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BRAND NEW INDUSTRIAL BUILDING - FOR SALE / LEASE

1450 ENTERPRISE DR | LEMOORE, CA 93246

OFFERING MEMORANDUM



LISTED BY

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- 3 **Executive Summary**
Property Overview
- 4 **Floor Plans**
- 5 **Interior Photos**
- 6 **Spec Building**
- 8 **Drone Aerial**
- 9 **Market Overview & Demographics**

EXECUTIVE SUMMARY

 PRICE
\$4,600,000

 PRICE/SF
\$165

 LEASE RATE/SF
\$1.15 NNN

Property Overview

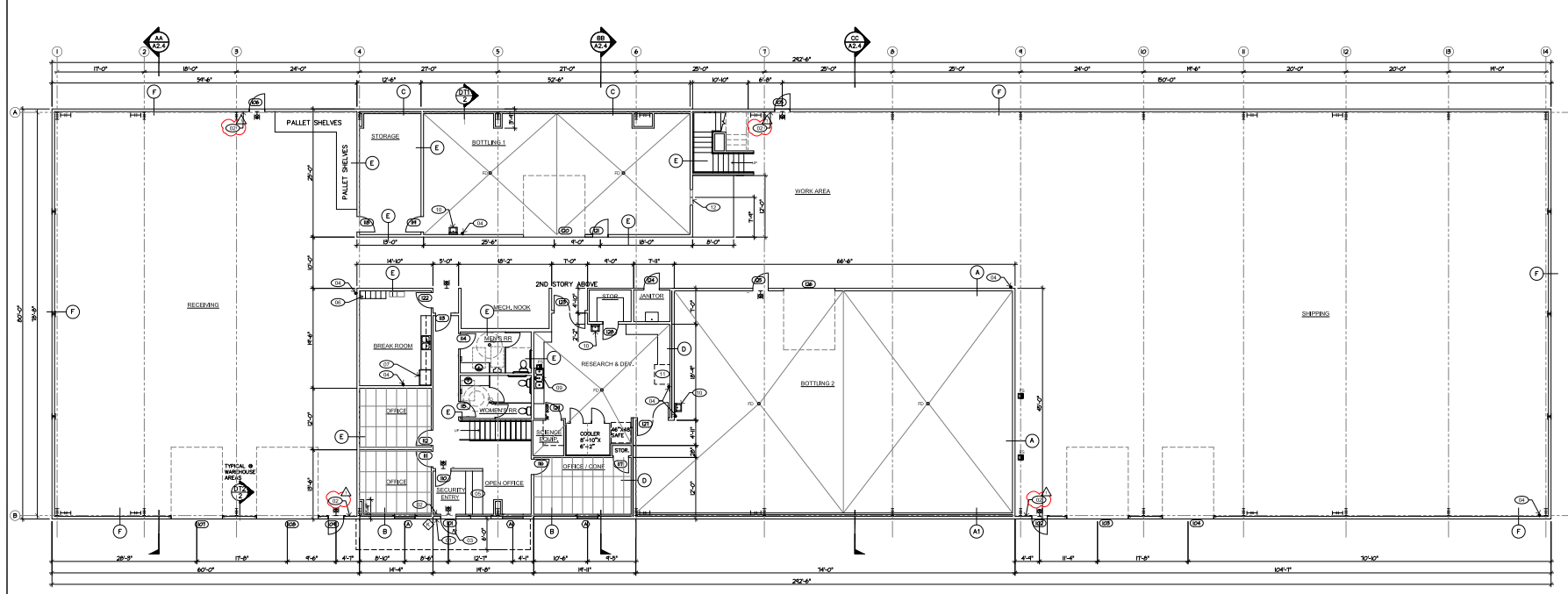
Specifications

- The subject property is a custom-built industrial site covering 27,735 square feet and situated on a 1.54-acre lot. It offers ample parking and easy access.
- Turnkey for a brewery company with state-of-the-art water filtration and boilers.
- Ideal users: brewery, beverage and bottling, vet/dairy supply, cannabis production (favorable tax rate from city of Lemoore – inquire for more details).
- 100% climate-controlled warehouse, Class A office build out.
- Ceiling clearance under beams 20' + center areas, 16'9" at wall.
- Each office is also noise insulated.
- Power system: 1200 Amp Electrical Service, 120v 1-phase, 220v 1 phase, 208v 3-phase and 480v 3-phase.

