



Colliers



Now Available  
for Sale or Lease

**MICHAEL SCHUH**

559 256 2449  
[michael.schuh@colliers.com](mailto:michael.schuh@colliers.com)  
Lic. No. 01195311

**MATT MOLLIKA**

559 221 1279  
[matthew.mollica@colliers.com](mailto:matthew.mollica@colliers.com)  
Lic. No. 02376932

7485 N. Palm Ave., Suite 110  
Fresno, CA 93711  
P: 559 221 1271  
F: 559 222 8744  
[colliers.com/fresno](http://colliers.com/fresno)

## Madera Office Space

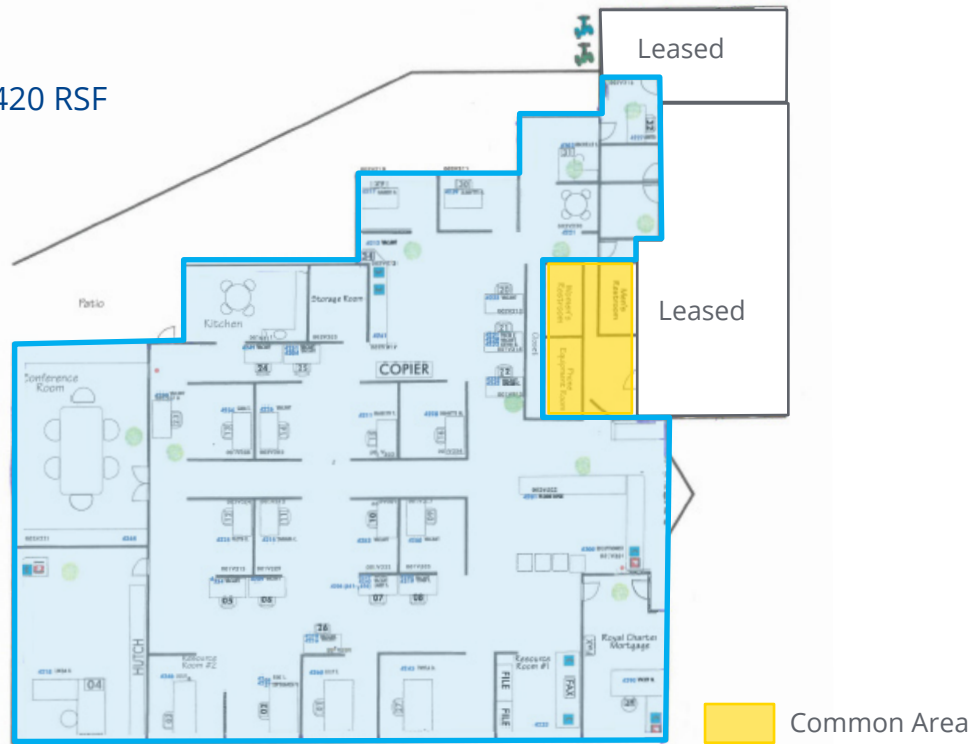
1445 N. Schnoor Avenue  
Madera, California

- Space Available:  
Suite 101 - ±4,420 RSF
- Sale Price: \$1,845,000  
(\$266 PSF)
- Lease Rate: \$1.70 PSF, per  
month. Tenant pays for PG&E  
and janitorial service
- Suite 101 offers exterior  
offices with open work areas,  
conference room, reception,  
storage and shared interior  
restrooms
- Parking: ±5.04 stalls per 1,000  
SF (34 total stalls)
- Prominent monument signage  
available
- Excellent visibility along Schnoor  
Avenue
- High quality improvements &  
efficient floorplans
- APN: 006-390-021
- Building Size: ±6,750 SF
- Close proximity to Highway 99  
at Cleveland Avenue

