

FOR LEASE > WAREHOUSE / YARD / RAIL

31992 HIGHWAY 46, MCFARLAND, CALIFORNIA

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WAREHOUSE / YARD / RAIL PROPERTY INFORMATION

31992 HIGHWAY 46, MCFARLAND. CALIFORNIA

The subject property is located at the Freeway 99 and Highway 46 on/off ramps with frontage and visibility on Freeway 99. The property has a large fenced yard. There is a new 7,200 s.f. free standing metal warehouse building and another 26,000 s.f. of improvements in the main building. The property is dual served by the Burlington Northern Santa Fe and Union Pacific rail lines with two (2) 550' dedicated rail spurs

AVAILABLE

Total project approximately 33,000.....\$14,500. per month Industrial Gross

Main Building: 25,800 s.f.
Office Space: 3,260 s.f.
Canopy: 12,800 s.f.
Secondary Warehouse: 7,200 s.f.
Yard Size: 7.5 acres

HIGHLIGHTS

- > Metal and brick construction
- > Freeway 99 frontage and exposure
- > Approximately 7.5 acres of graded and compacted yard
- > Zoned: M-1 PD
- > Clear height 13' - 18'
- > Seven (7) dock loading positions
- > Fluorescent lighting
- > Two (2) 550' rail spurs (BNSF + UP) serving property
- > Project was expanded in 1991
- > Utilities:
 - Water.....Private Well
 - Sewer.....Septic
 - Electric.....240/480 volt, 400 amp



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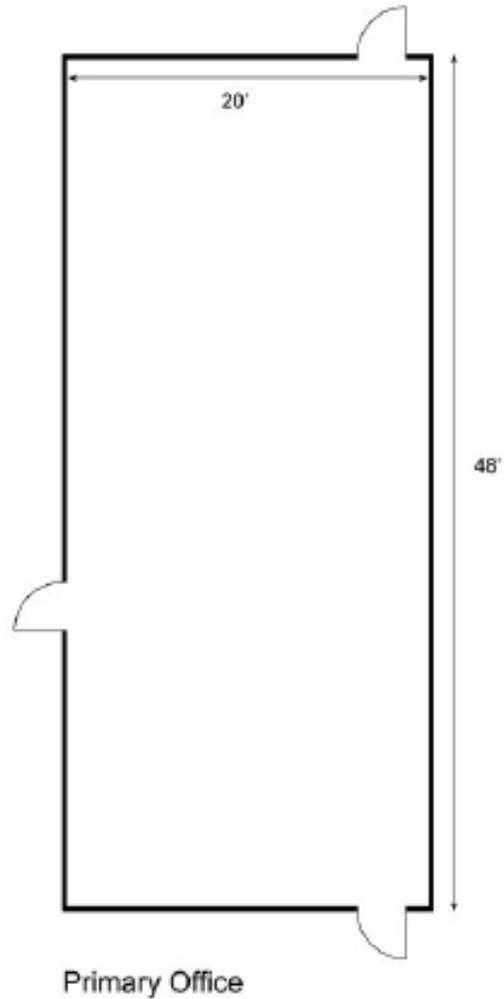
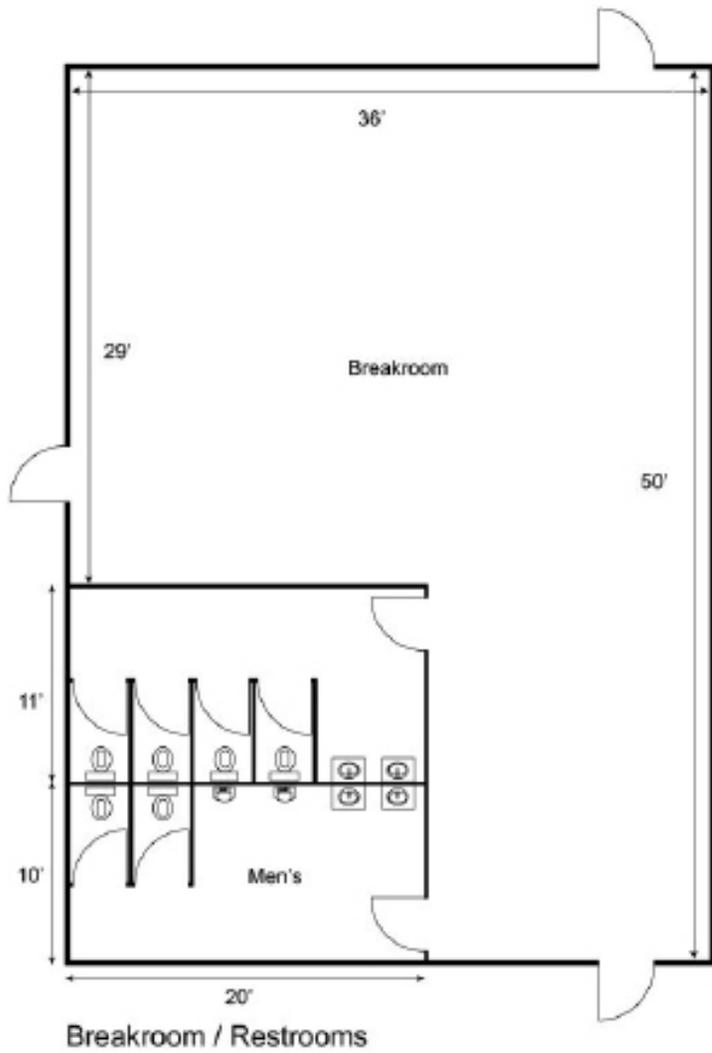
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WAREHOUSE / YARD / RAIL FLOOR PLANS

