



2901 Falcon Drive, Madera, CA

Industrial Space Available **For Lease**

This industrial property is located on the north side of Madera next to the airport and future North Fork Mono Casino. Full Highway 99 Interchange less than one mile away.

Property has a ±2.4 acre fenced and secured yard with a 4 spot recessed loading dock. Separate customer parking in the front of the building.

The building totals approximately 17,000 square feet of which ±2,250 square feet is office and the balance warehouse.

Accelerating success.

Asking:

\$1.00
PSF



Quick access
to Highway 99



4 spot truck
well

Buk Wagner ^{SIOR}

Sr. Vice President | Principal
+1 559 256 2451
buk.wagner@colliers.com
CA DRE #01296746

Charlie Schuh ^{CCIM}

Sr. Vice President | Principal
+1 559 221 7393
charlie.schuh@colliers.com
CA DRE #01992259



For Lease



Property Details

- Building: ±17,000 SF
- Site: ±4.16 acres
- Office: ±2,250 SF
- Restrooms: 2 (including shower)
- Yard Size: ±2.4 acres
- Recessed Docks: 4
- Ground Level Doors:
 - (1) 14 x 14
 - (1) 7 x 10
 - (2) 16 x 14
 - (1) 8 x 10
- Power: 2000 amps @ 480 volts
- Clear Height: 20' - 24' (clear span)
- Lease Rate: \$1.00 PSF, NNN

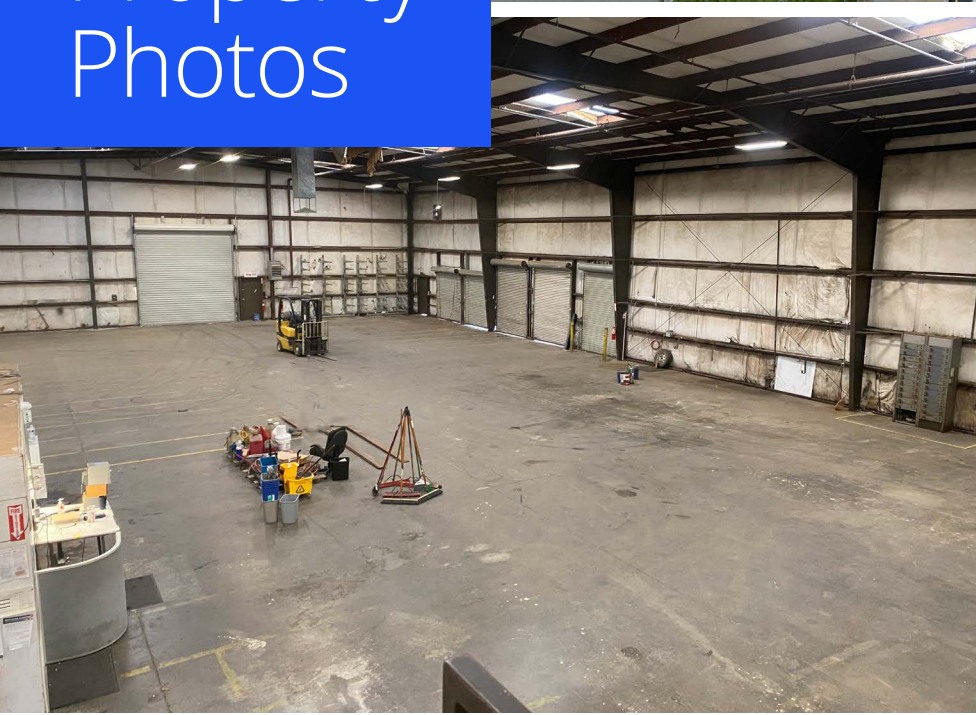
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Property Photos



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±4.16 Acres Total

±17,000 SF Building

±2.4 Ac Yard

2901
Falcon Drive
Madera, CA

FOR
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±4.16
acres total

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Sr. Vice President | Principal
+1 559 221 7393
charlie.schuh@colliers.com

Colliers

7485 N. Palm Avenue, #110
Fresno, California 93711
+1 559 221 1271

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