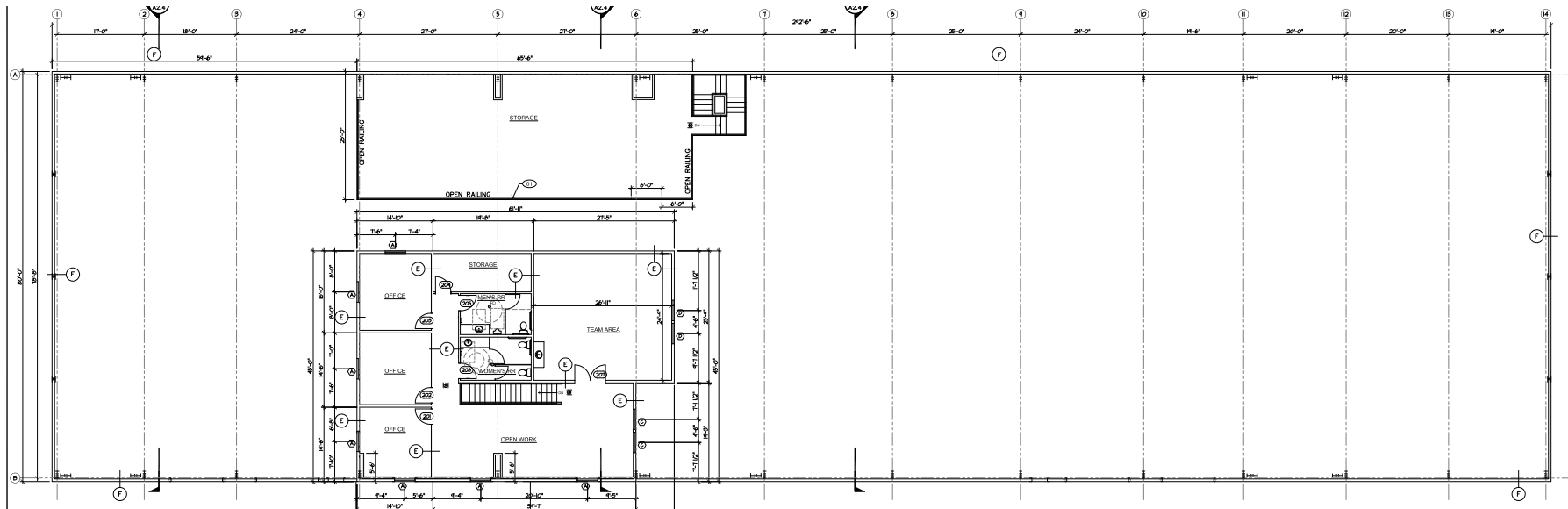
Location

- The property benefits from high traffic volumes, with 23,808 vehicles per day on US Highway 198 and 14,117 vehicles per day on US Highway 41, according to CoStar 2022 data.
- The presence of NAS Lemoore, the largest naval airbase in the US, adds significant value to the local economy, contributing approximately one billion dollars.



