

AVAILABLE FOR SALE OR LEASE

16,200+/- SF INDUSTRIAL FACILITY | 2.71+/- ACRES | AE-20 ZONING

43016 ROAD 68

REEDLEY, CALIFORNIA

Sale Price: \$850,000

LEASE RATE: \$0.60 PSF

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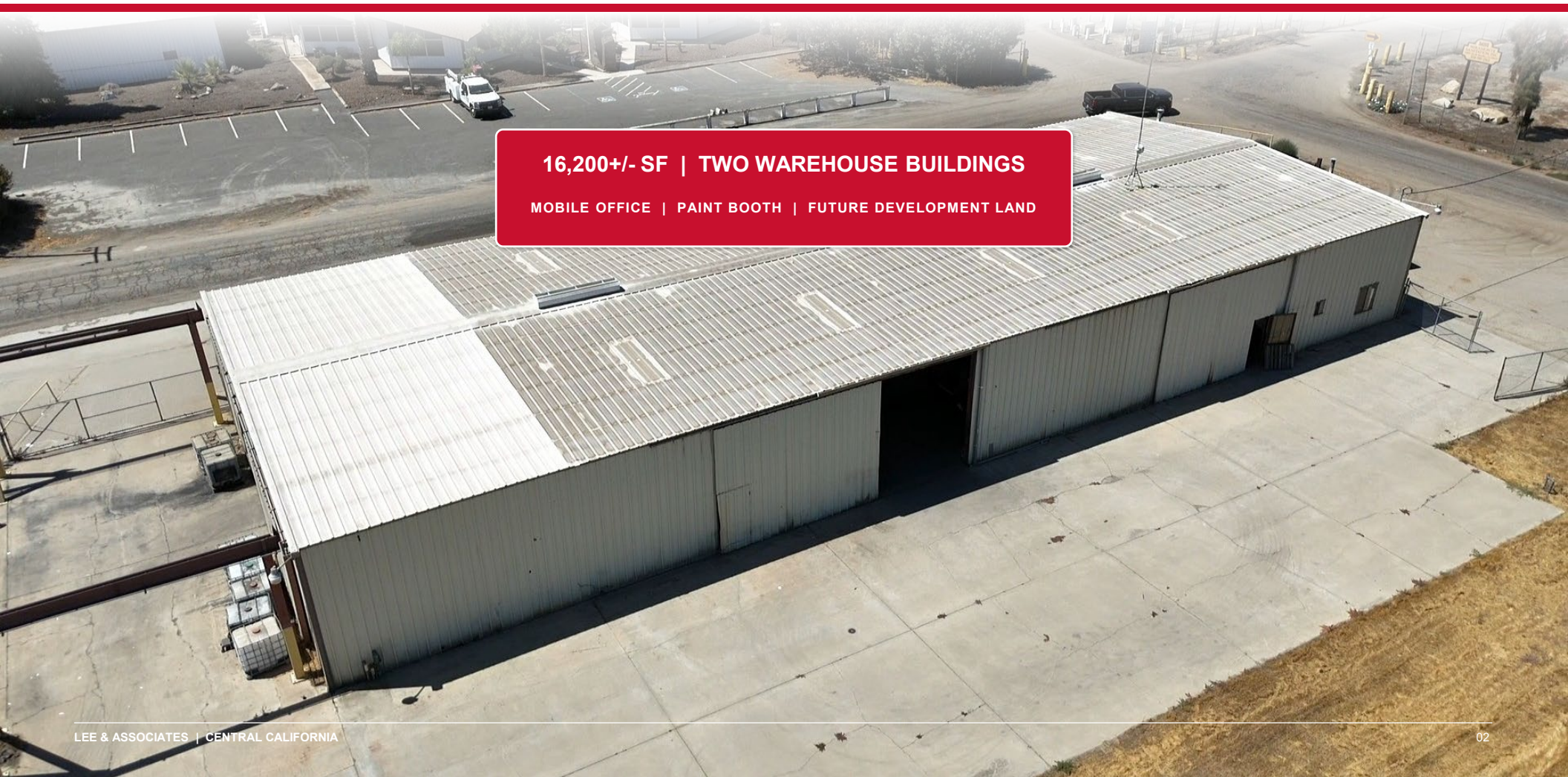
CHAD BROCK

