

±56,533 SF Insulated Warehouse (Former Cold Storage) For Sale



200 N. Uruapan Way, Dinuba, California

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Property Summary

THE INFORMATION

Total Building Size:	±56,533 SF
Total Office Space:	±3,139 SF
Total Site (5 Parcels):	±2.907 acres
Zoning:	M-1 (City of Dinuba)
Construction:	Concrete Tilt Up and Metal
APNs:	017-010-060, 061, 062, 063, 064
Docks:	4
Canopy:	±11,306 SF
Sprinklers:	Yes
Ceiling Height:	14' - 26'
Year Built:	1975 (Sales office remodeled in 2008)
Power:	3,000 Amps, 480v, 3 Phase
Restrooms:	5

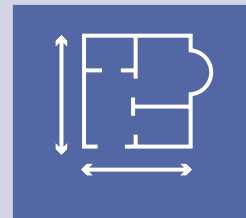
THE HIGHLIGHTS

- Former cold storage (non-operational)
- Insulated walls in cold storage sections reduce temperature variation
- Multiple yard areas
- Very economical cost per square foot
- Significant power supply

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Quick Facts:



Building Size:

±56,533 SF



Sale Price:

\$2,250,000
(\$39.80 PSF)

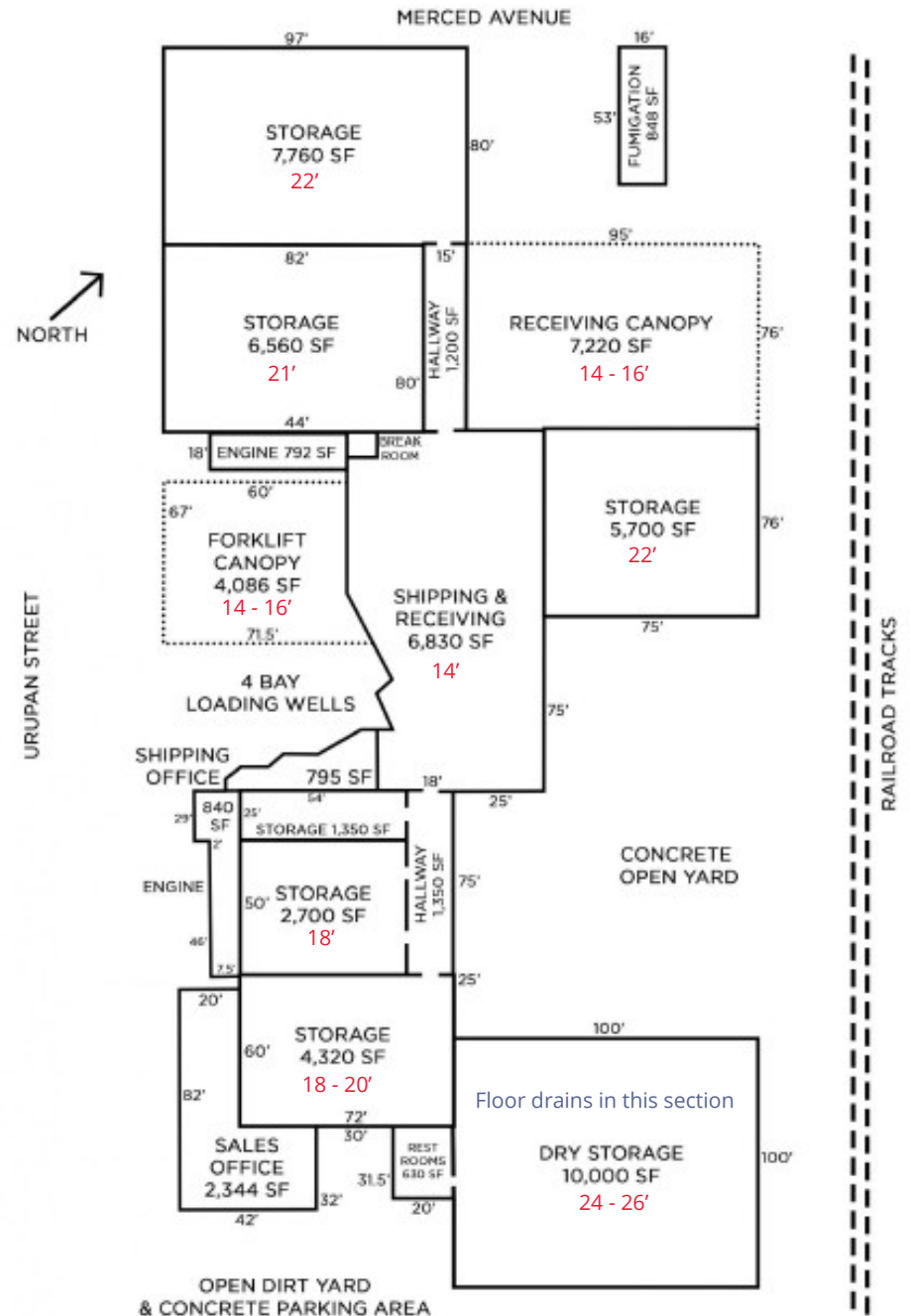
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200 N. Uruapan Way
Dinuba, California



Site Layout



Clear Height shown for each area



200 N. Uruapan Way
Dinuba, California





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