



LEASE

1848 Industrial Way

Sanger, CA 93657

PRESENTED BY:

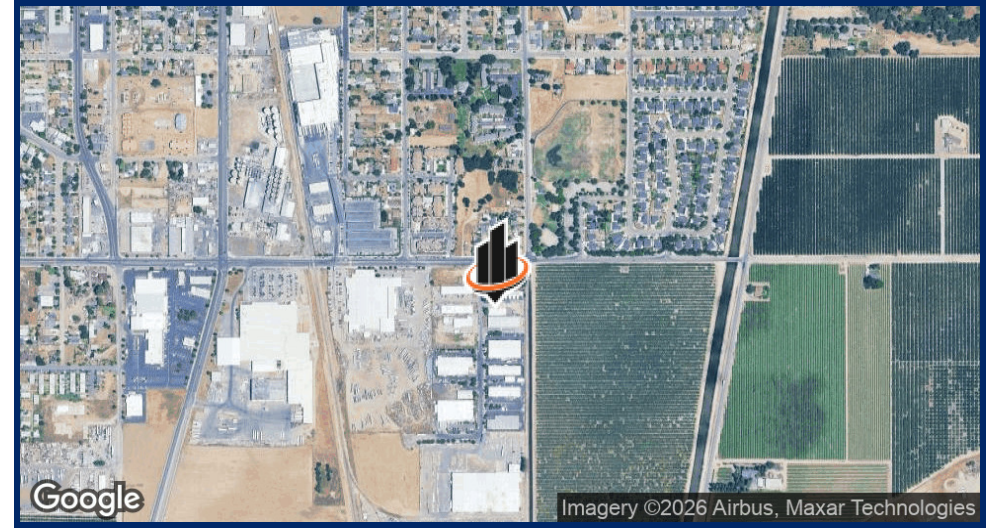
CAMERON GRAHAM

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CalDRE #01970844

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.00 SF/month (NNN)
BUILDING SIZE:	4,940 SF
LOT SIZE:	28,593 SF
CAP RATE:	0.0%
NOI:	\$0
YEAR BUILT:	1999
ZONING:	M-L
APN:	332-190-27

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PROPERTY OVERVIEW

1848 Industrial Way offers a modern industrial space with a flexible layout, high ceilings, and ample parking. The well-maintained facility provides easy access for trucks and heavy machinery, along with the option for custom build-outs and modifications. Managed by a professional team, this efficient property is designed to accommodate a variety of business needs.

PROPERTY HIGHLIGHTS

- Versatile customizable industrial space
- High ceilings and modern design
- Ample parking for tenants and visitors
- Easy access for trucks and heavy machinery
- Prime location in Sanger, CA

ADDITIONAL PHOTOS

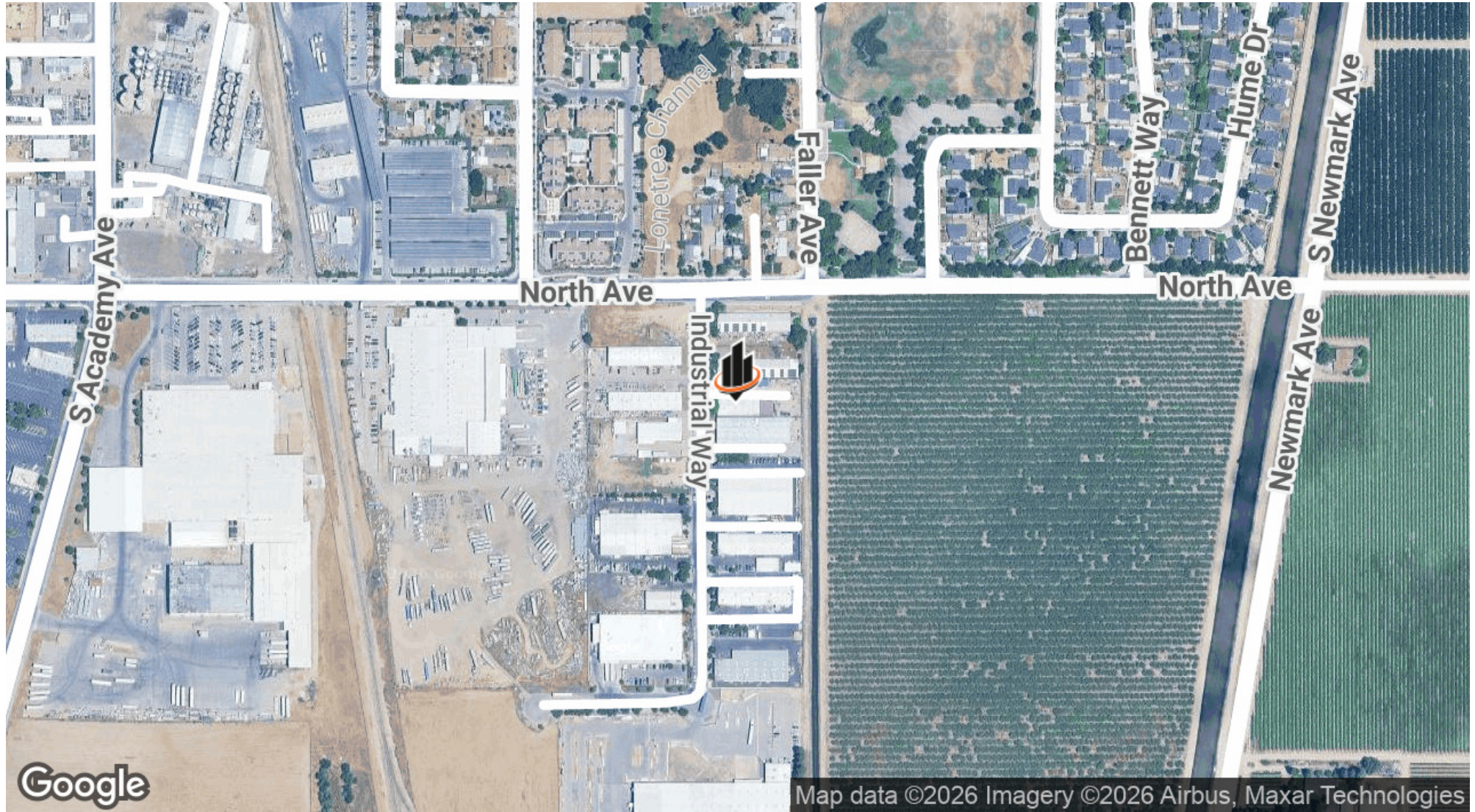


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SVN | CLOVIS COMMERCIAL 3

LOCATION MAP



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