



**1700 SCHUSTER RD**  
DELANO, CA

AVAILABLE FOR SALE  
**INDUSTRIAL WAREHOUSE**

1,213,366 SF  
80.46 Acres



## PROPERTY HIGHLIGHTS

- 1,213,366 sf divisible to 239,904 sf
- 19,607 sf office space including individual offices, conference room and break rooms
- Clear ceiling height from 31' - 37'
- Column spacing 51'x56'
- 185 dock high doors with dock seals, levelers and trailer lock
- 2 - 14x16 drive in doors
- Water: City of Delano - 4"
- Sewer: City of Delano - 4"
- Gas: Southern California Edison 3" Est Load 8530 CFH @ 5 psi
- Electric: Southern California Edison (4000 Amps, 277/480 Volt, 3 Phase) 12kv in the street
- Rail possible via Union Pacific
- 404 car parking spaces
- 652 concrete trailer parking spaces
- T-5 lighting with motion sensors
- Forklift charging station (200 batteries)
- All utilities

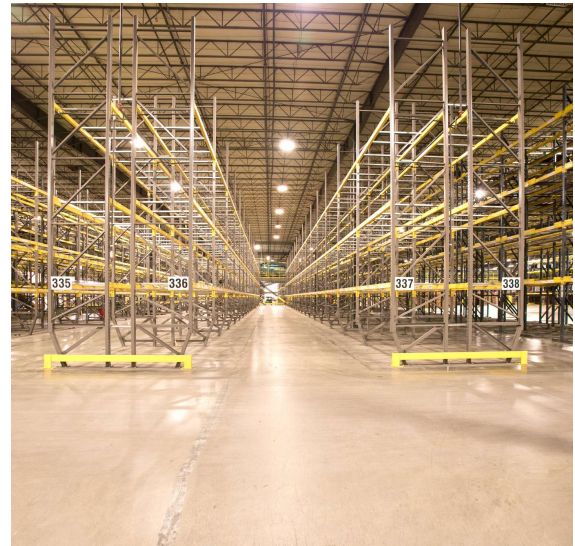
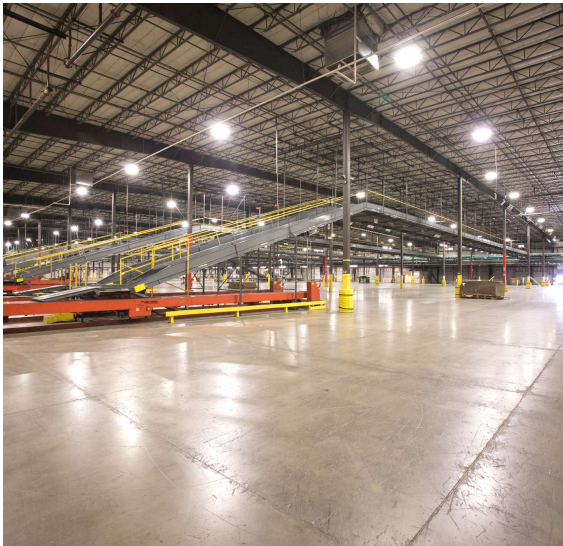
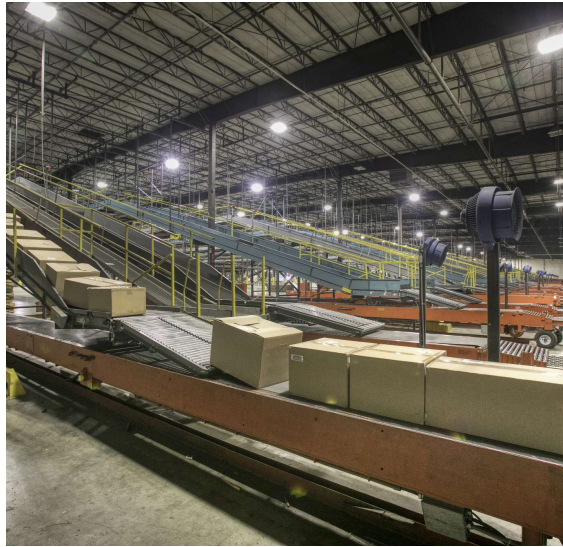
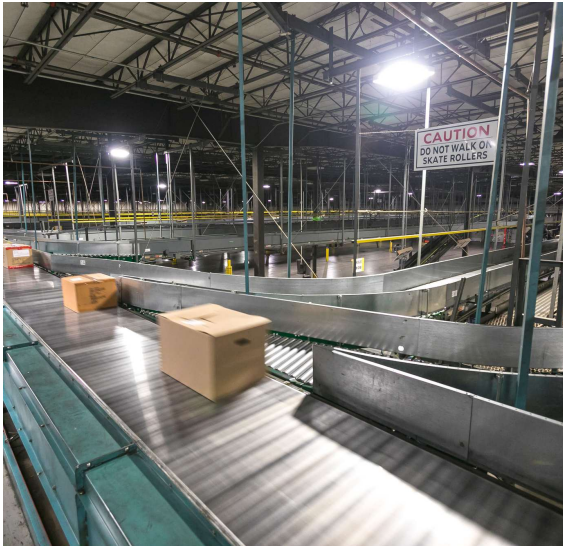