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CalDRE #01454494

Sale Price:	\$850,000	Warehouse 1:	9,000+/- SF	Warehouse 2:	7,200+/- SF
Lease Rate:	\$0.60 PSF	Doors:	(3) 12' x 16'	Doors:	(2) 16' x 16'
Available SF:	16,200+/- SF	Clear Height:	18' Middle Clear	Crane:	5-Ton Crane
Lot Size:	2.71+/- Acres	Office:	Interior Office	Restrooms:	Interior Restrooms



16,200+/- SF | TWO WAREHOUSE BUILDINGS

MOBILE OFFICE | PAINT BOOTH | FUTURE DEVELOPMENT LAND

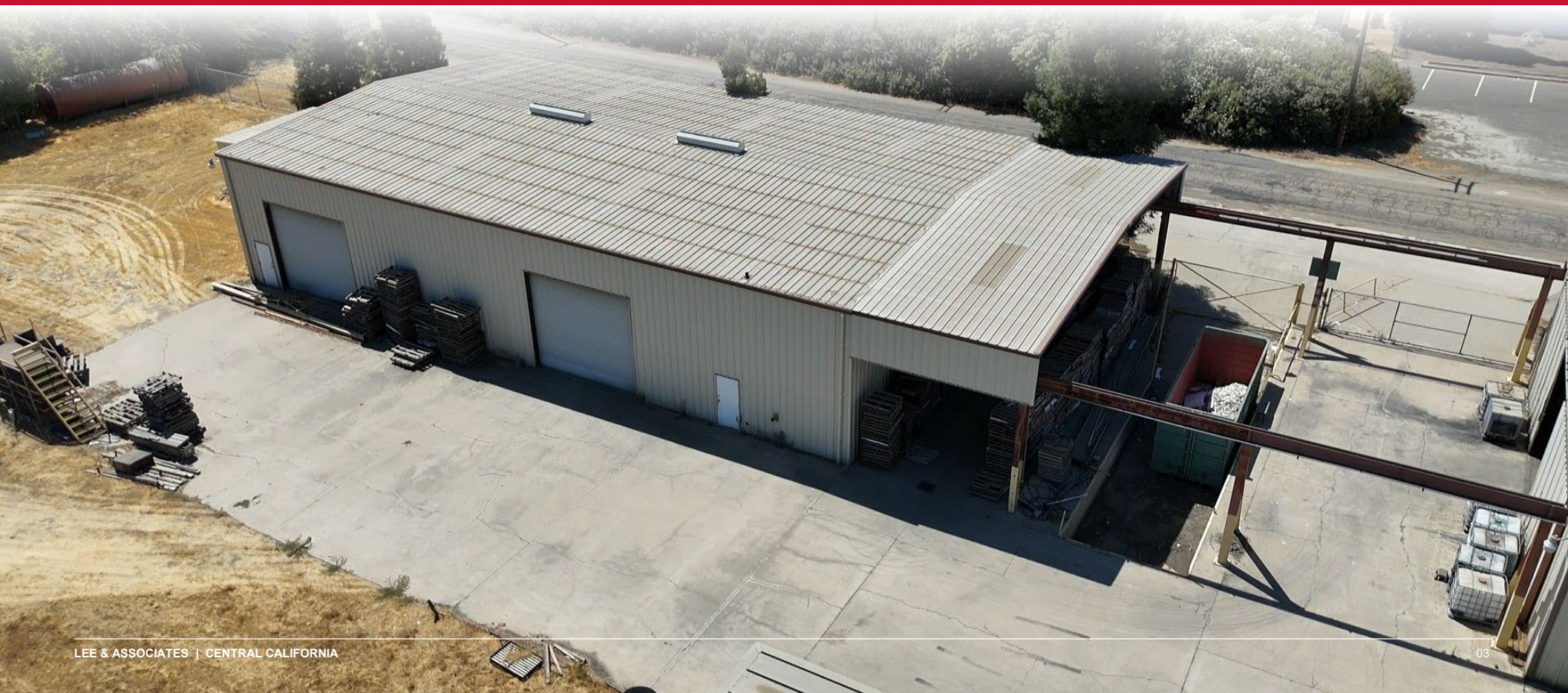
Property Type:	Industrial / Warehouse	Loading:	Recessed Dock
Mobile Office:	1,625+/- SF	Water:	Private Well
Office Features:	Kitchenette + Full Bath	Electric:	PG&E
Paint Booth:	300+/- SF	Gas:	SoCal Gas
Expansion Land:	1+/- Acre	Equipment:	Negotiable

