

Industrial Space for Lease

Selma Business Park | Selma, CA

Colliers



Located in Central California, a few minutes south of Fresno

- **Building 77**
Space Available: $\pm 32,450$ SF - $\pm 90,334$ SF
Lease Rate: Inquire with Brokers
- **Yard Along Highway 99**
Yard Size: Up to ± 2 acres
Available for yard space

PROPERTY HIGHLIGHTS:

Location: 1775 Park Street, Selma, CA

Power/Gas: PG&E

Sewer/Water: Selma-Kingsburg-Fowler County Sanitation District

Zoning: M-2 (Heavy Industrial, City of Selma)

Owner plans to paint the exterior of all buildings, install LED lighting, and reseal/stripe paved areas.

Significant yard space available. Highway 99 frontage available for display.

Contact Us:

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SITE PLAN

Colliers



IRG
Industrial Realty Group, LLC



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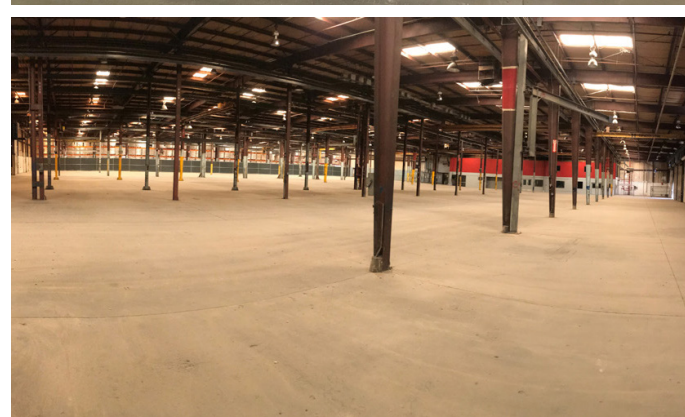
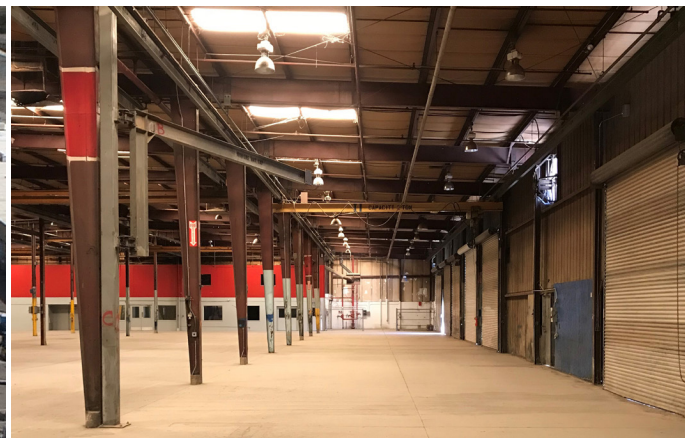
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BUILDING 77



Building Summary

Space Available:	±32,450 SF - ±90,334 SF
Office:	±2,000 SF (Two story), plus small receiving office
Lease Rate:	Inquire with Brokers
Interior Roof Deck:	22' - 25'
Power Available:	Approx. 1,000 amps, 277/480v, 3 phase
Roll-Up Doors:	14
Restrooms:	2 common area restrooms
Sprinklers:	Yes
Docks:	3
Comments:	Owner plans to refresh the offices and restrooms Yard space available. Cranes ideal for manufacturing uses

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PAVED YARD ALONG HIGHWAY 99



Site Summary

Land Area: Up to ±2 acres, fully asphalted

Comments: Available as display, laydown, or parking yard. Contact broker for details.

