

13,768± SF WAREHOUSE FOR LEASE

**5806 NORTH MODOC AVENUE,
KERMAN, CA 93630**

LEASE RATE \$6,885 PER MONTH



All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE# 02210729

BILL DALY
(559)930-3260
DRE#01453177
bdaly@fortuneassociates.com

CHRIS CAMMACK
(559)490-2500 EXT#112
DRE#00450538
ccamm@fortuneassociates.com

 **FORTUNE ASSOCIATES**
Commercial Real Estate Brokerage

PROPERTY INFORMATION

Property Summary

TOTAL SF AREA	13,768±
CONSTRUCTION	Metal
ROLL-UP DOORS	1-10'x12'
ELECTRICAL	800 amp. 3 phase, 120/277/480 volt (shared)
WAREHOUSE	14'-24'±
ZONED	AE-20
LEASE RATE & TERM TYPE	\$6,885 per month NNN (Lease rate includes water & sewer)

Additional Rentals

TYPE	SF	LEASE RATE	DESCRIPTION
Office	1,000±	Contact Broker for Lease Rate	Freestanding building with 70 ft. truck scale
Residence	1,200±	Contact Broker for Lease Rate	Single-Family Home: 2 bedroom, one bath

AERIAL



N Modoc Ave

AVAILABLE