# SITE PLAN





# INTERIOR PHOTOS



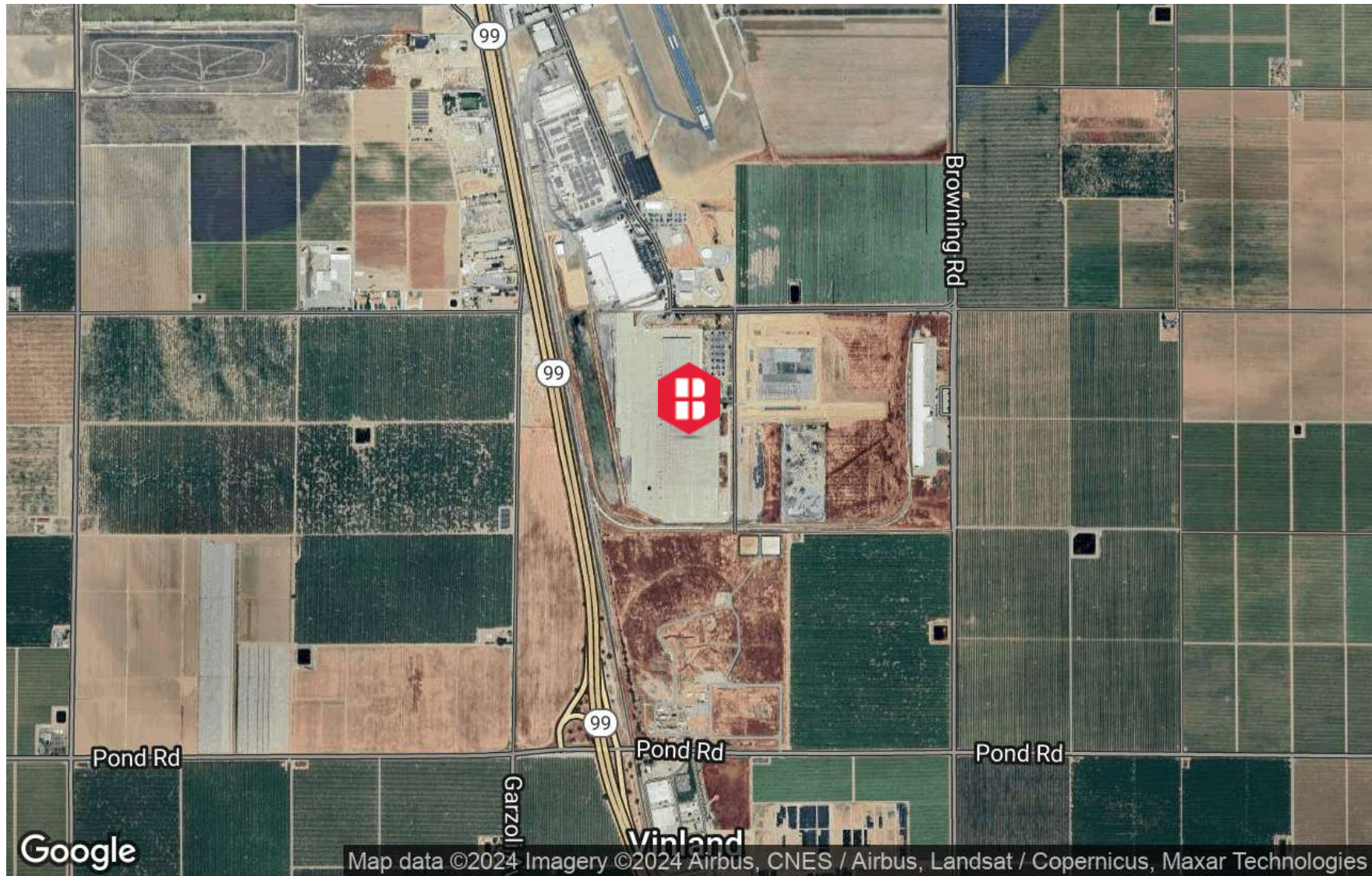


# EXTERIOR PHOTOS

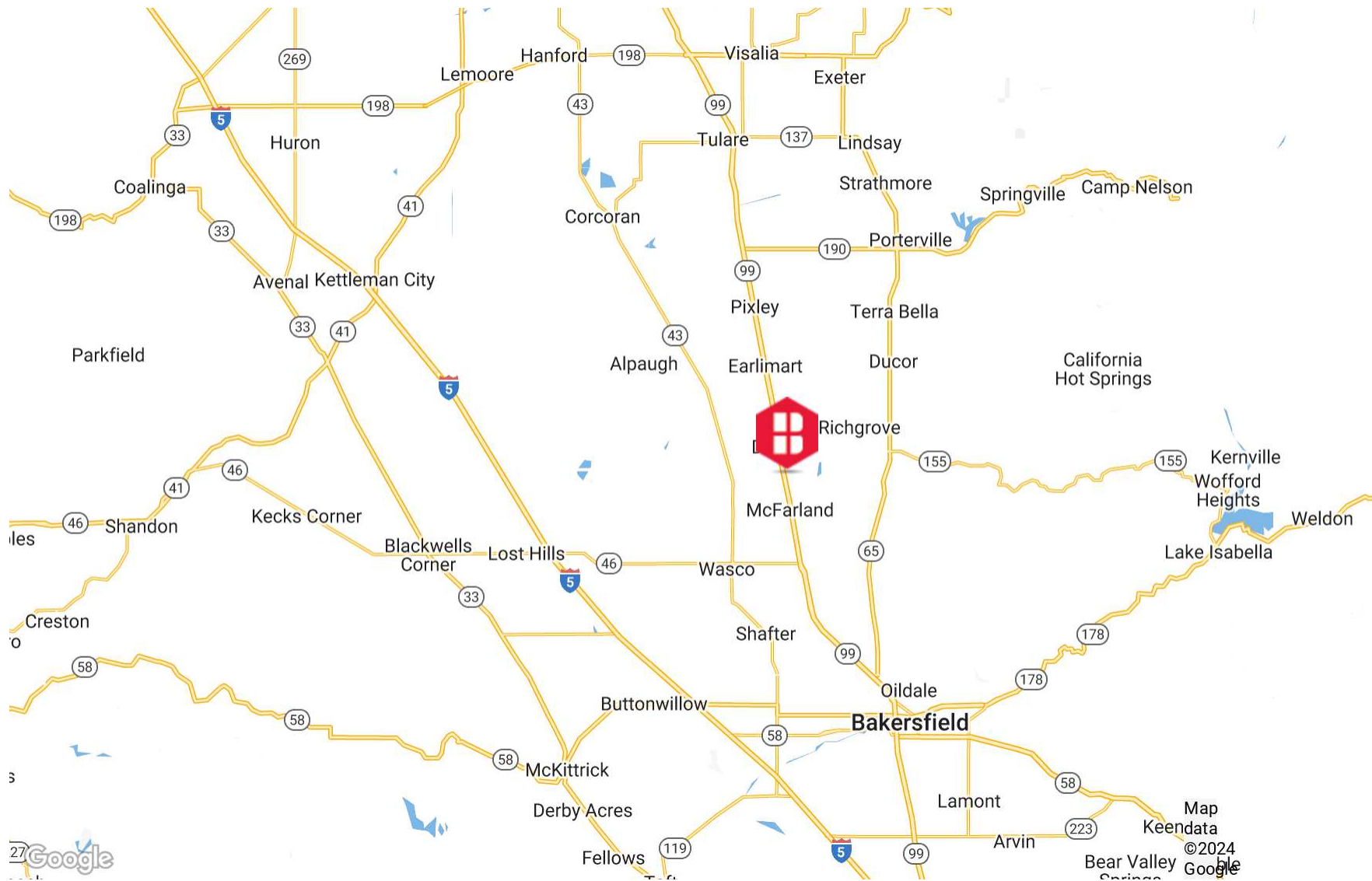




# LOCATION MAP



# AREA MAP



# CONTACT



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