

# FOR LEASE

## INDUSTRIAL FLEX SPACE



Sherman & Boone  
COMMERCIAL



### 900 Commerce Drive, Chowchilla CA

A perfect turnkey building in Chowchilla, located the heart of California. The property is easily accessible to both Highway 152 and Interstate 99, within a 6 hour drive to anywhere in California.

For more information  
please contact:

**MARTIN  
BOONE**  
831.464.5021

[martin@shermanandboone.com](mailto:martin@shermanandboone.com)  
DRE #00529069

**ERIK  
BARBIC**  
831.464.5039

[erikb@sbacommercial.com](mailto:erikb@sbacommercial.com)  
DRE #01736370

SHERMAN & BOONE  
REAL ESTATE

1260 41st Ave, Ste O  
Capitola CA 95010

Main: 831.464.5000

Fax: 831.462.1618

[www.sbacommercial.com](http://www.sbacommercial.com)



- ▶ Total space available:  
21,256+/- square feet on 6.55 acres
- ▶ Great Highway and Interstate Access
- ▶ Ideal for Manufacturing or Warehouse
- ▶ Two 16' roll up doors, and seventeen 8' roll up doors.
- ▶ Includes 1,256 sq. ft. first class office at the entrance to the building
- ▶ Build to suit also a possibility for a user with additional needs, ample space for expansion. Building is divisible
- ▶ Asking Price: \$0.29/NNN per sq. ft.

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View from rear of building

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View of inside warehouse

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