

INDUSTRIAL FACILITY FOR SALE/LEASE

700 CENTER STREET
ORANGE COVE, CA 93646



PROPERTY TOURS AVAILABLE UPON REQUEST

- Industrial site: 214,000 sq ft building on 10.5 acres of land
- Climate-controlled cold storage space: 30,000 sq ft
- Warehouse area: ±13,000 sq ft
- Office space: 2,000 sq ft
- Separate Building: 14,540 sq ft

AI Factory, LLC
700 Center St
Orange Cove, CA 93646

Stuart Millman
Contact: 415-518-8565
stuartm@ideacampus.com

PROPERTY DETAILS

SUMMARY

Sale/Lease Price:	Contact for details
Building Size:	214,000+/-
Renovated:	1985
Zoning:	Industrial
Market:	Orange Cove, CA
Property Type:	Industrial
Property Subtype:	Manufacturing
Zoning:	Industrial
Lot Size:	10.51 Acres
APN#:	378-240-04

BUILDING INFORMATION

Tenancy:	Single
Number of Grade Level Doors:	5
Number of Dock High Doors:	4
Ceiling Height:	18 ft
Number Of Floors:	2
Last Renovated:	1985
Load Factor:	No
Free Standing:	No

PROPERTY HIGHLIGHTS:

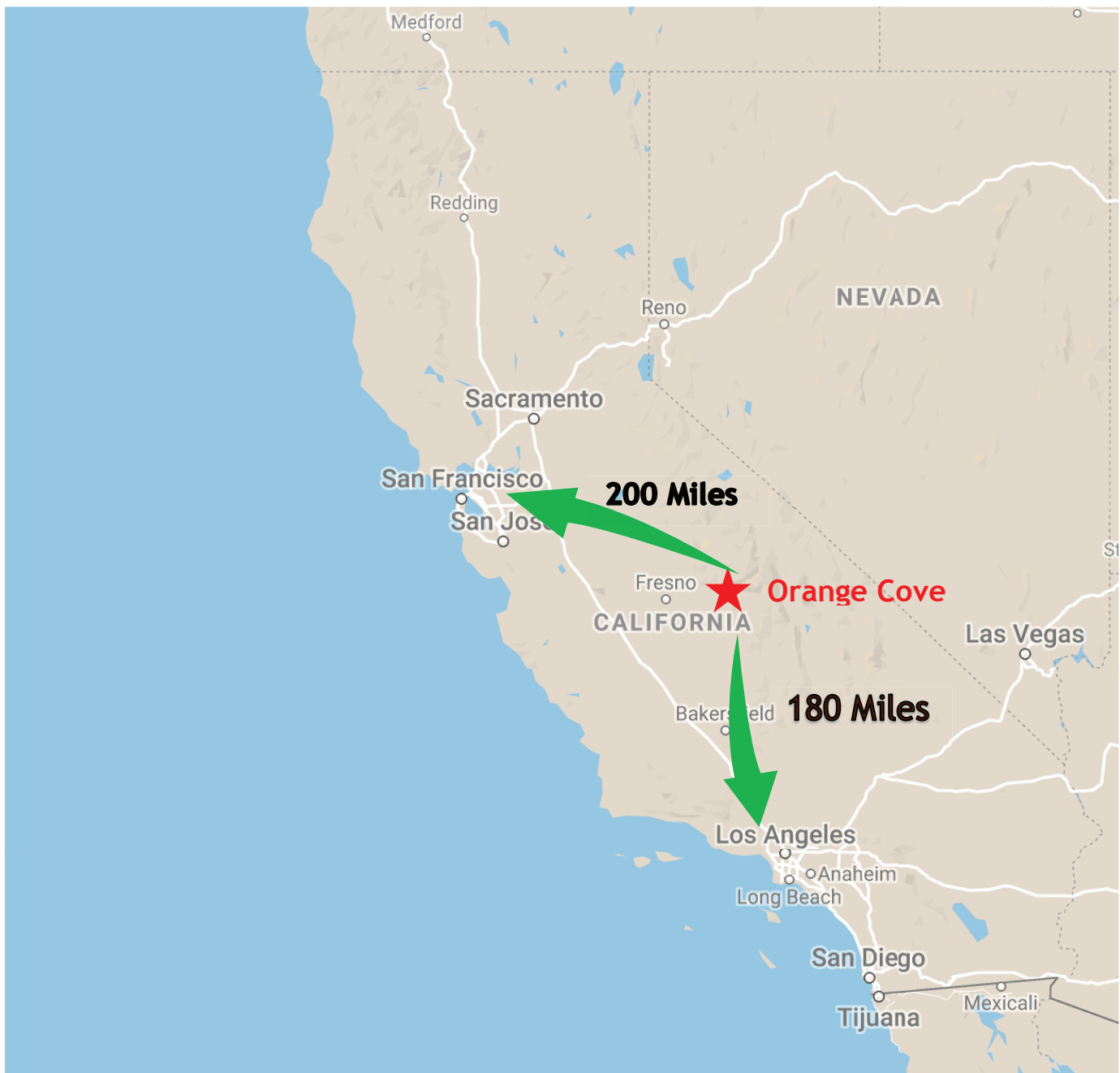
- Former citrus packinghouse
- Industrial site: 214,000 sq ft building on 10.5 acres of land
- Climate-controlled cold storage space: 30,000 sq ft
- Warehouse area: about 13,000 sq ft
- Office space: 2,000 sq ft
- Separate Building: 14,540 sq ft