PROPERTY DESCRIPTION

Two-building industrial property with 16,200+/- SF of warehouse space, a 5-ton crane, recessed loading dock, mobile office and approximately one acre available for future development.

LOCATION DESCRIPTION

Positioned between Reedley and Dinuba with convenient regional access to Highway 99 and approximately 20 miles from Fresno Yosemite International Airport.



1+/- ACRE FUTURE
DEVELOPMENT AREA

WAREHOUSE 2
7,200+/- SF

RECESSED LOADING DOCK

WAREHOUSE 1
9,000+/- SF

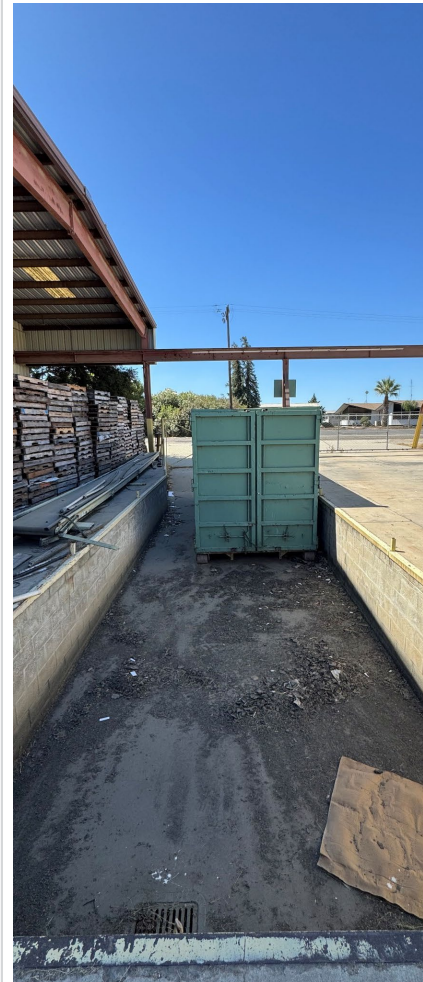
MOBILE OFFICE
1,625+/- SF



WAREHOUSE INTERIOR

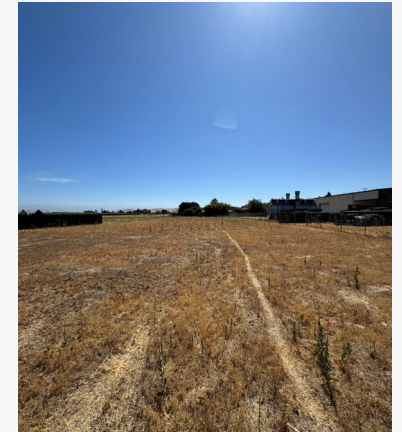


5-TON CRANE



RECESSED LOADING DOCK

SITE SUMMARY



FUTURE DEVELOPMENT LAND

TOTAL BUILDING

16,200+/- SF

WAREHOUSE 1

9,000+/- SF

WAREHOUSE 2

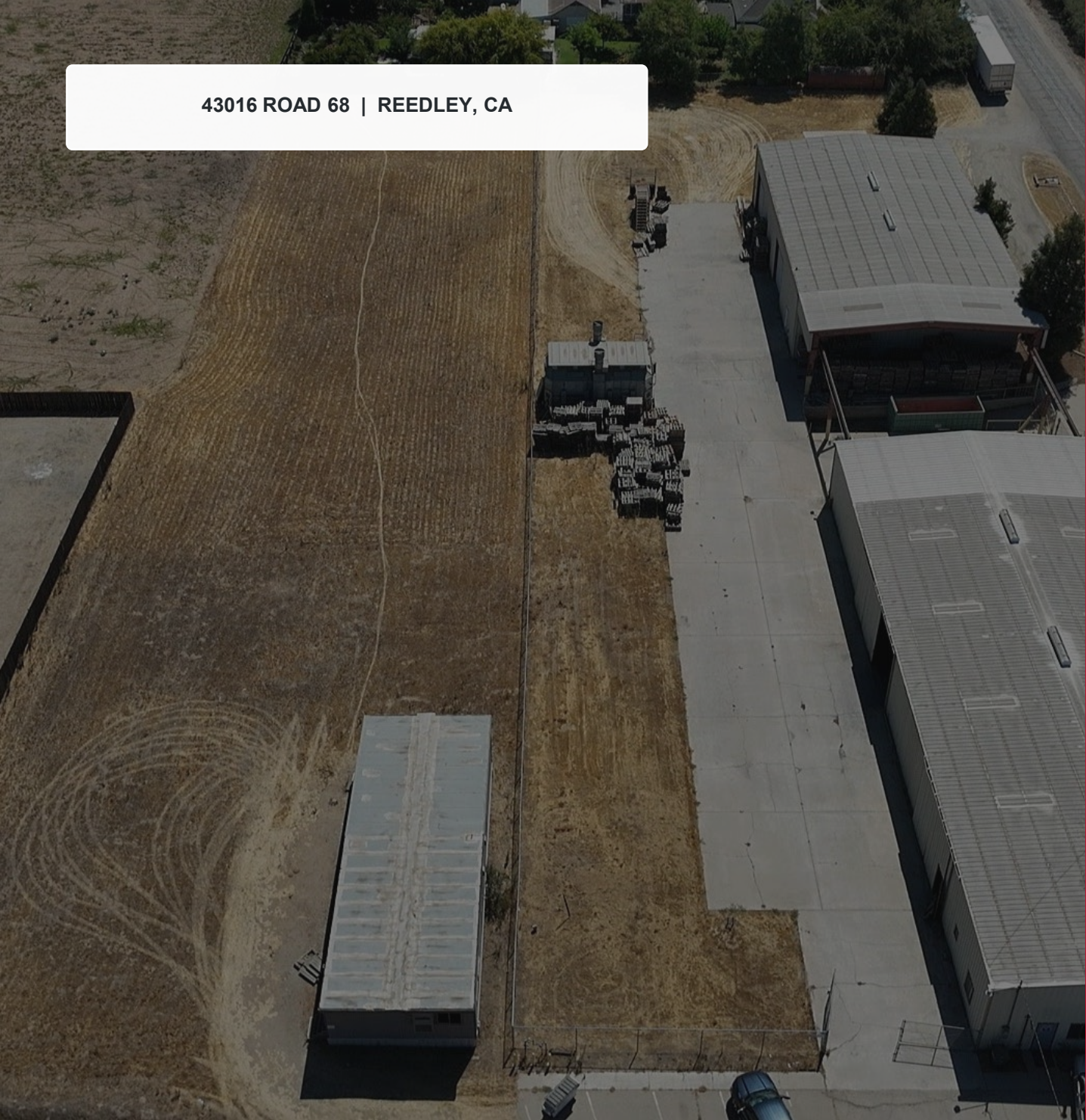
7,200+/- SF

LAND AREA

2.71+/- Acres

EXPANSION LAND

1+/- Acre



43016 ROAD 68 | REEDLEY, CA



FOR INFORMATION, PLEASE CONTACT

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