

# COLD STORAGE / WAREHOUSE SPACE



## FOR LEASE

3451 Yeager Road | Madera, California

*19,000± Square Feet*

*\$9,500 per month NNN*

### Property Details

- 2,000± square feet of office space
- 1,000± square feet of showroom area
- 11,000± square feet of warehouse space
- 5,000± square feet cool storage (50° - 60°)
- 3 - 12' X 14' roll-up grade doors
- 3.52± acre lot
- Fenced yard
- Electrical - 400 AMP's
- 18' clear height

### Property Description

Property consists of approximately 19,000± SF office/showroom/cold storage/warehouse and is located on 3.52± acres of land. A well-maintained concrete tilt-up facility built in 1998. Cold storage area is approximately 5,000± SF and can maintain the temperature at 50° - 60°.



### Property Location:

Property is located just off of Highway 99 at Avenue 17 in the Madera Airport Industrial Park. Building is located within the Enterprise Zone.

### For Additional Information Please Contact:

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## THE PEARSON COMPANIES

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## FROM INSIGHT TO RESULTS

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.

*Independently owned and operated*

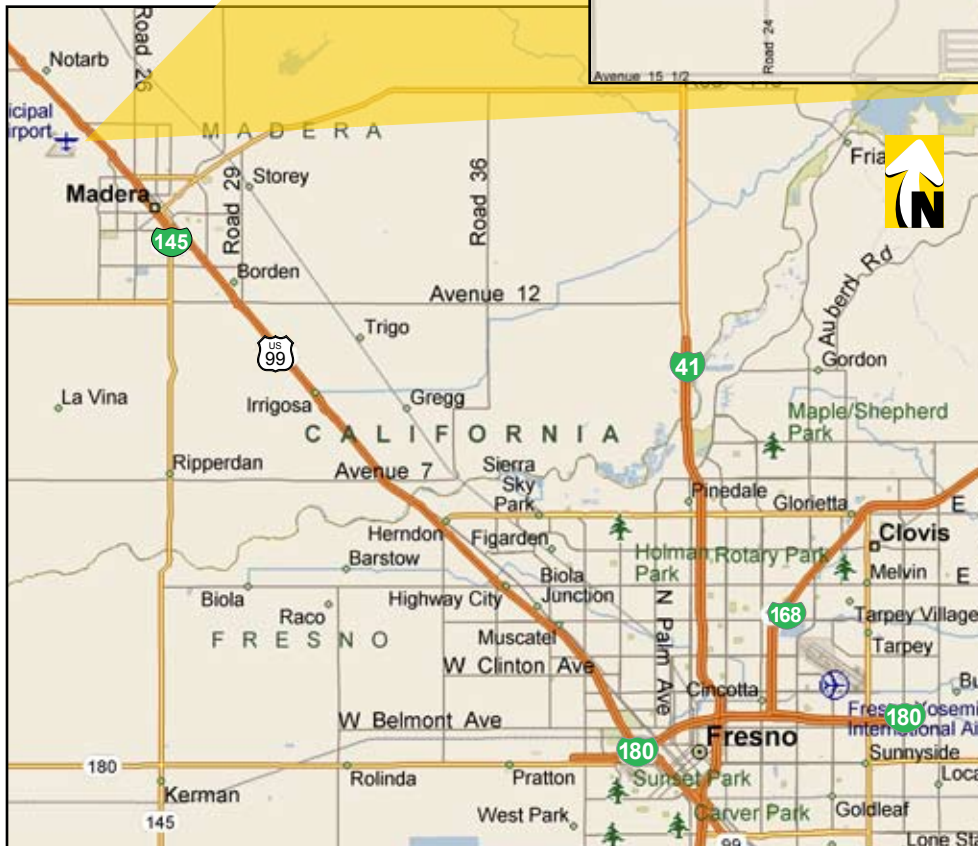
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### Location Map

Downtown Fresno is approximately 25 miles south of Madera.



Well appointed offices. Furniture may be included



Showroom or retail store.



Ample paved storage and multiple roll-up doors.