FUTURE SAMPLE USES:

- Warehousing
- Logistics
- R&D
- Manufacturing
- Businesses needing cold storage space
- Fruit (Citrus) Packing and Storage

LOCATION DETAILS

- Approximately 35 miles southeast of Fresno, California.
- Orange Cove is approximately 200 miles southeast of San Francisco and approximately 180 miles north of Los Angeles.
- Close to multiple ports for ease of international shipping.



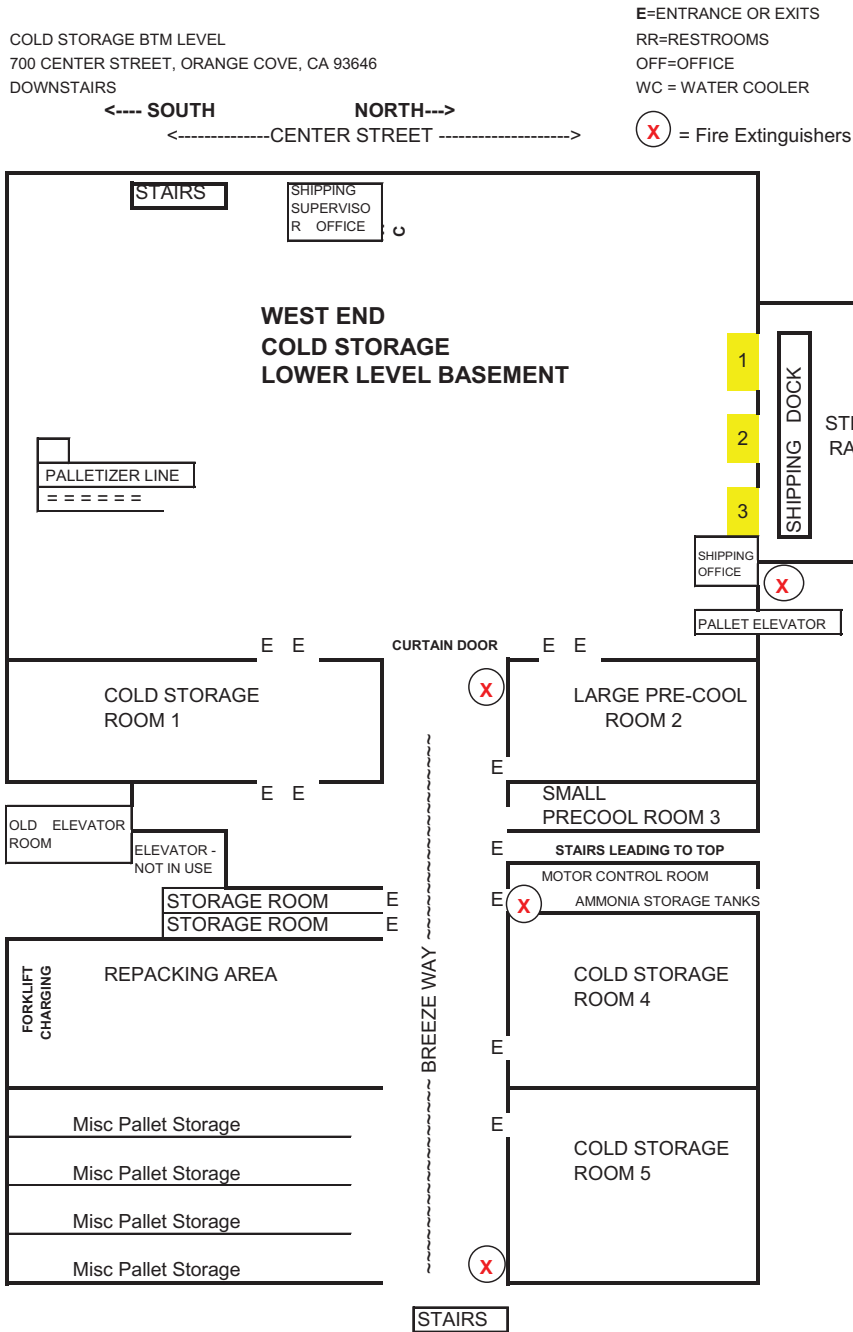
AERIAL VIEW



AI Factory, LLC
700 Center St
Orange Cove, CA 93646

Stuart Millman
Contact: 415-518-8565
stuartm@ideacampus.com

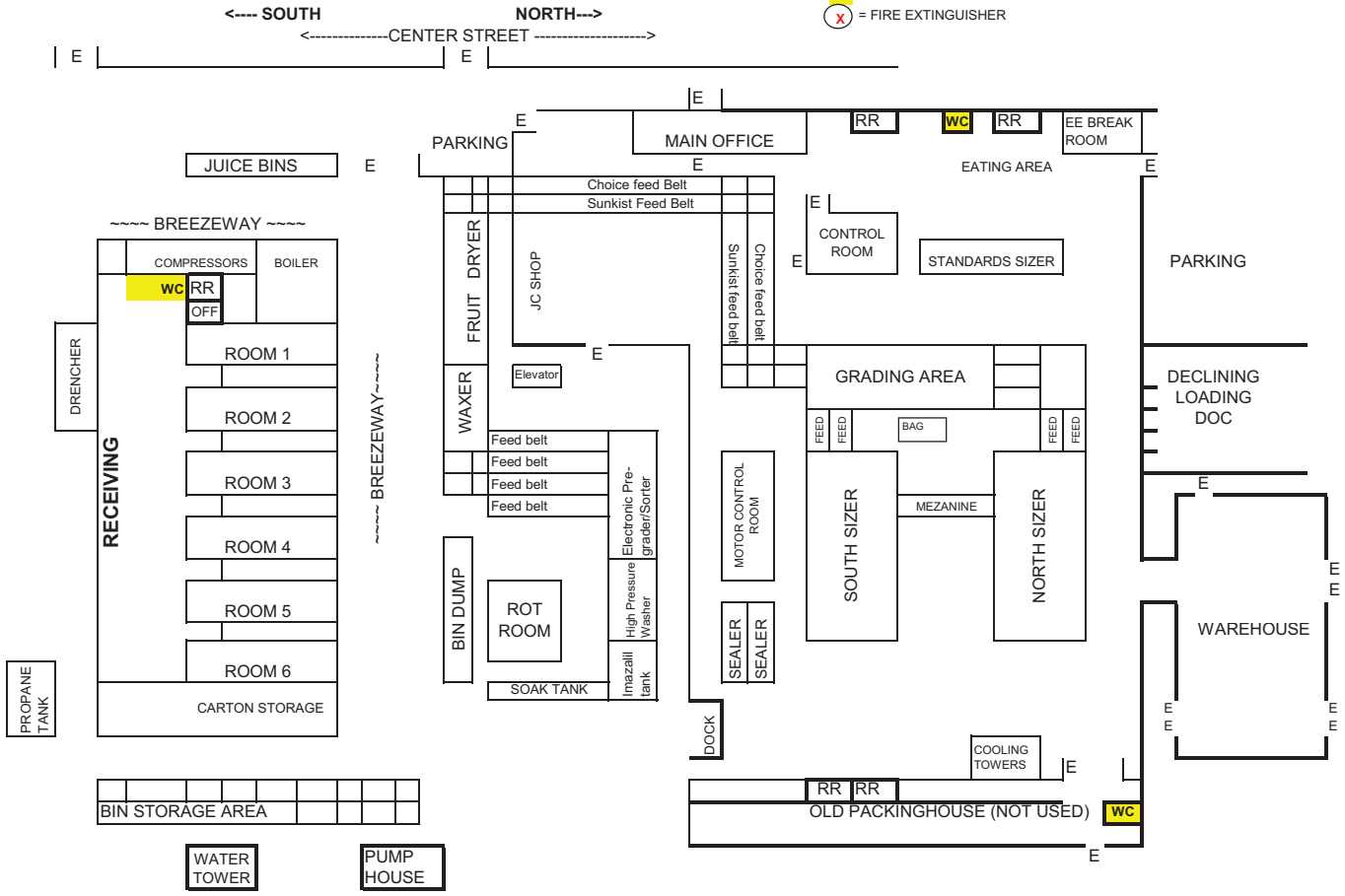
FLOOR PLAN I



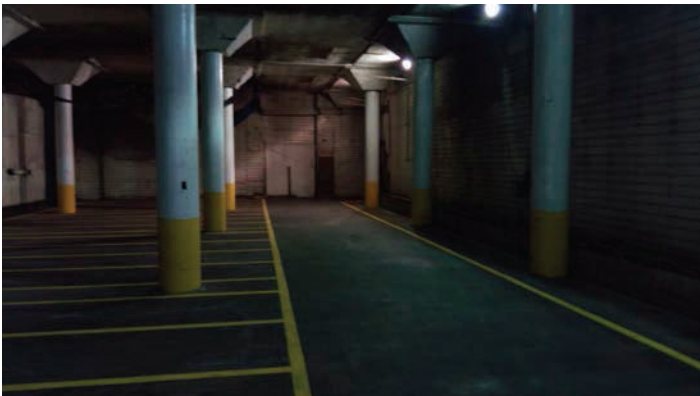
FLOOR PLAN II

700 CENTER STREET, ORANGE COVE, CA 93646
UPSTAIRS

E=ENTRANCE OR EXITS
RR=RESTROOMS
OFF=OFFICE
WC = WATER COOLER
X = FIRE EXTINGUISHER



ADDITIONAL PHOTOS



AI Factory, LLC
700 Center St
Orange Cove, CA 93646

Stuart Millman
Contact: 415-518-8565
stuartm@ideacampus.com

CONTACT INFORMATION

FOR ADDITIONAL INFORMATION OR
PROPERTY TOURS PLEASE CONTACT:

Stuart Millman

Phone: 415-518-8565

Email: stuartm@ideacampus.com

AI Factory, LLC
700 Center St
Orange Cove, CA 93646

Stuart Millman
Contact: 415-518-8565
stuartm@ideacampus.com