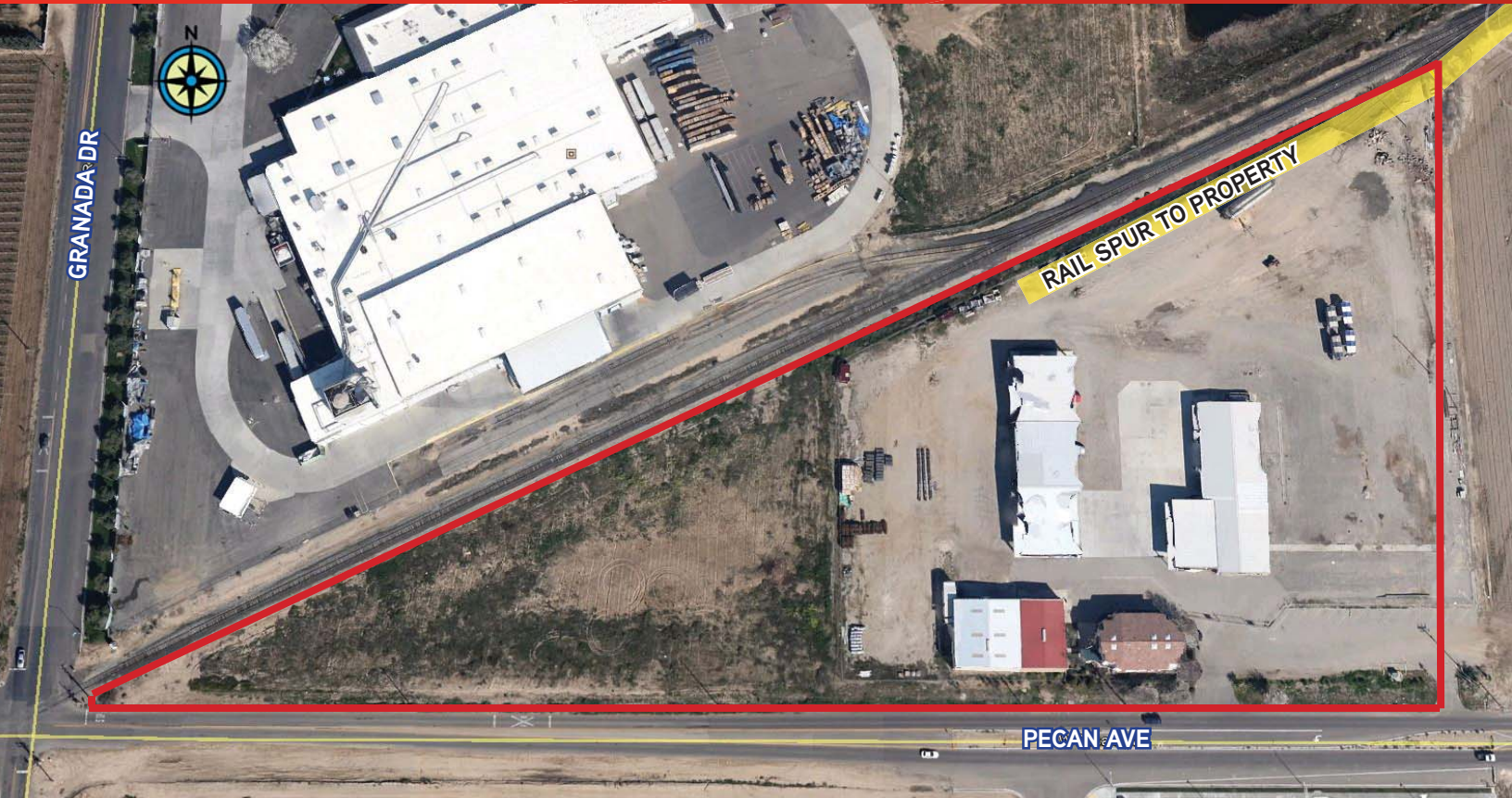


FOR SALE › RAIL YARD WITH OFFICE WAREHOUSE & COVERED OUTSIDE STORAGE

2345 W. Pecan Avenue

MADERA, CALIFORNIA 93637



This property is located in the south west industrial belt of Madera California. The site consists of two (2) parcels which total +/-7.24 acres of I-H (Industrial Heavy) zoned land. There are four structures on the site as follows:

- › Office building which is 2 stories and a total of +/-4,930 sq ft.
- › Warehouse which consists of 4,200 sq ft of enclosed warehouse and 1,800 sq ft of covered outside storage.
- › Covered outside storage with **no** fire sprinklers which covers +/-10,800 sq ft.
- › Covered outside storage **with** fire sprinklers which covers +/-11,220 sq ft.