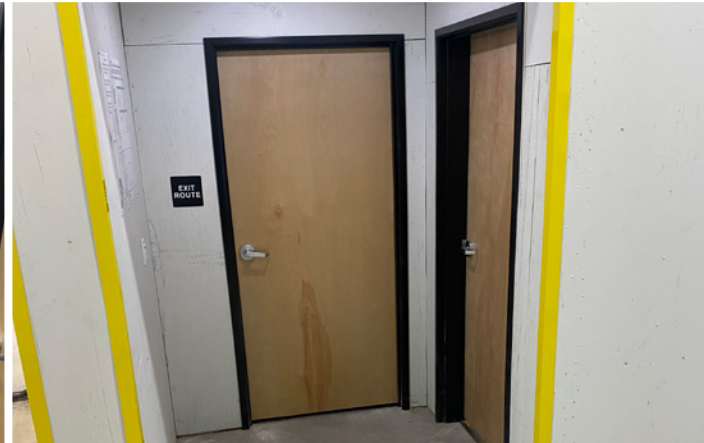
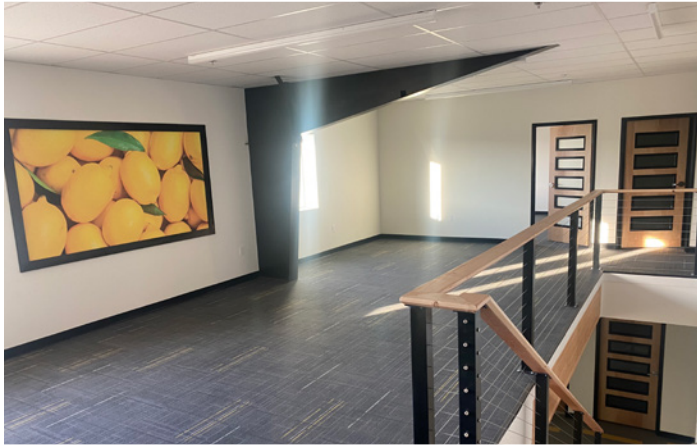


FIRST FLOOR PLAN



SECOND FLOOR PLAN

INTERIOR PHOTOS



SPECIFICATIONS

Warehouse 1, work area 4,720 SF & Warehouse 2, work area 10,460 SF

- All work areas were designed for fully heated and air condition space.
- wall insulation and double insulated ceilings.
- 4 Overhead doors (2) 12x14 & (2) 10x14, Warehouse/work areas also have 4 exterior steel man doors.
- High capacity air screens at all exterior doors. These are effective at keeping bugs out and controlling hot/cool air loss whenever you open a door.

Office Space, 4,070 SF

- First floor 1,280SF; second floor office space 2,790 SF
- 7 Large offices, Conference room with wet bar, Large Team Work areas, Reception area, Storage areas, Four restrooms.
- In addition to the entire building being insulated.
- Cat 6 data wired throughout building.
- Large viewing windows into Production room 2 and both Warehouses from second floor office space.

Break room 250 SF

- Great space for food prep and breaks; kitchen style cabinets, countertops, sink and faucet with refrigerator and microwave.

Production rooms: Small & Large 4,813 SF

● Small Production Room 1,627 SF

- Food Safe Compliant work area including ceramic floor coating, FRP walls and hand washing sinks.
- Compressed air plumbed to room.
- Multiple Power supplies from 120v single-phase to 480v 3-phase to match equipment needs in room.
- Multiple locations of water 1" outlets, 40 GPM hot or cold, reverse osmosis purified water and 185 degrees on-demand.
- Floor drain, plumbed with hot-water drain piping.
- Attached Utility Rm - Workshop/Storage/Other.
- Interior Overhead door from warehouse area 10'x10'

● Large Production Room with cold storage capabilities 3,185 SF

- Food Safe Compliant work area including ceramic floor coating, IMP (pre-painted metal) walls and hand washing sinks.
- Walls and ceiling made from 4" thick insulated metal panels. Optionally could be used for cold storage uses.
- Capacity for Compressed air, Power available up to 480v 3-phase (not finalized to equipment).
- Multiple locations of water 1" outlets, 40 GPM hot or cold, reverse osmosis purified water and 185 degrees on-demand.
- Floor drain, plumbed with hot-water drain piping.
- Interior Overhead door from warehouse area 10'x12'

SPECIFICATIONS

Commercial Kitchen – research and development room 695 SF

- Food safe compliant commercial kitchen, including ceramic floor coating, FRP walls and hand washing sinks, Stainless steel, 3 hole sink and stainless steel movable countertops.
- Walk-in cooler, and walk-in freezer.
- Class 2 vapor hood.
- Floor drain, plumbed with hot-water drain piping
- Commercial sink faucet and high-volume water 1" outlets, 40 GPM hot or cold, reverse osmosis.
- Attached Science/testing room and attached pantry/storage room.

