

FREEWAY VISIBILITY & RAIL SERVED - BUILD-TO-SUIT OPPORTUNITY COMMERCIAL HIGHWAY PROJECT



31992 HIGHWAY 46, MCFARLAND, CALIFORNIA



BUILD-TO-SUIT FOR LEASE

TOTAL BUILDING:
30,000 - 90,000 square feet

OFFICE: 5%
Build-to-Suit

LOT SIZE:
Approx. 7.65 acres

ZONING:
M-1 PD

FEATURES:
Clear Height to suit

Roll-up doors to suit

Dock doors to suit

Highway 99 frontage with easy
North and South bound access

Served by the Burlington Northern
Santa Fe Rail Line

Two (2) 550' rail spurs

LED warehouse lighting

ESFR ready

Power to suit

UTILITIES:

Electric: Pacific Gas & Electric

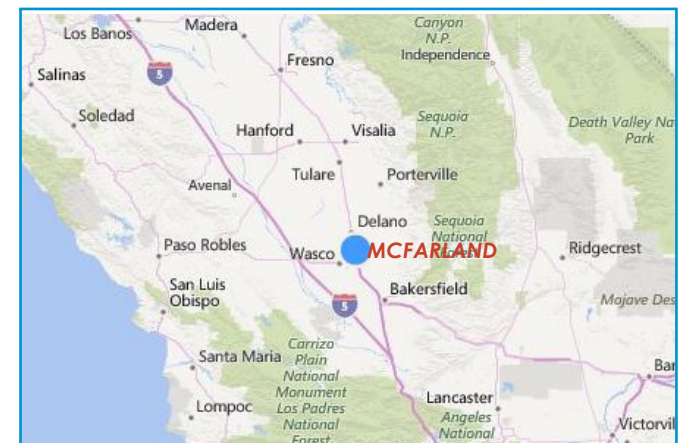
Gas: Pacific Gas & Electric

Septic

Water Well

RATE:

CALL AGENT(S) FOR PRICING AND MORE



31992 HIGHWAY 46, MCFARLAND, CA

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COMMERCIAL HIGHWAY PROJECT

31992 HIGHWAY 46, MCFARLAND, CALIFORNIA

SITE PLAN:



31992 HIGHWAY 46, MCFARLAND, CA

BUILT-TO-SUIT PROJECT

Subject property is located at the Highway 99 and Highway 46 on/off ramps with frontage and visibility on Highway 99.

The property is served by the Burlington Northern Santa Fe Rail Line with two (2) 550' dedicated rail spurs onto the property.

7.65 acres available

APN#: 073-060-09



BUILD-TO-SUIT FOR LEASE

AGENT: SCOTT WELLS
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AGENT: WESLEY MCDONALD
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