# Floor Plan

For Sale or Lease | 1445 N. Schnoor Avenue, Madera, CA

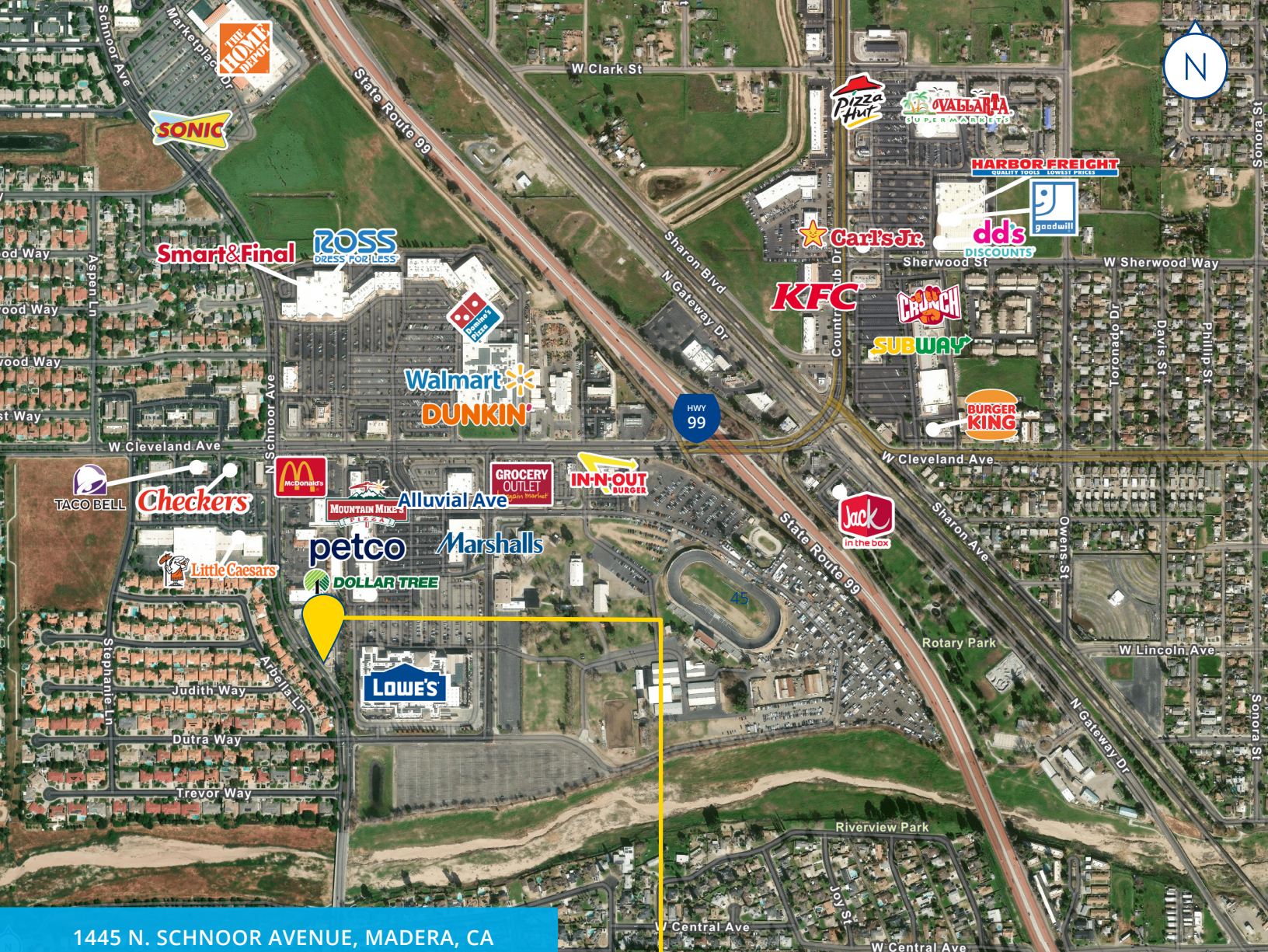
Suite 101 | ±4,420 RSF



Floor Plan Not to Scale



This document/email has been prepared by Colliers for advertising and general information only. Colliers 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 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 and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.



1445 N. SCHNOOR AVENUE, MADERA, CA

# For Sale or Lease

Contact us:

**Michael Schuh**

Senior Vice President | Principal  
 559 256 2449  
[michael.schuh@colliers.com](mailto:michael.schuh@colliers.com)  
 Lic. No. 01195311

**Matt Mollica**

Associate  
 559 221 1279  
[matthew.mollica@colliers.com](mailto:matthew.mollica@colliers.com)  
 Lic. No. 02376932



[colliers.com/fresno](https://colliers.com/fresno)



Accelerating success.

This document/email has been prepared by Colliers for advertising and general information only. Colliers 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 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 and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.