Storage Loft 1,625 SF

- This Storage area above the Small Production Room, houses a lot of the electrical panels and equipment like the high performance boilers and steam boilers for shrink label packaging.
- Loft is designed and constructed to support heavy weight of storage, Access is from wide stairs leading directly to the large warehouse.
- The metal railings can easily and quickly be removed to forklift pallets up or down from the loft.

Remaining common space is made up of additional work areas, Mechanical nook for equipment, Janitors closet, wall thickness and forklift travel path, total 1,103 SF.

- **Whole Building Stats and Utility services:**
 - Zoning: Light industrial. Cannabis zoning approved. Special low tax rates apply to any cannabis business in the future. This is contractually locked in for the next 25 years.

- Natural Gas: 1" metered Natural Gas line.
- Water System: 2" Incoming City Water, sent through a 40GPM reverse osmosis filtration system, into a 4,200 gallon SS Fresh water holding tank. Further distributed to all building needs.
- Hot Water: filtered water runs through two natural gas boilers set for 185 degree delivery temp.
- Internet: high speed fiber optic internet connection.
- Fire sprinklers throughout building, with a monitored alarm system.
- Security Alarm System: Complete security system with door alarms, internet interface, 96 cameras all with remote viewing and 3rd part alarm monitoring.
- Security Bollards: in front of each Overhead door is 4" Stainless Steel retractable bollards.
- Roof framing is engineered for increased load of future solar panels.
- Electric distribution boxes are in place for future electric vehicle charging stations.

Exterior

- 3,800 SF of paving. 39 parking spaces, including 4 - handicap, 3 - clean air vanpool, and 2 - future electric charging stations.
- Fully landscaped and Automatically sprinkled throughout the whole site.
- Shared parking and rubbish with property to the north.

