

#### 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 flourescent 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 muti-tenant use
- \$0.30 per sq. ft.2 year minimum term
- 4000 Amps
- Ample parking, well lit



## For additional information please contact:

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## **LOCAL PRESENCE GLOBAL REACH**

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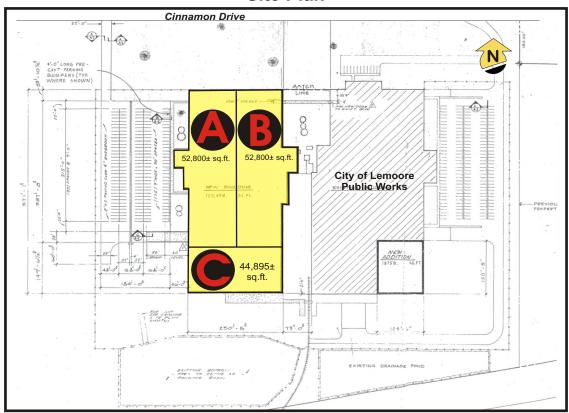


## **711 West Cinnamon Drive**

Lemoore, California



#### Site Plan



#### **Aerial Map**

### **Regional Freeway Map**