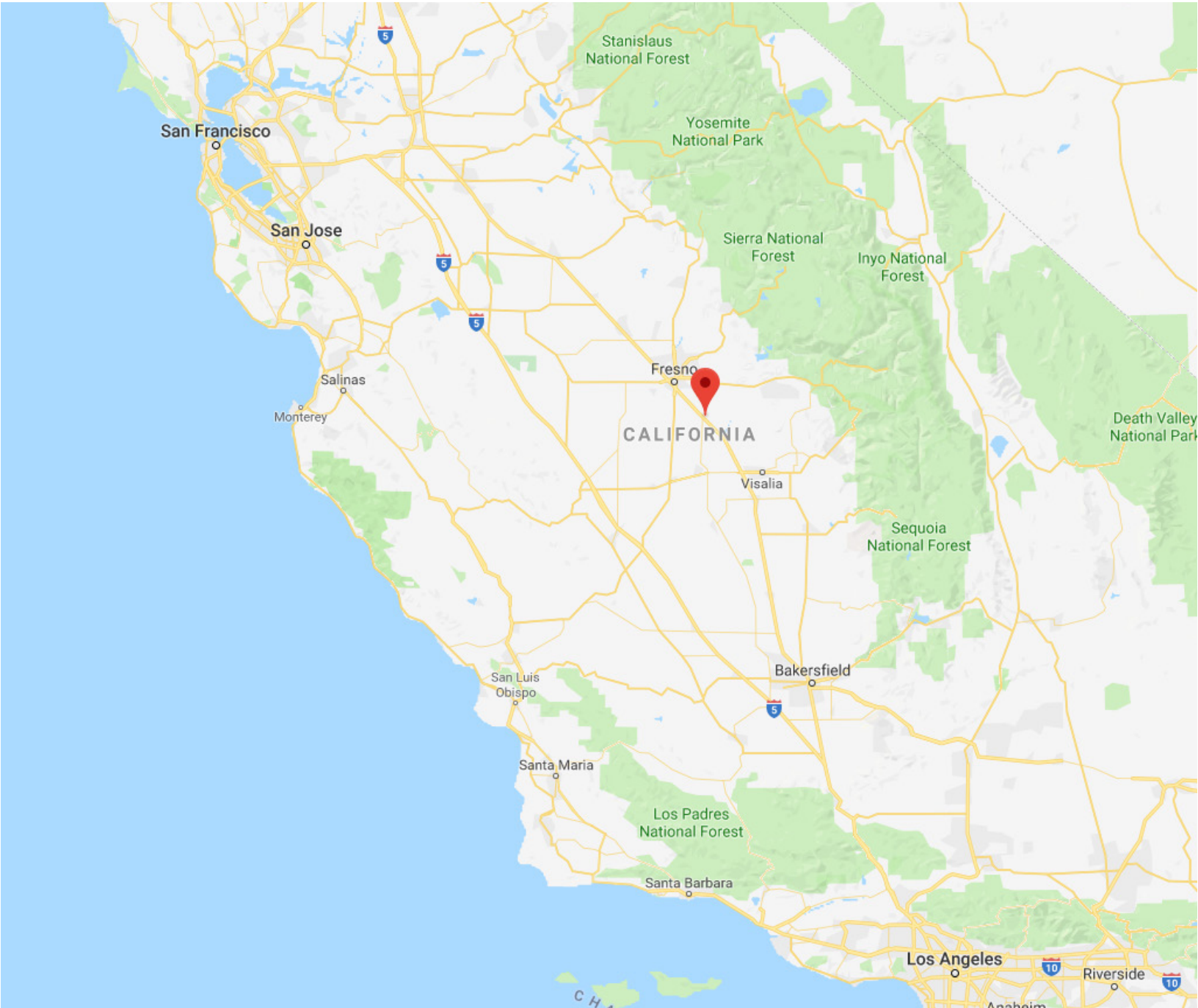
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LOCATION MAP



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DISTRIBUTION MAP

Transportation & Logistics

Cities:	Stockton	141 miles
	San Jose	165 miles
	Oakland	192 miles
	San Francisco	201 miles
	Sacramento	185 miles
	Reno	314 miles
	Los Angeles	203 miles
	Las Vegas	380 miles
	Portland	764 miles
	Phoenix	574 miles
	Seattle	937 miles

Ports	Port of Stockton	145 miles
	Port of West Sacramento	187 miles
	Port of Oakland	190 miles
	Port of San Francisco	200 miles
	Port of LA & Long Beach	227 miles
	Port of Seattle	939 miles

Airports:	Fresno International	23 miles
	Oakland International	184 miles
	San Jose International	168 miles
	San Francisco International	203 miles
	Sacramento International	196 miles
	Los Angeles International	207 miles



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DISTRIBUTION DRIVETIME MAP



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