

# INDUSTRIAL BUILDING FOR LEASE

**711 West Cinnamon Drive  
Lemoore, California**

## 20,000± to 150,000± sq. ft. AVAILABLE SPACE



**LOCATION:** Subject property is located within close proximity to Highways 41 and 198, with easy access to Highway 99.

**DESCRIPTION:** Concrete tilt-up, block & metal construction with clear heights from 10.5'± to 21'±.

Clear Heights:  
Suite A - 15.5' to 21'±  
Suite B - 10.5' to 21'±  
*\*Existing duct work throughout Suite B with clear height of 10.5'±.*  
Suite C - 15.5' to 25'±

Two recessed loading docks and ten grade level doors. Interior has fluorescent lighting. Property is fenced with water and sewer provided by the City of Lemoore. Building is sprinklered. Rail spur can be reinstalled; estimated cost is \$83,720.

**COMMENTS:** The Property is owned by the City of Lemoore and is under contract with investors marketing the property for lease.

### Features:

- 150,495± sq. ft. building on 12± acres
- Divisible for multi-tenant use
- \$0.30 per sq. ft.  
2 year minimum term
- 4000 Amps
- Ample parking, well lit



**For additional information  
please contact:**

**Mike Porte**  
Senior Vice President  
Commercial Division  
559.732.7300 Ext. 102  
mporte@pearsonrealty.com

**Pablo Contreras**  
Commercial Division  
559.732.7300 Ext. 106  
pcontreras@pearsonrealty.com

## LOCAL PRESENCE GLOBAL REACH

2550 West Shaw Avenue Fresno, California 559.432.6200 FAX 559.432.2938  
1820 S. Central Street, Suite C Visalia, California 559.732.7300 FAX 559.732.3813

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.



**Cinnamon Drive**

25'-0"

4'-0" LONG PRE-CAST PARKING BUMPERS (TYP WHERE SHOWN)

77'-6"

315'-0"

152' SPACES @ 9'-0"

12'-6"

60'-0"

14'-0"

15'-0"

23'-0"

23'-0"

23'-0"

48'-0"

66'-0"

66'-0"

154'-0"

40'-0"

FOR LOT 3 - SEE ADDITIONAL SHEET (A)

EXISTING SIDEWALK - PER TO BE IN AS EXISTING GRADE

NEW BUILDING  
52,800± sq.ft.

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52,800± sq.ft.

NEW BUILDING  
44,895± sq.ft.

City of Lemoore  
Public Works

NEW ADDITION  
18155. - 12.11

EXISTING DRAINAGE POND

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PREVIOUS PROPERTY

A map of California with major cities labeled: Sacramento, San Francisco, Yosemite National Park, Sierra National Forest, Fresno, Selma, Visalia, Hanford, Tulare, Porterville, Bakersfield, and Los Angeles. Highways are marked with shields: 180, 41, 168, 198, 45, 99, and 65. National Parks are labeled: Yosemite National Park, Sequoia National Park, and Kings Canyon National Park. A compass rose is in the bottom right corner.