

**WAREHOUSE BUILDING FOR SALE**

# **1453 SAIPAN AVE FIREBAUGH CA**



**CONTACT:**



**Carol Therien**

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**888-292-0282**

**CA 01187071/00909068**



## PROPERTY INFORMATION

- **Building size:** 5,532 sq ft
- **Parcel size:** 31,363 sq ft / .72 acre
- **Location:** Northwest of Fresno off Highway 33
- **Year Built:** 1948
- **Construction:** Concrete and metal
- **Zoning:** C3
- **Electrical:** 220 amp
- **APN:** 008-160-35
- **Price:** \$400,000.00
- Property to be delivered as-is and vacant
- Contact Broker to schedule walk-through



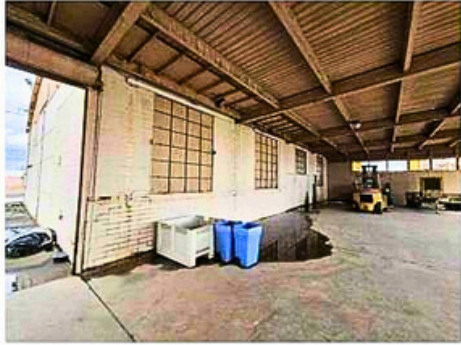
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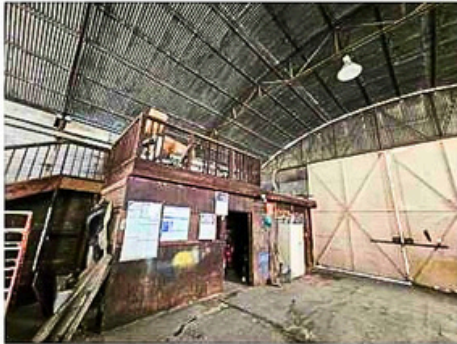
## ***BUILDING AND EXTERIOR PHOTOS***



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## ***INTERIOR AND EXTERIOR PHOTOS***



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# PARCEL MAP

## APN 008-160-35

Engineered and  
plotted by legal  
of the supervisor

POP. SEC'S 28 & 33, T. 12 S., R. 14 E., M.D.B. & M.

Tax Area

2 000  
2 200

8-16



Parcel Map No. 24-2 - Dk. 51, Pg. 22

Assessor's Map Bk 8 - Pg. 16  
County of Fresno, Calif.



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# FLOOD MAP



## FLOOD INFORMATION

Community: City of Firebaugh  
Property is in a FEMA Special Flood Hazard Area - High Risk  
Map Number: 06019C1430H  
Panel: 06019C1430  
Zone: AH  
Map Date: 02-18-2009  
FIPS: 06019  
Source: FEMA DFIRM

## LEGEND

Orange = FEMA Special Flood Hazard Area - High Risk  
Yellow = Moderate and Minimal Risk Areas  
Road View:  
Green = Forest      Blue = Water

Sky Flood™

No representation or warranty is made by any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.



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