



GRUBB & ELLIS
Pearson Commercial
Independently Owned and Operated

FOR LEASE

\$0.15 PER SQ. FT.

INDUSTRIAL SPACE CORCORAN, CALIFORNIA



1200 Orange Ave.

**Price
Reduced**

BUILDING:

66,543± sq. ft. of 80,323± sq. ft. available
(63,543± sq. ft. warehouse / 3,000± office
or will consider leasing smaller space)

LEASE RATE:

\$0.15 sq. ft.

LAND:

19.39± acres (room for expansion)

CONSTRUCTION:

Block/metal

- Ample parking
- Fluorescent lighting
- Insulated ceiling
- Evaporative cooler/space heaters
- Compressed air

GRADE LEVEL DOORS:

Grade level truck doors (5 doors 14'x12')

DOCKS:

Depressed docks (3)

CLEAR HEIGHT:

14' at haunch / 18' at center

COLUMN SPACING:

25' x 50'

ELECTRICAL:

1200 amp 277/480 volt, 3 phase with
step down 120/208 volt. Dropped power
throughout

RAIL:

BNSF

66,543± sq. ft. on 19.39± acres
Rail Served



For additional information please contact:

MIKE PORTE, SIOR

Senior Vice President

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THE PEARSON COMPANIES

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.

FROM INSIGHT TO RESULTS

VISALIA OFFICE | 3447 S. Demaree St., Visalia, CA 93277 | 559.732.7300 office 559.732.3813 fax
FRESNO OFFICE | 7480 N. Palm Ave., Ste. 101, Fresno, CA 93711 | 559.432.6200 office 559.432.2938 fax



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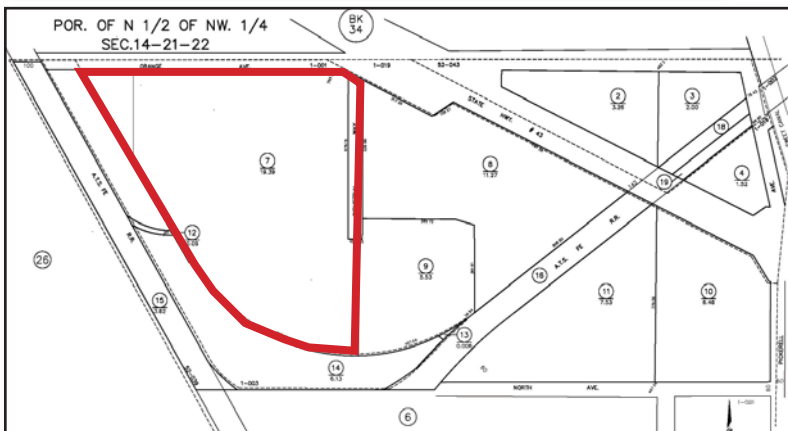
FOR LEASE

INDUSTRIAL SPACE

CORCORAN, CALIFORNIA



Industrial zoned property in California Enterprise Zone with financial incentives and credits. Contact Jay Salyer at Kings County Economic Development 559.585.7393 or jsalyer@co.kings.ca.us



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