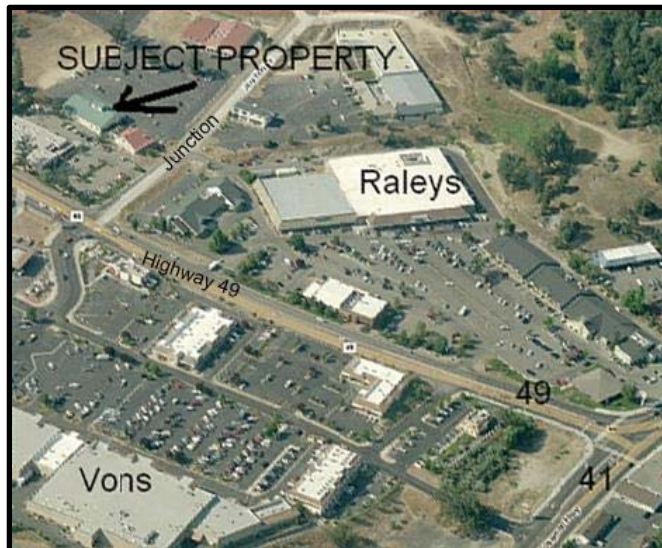


THE LAURITZEN COMPANY

COMMERCIAL REAL ESTATE SERVICES

FOR LEASE COMMERCIAL / OFFICE SPACE 40266 Junction Drive, Oakhurst, CA



- AVAILABLE SPACE:** 1,272 SF up to 9,966 Square Feet (former Bank space now available)
Space is divisible subject to Tenant's requirements.
- BASE RENT:** \$1.20/SF/Mo plus Tenant's share of the Buildings Operating Expenses (NNN)
- IMPROVEMENTS:** Former Bank space has (2) double door entrances, 5 private offices, 6 teller spaces, vault, interior restrooms, break room, walkup ATM facility, and a large open area with vaulted ceilings. Interiors are in excellent condition and additional improvements can be negotiated.
- BUILDING INFO:** 9,966 Square Foot Commercial/Office Building located on a 13,068 square foot parcel together with 2.11 acres of common parking lot.
- LOCATION:** Building is located just off Highway 49 near its intersection with Hwy 41 in Oakhurst, CA (Madera County).
- SIGNAGE:** Building Signage is available with great visibility from Highway 49
- PARKING:** Excellent parking with over 100 stalls in the common parking lot.
- CONTACT:** **Jeff Lauritzen @ (559) 288.7280**
or email: jeff@lauritzenco.com

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INTERIOR PICTURE



THE LAURITZEN COMPANY DRE ID# 01035392

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INTERIOR FLOOR PLAN