DRONE AERIAL



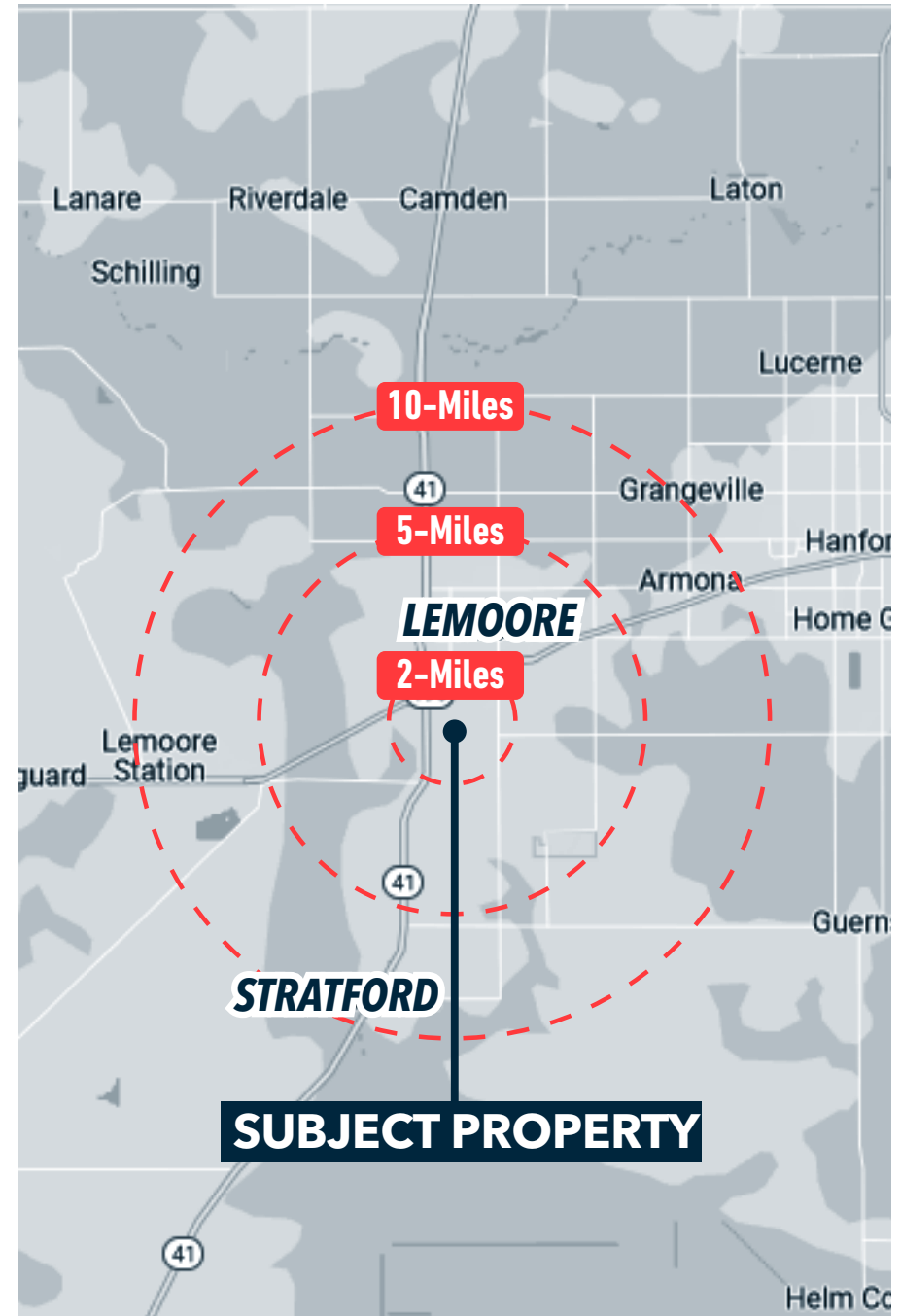
MARKET OVERVIEW & DEMOGRAPHICS

Lemoore is located in the heart of Central California's San Joaquin Valley. Its location is equidistant from both the Los Angeles and San Francisco metropolitan areas. Lemoore is positioned at the crossroads of Highway 198 and 41, giving it direct access to Interstate 5 and Highway 99, both just 25 miles away. The Fresno/Yosemite International Airport, located just 35 miles away, services both commercial and freight air traffic.

Lemoore has enjoyed a steady population increase of four and five percent over the past few years. Site location consultants are impressed with the advantages that Lemoore has to offer expanding and relocating companies; a hardworking labor force, large tracts of affordable land, enterprise zone incentives, foreign trade zone designation, and a pro-business environment. Yet, Lemoore retains the charm and beauty of a small rural town with its turn-of-the-century buildings and residences.

The available labor force in Lemoore has the benefit of being very diverse. Because of its heavy agricultural ties, there is an abundance of unskilled and semi-skilled general labor. But, there is also a significant amount of skilled workers with a variety of educational and technical training backgrounds. Many of Lemoore's residents are related to navy personnel stationed at NAS Lemoore or were prior military themselves and have chosen to reside permanently in Lemoore. Technical training is available from West Hills College, Chapman University, College of the Sequoias, and the Kings County Job Training Office.

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
POPULATION			
2022 Estimate Population	13,503	34,888	94,648
2027 Projected Population	14,265	36,420	99,679
2022 Daytime Population	12,349	33,059	89,333
HOUSEHOLDS			
2022 Estimate Households	4,546	11,599	29,819
2027 Projected Households	4,831	12,216	31,584
INCOME			
Average HH Income	\$88,884	\$81,465	\$81,026
Median HH Income	\$73,750	\$67,888	\$65,583
Per Capita Income	\$29,933	\$27,672	\$25,954





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