The property has one active Union Pacific rail spur with approximately 300 lineal feet of track for staging rail cars. Site is approximately 5 acres and is fenced and partially paved. Separate customer parking is not fenced and runs along a portion of Pecan Avenue. The western most ±1.81 acres is currently being used for on-site water retention.

Purchase Price: \$975,000

Showings by Appointment Only

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2345 W. Pecan Avenue

MADERA, CALIFORNIA 93637



Office

Building Size: 4,930 SF (2 stories)
Private Offices: 7
Breakroom: 1
Restrooms: 3



Comments:

This office building was built in 2001 and the construction consists of wood frame with a stucco exterior. The office is two stories. The first floor consists of 4 private offices, 2 restrooms, 1 break room and a large open bull pen. The second floor consists of 3 private offices, 1 restroom and a large conference area with a wet bar.



Warehouse

Building Size: 4,800 SF (enclosed); 1,200 SF (canopy)
Ground Level: 4 @ 12' x 14'
Restroom: 1
Clear Height: 15'
Skylights: Partial (50%)
Heating/Cooling: None
Insulated: Partial



Outside Storage #1

Under Roof: 10,800 SF
Floors: Concrete
Lighting: Low Bay HPS
Power: 400 amps - 277/480v - 3 phase
Sprinklers: No
Clear Height: 12' - 14'
Construction Type: Metal frame and metal roof



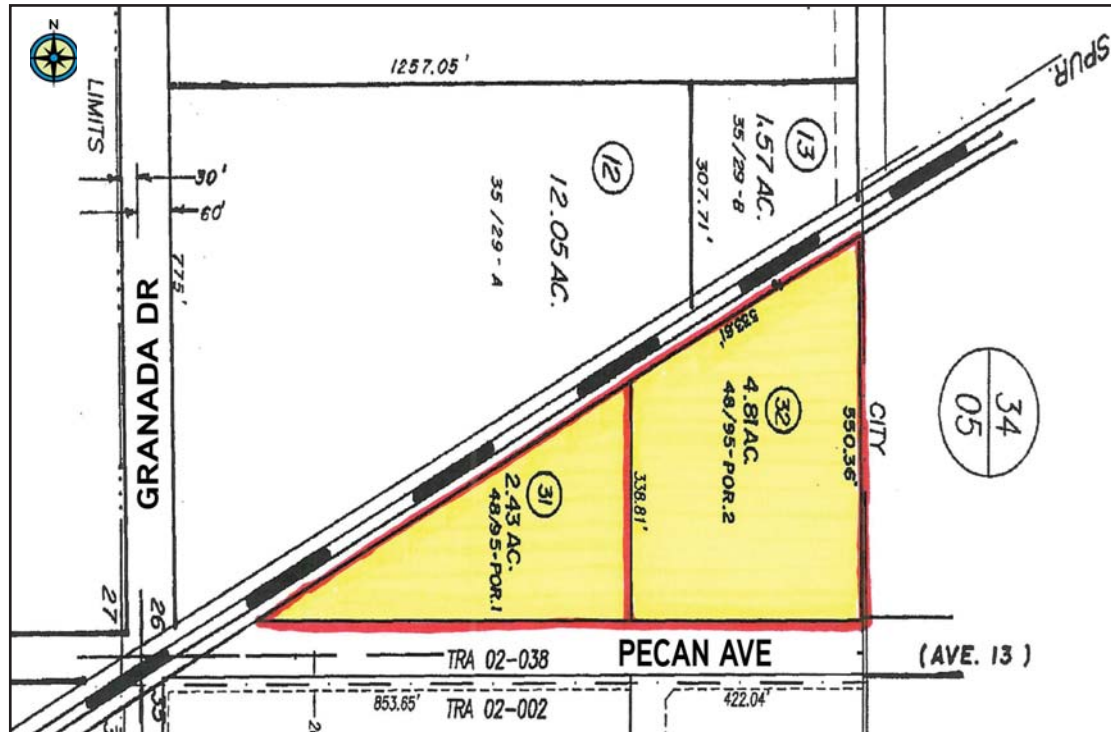
Outside Storage #2

Under Roof: 11,220 SF
Floors: Concrete
Lighting: None
Power:
Sprinklers: No
Clear Height: 10' - 12'
Construction Type: Metal frame and metal roof

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