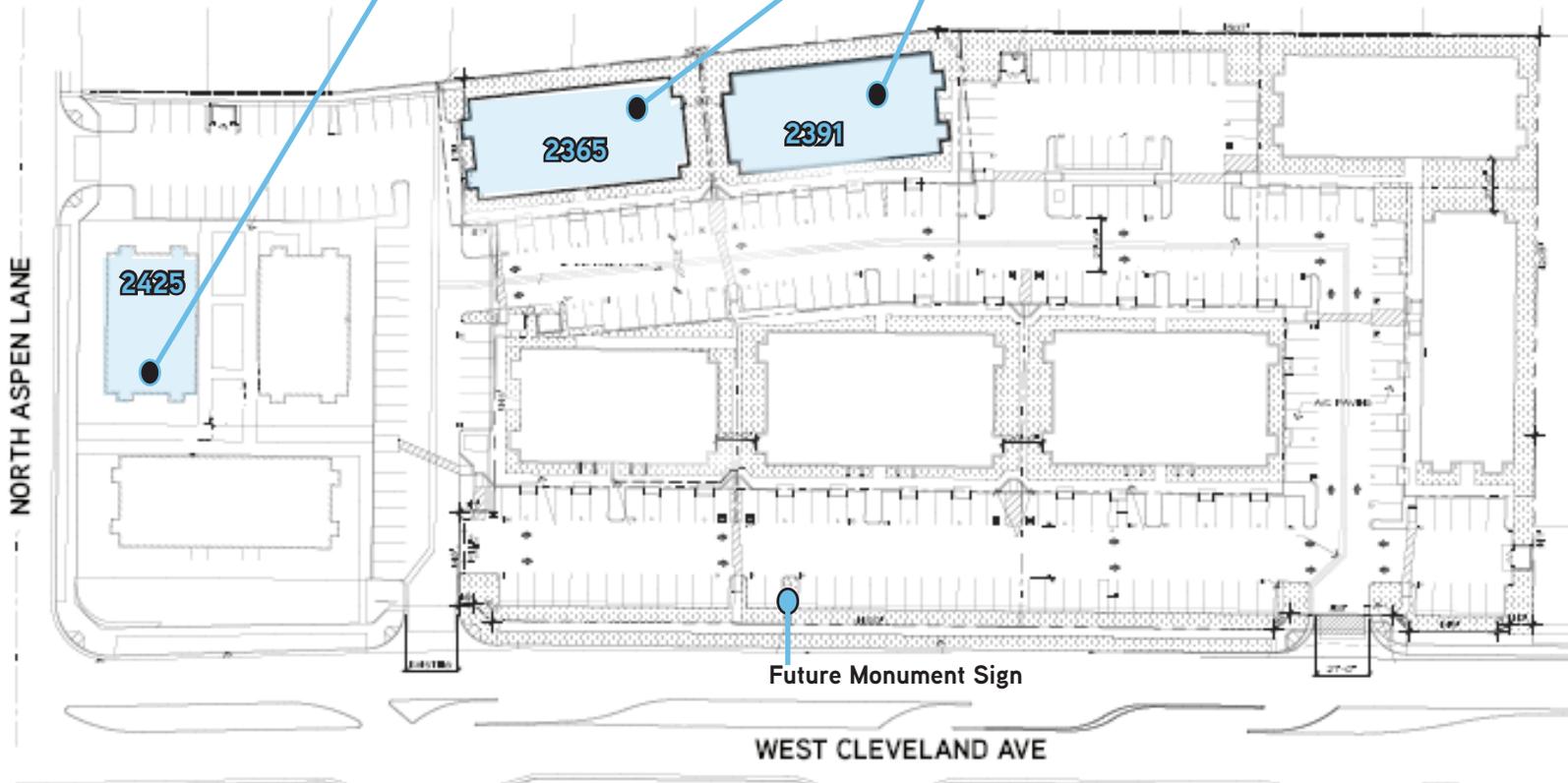
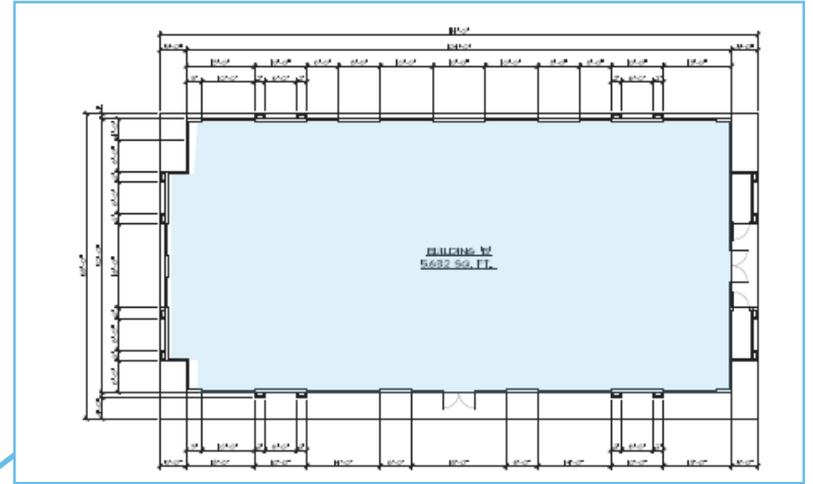
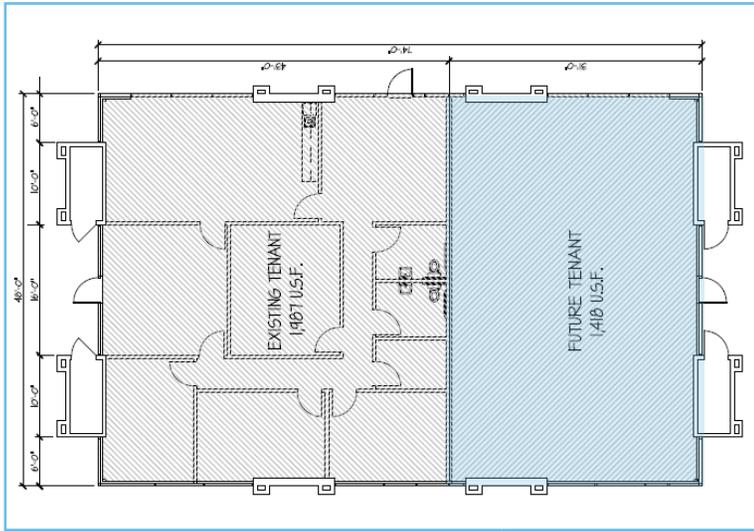
- All on & off site improvements installed and completed including, all utilities brought to the building exterior and/or electrical/telephone room (water, sewer, gas, electricity, telephone, etc.)
- All parking lot paving & striping, curbs, gutters, driveways/access approaches, trash enclosures, parking lot lighting, etc. installed & completed.
- All perimeter landscaping along Cleveland Avenue plus areas surrounding the buildings, including sidewalks and building landscaping installed and completed.
- Exterior building walls installed and finished, including all window and door system plus building exterior lighting (night time security lighting) installed and completed.
- Roof system installed and completed.
- Fire sprinkler system installed within the building, no drops included.
- Mechanical system: Heating/Ventilation/Air Conditioning individual units mounted/installed on the roof. No electrical or gas connections or ducting distribution included.
- Smooth finished concrete floor slab, poured after Buyer's plumbing requirements have been installed and completed in both Buyer's space and Buyer's remaining Lease Space, if any, including sewer line in a location to be determined and mutually agreed upon between the Parties. However, as an alternative, a credit on the installation/materials price for the floor slab will be given.

All agreements & entitlements to be completed, mutually approved and in place at the close of escrow including:

- Covenants, Conditions and Restrictions - CCR's.
- Legal separate Parcel Map recorded for the subject property.
- Owner's Common Area Maintenance and Property Management Agreement.
- Sign Criteria Requirements and Restrictions.
- Reciprocal Parking and Access Easement Agreement.
- All appropriate and necessary General Building Contractor Guarantees and Warranties to be transferred to Buyer.
- Lien free, clear title to the subject property.
- All building improvements to be compliant with all State, Federal, County and City building codes and ordinances and to be fully compliant with all Americans with Disabilities Act (ADA) and State of California Title 24 Energy Efficiency Requirements.



SITE/FLOOR PLAN





CLEVELAND AVE



SCHNOOR AVE



BUILDING PADS

1,418 SF

Future Monument Sign

FOR SALE/LEASE/BUILD-TO-SUIT

CLEVELAND PLAZA

MADERA, CA



SCOTT BUCHANAN

559 256 2430

scott.buchanan@colliers.com

BRE #01389446

COLLIERS INTERNATIONAL | 7485 N. Palm Avenue, #110 | Fresno, CA 93711 | 559 221 1271 | www.colliers.com/fresno



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2016. All rights reserved.