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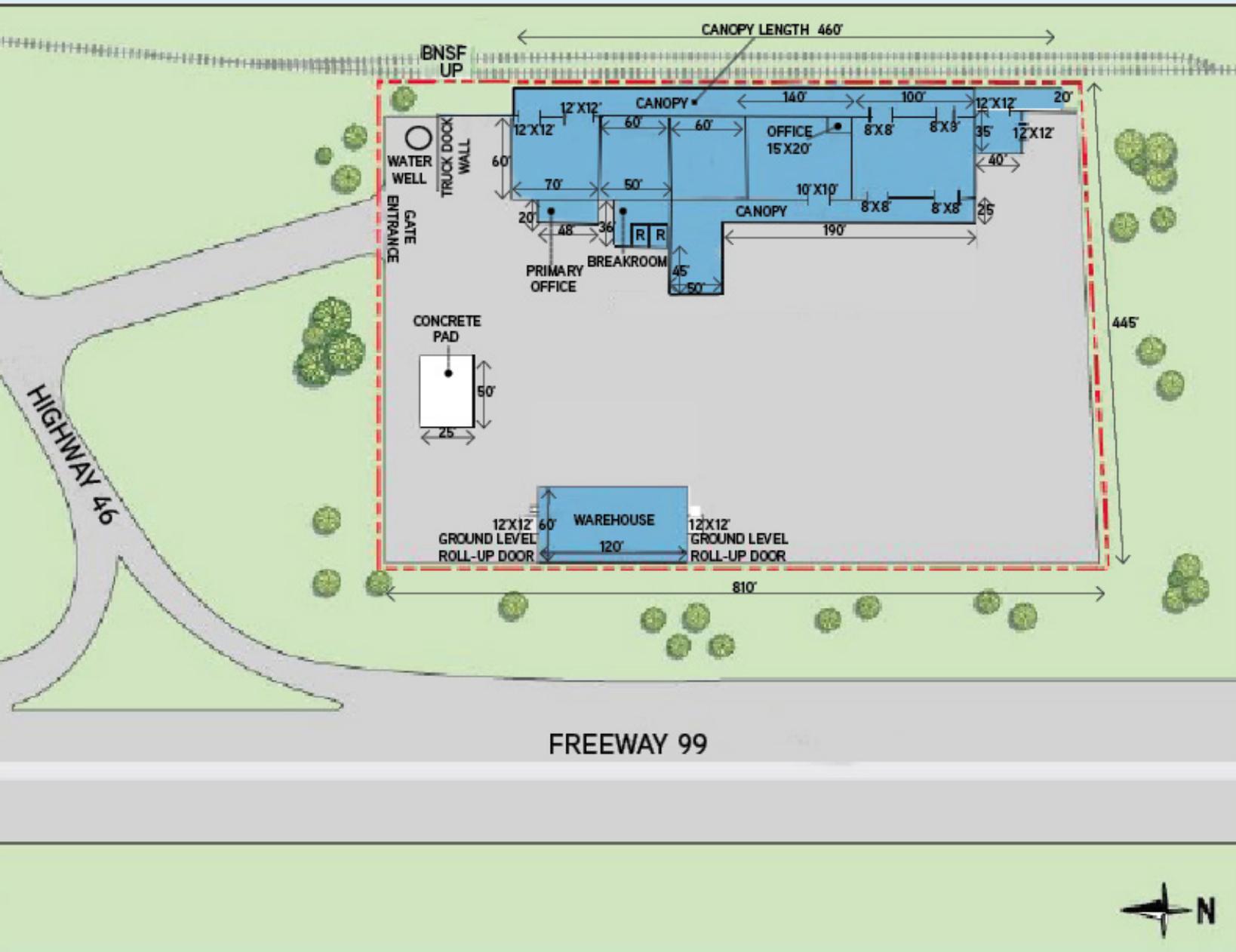
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WAREHOUSE / YARD / RAIL SITE PLAN

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WAREHOUSE / YARD / RAIL AERIAL MAP / PHOTOS

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