

# INDUSTRIAL FOR LEASE

## CLEAR SPAN INDUSTRIAL BUILDING ON ±15.81 ACRES

21707 Road 20, Chowchilla, CA 93610



Lease Rate

**SEE PAGE 3**

### PROPERTY HIGHLIGHTS

- ±12,000 SF Clear Span Industrial Warehouse Building
- BTS Office Space w/ Great Potential
- Ready For Immediate Occupancy | ±15.81 Acre Lot
- Prime Alternative To New Construction
- Clear Span Construction | 26' Clear Height
- 2,000 Amps 3 Phase Power | LED Lighting Throughout
- Clean Industrial Space Located in Chowchilla, CA
- Fully Insulated w/ Skylights Throughout
- Excellent Access To All Major Freeways
- Flexible Zoning | Building Equipped w/ HVAC In Office
- Close Proximity to Major Traffic Generators

### OFFERING SUMMARY

Lot Size:	15.81 Acres
Zoning:	ARE-20
A.P.N:	027-202-049
Year Built:	1983
Cross Streets:	CA-99 & Ave 21 1/2
Market:	Chowchilla
Roll Up Doors:	(1)
Clear Height:	26'
Market:	Fresno
Submarket:	Outlying Madera Cnty

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

#### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

#### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

#### KW COMMERCIAL

7520 N. Palm Ave #102  
Fresno, CA 93711



## INDUSTRIAL FOR LEASE

### CLEAR SPAN INDUSTRIAL BUILDING ON ±15.81 ACRES

21707 Road 20, Chowchilla, CA 93610



#### PROPERTY DESCRIPTION

±12,000 SF of clear-span freestanding industrial building on ±15.81 acres of land with CA-99 exposure. This move-in ready deal is like-new offering an ideal configuration with ±12,000 SF of clear span warehouse area & a build-to-suit office space. The building also features ground level roll up door, LED lighting, fully insulated, electrical throughout, & skylights. Property is located near CA-99 and Ave 21 1/2 creating convenient access to CA-99. Flexible Zoning also allows for many uses.

#### LOCATION DESCRIPTION

The property is well located on off Ave 21 1/2 and CA-99 in Chowchilla, CA. The property is North of Ave 21 1/2, South of Ave 22, West of RD 19 and East of Rd 20 1/2. Chowchilla is a rural city in Central California, with one of its greatest features being its location. The community is located between Fresno and Merced, with nearby pulls to the Sierra Nevada Mountains, the Pacific Coastline, Yosemite National Forest, and the Bay Area.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

#### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

#### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711



INDUSTRIAL FOR LEASE

CLEAR SPAN INDUSTRIAL BUILDING ON ±15.81 ACRES

21707 Road 20, Chowchilla, CA 93610



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Building 2	Available	12,000 SF	Modified Gross	\$1.00 SF/month

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

KEVIN LAND  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

KW COMMERCIAL  
7520 N. Palm Ave #102  
Fresno, CA 93711



## INDUSTRIAL FOR LEASE

### CLEAR SPAN INDUSTRIAL BUILDING ON ±15.81 ACRES

21707 Road 20, Chowchilla, CA 93610



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

#### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

#### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

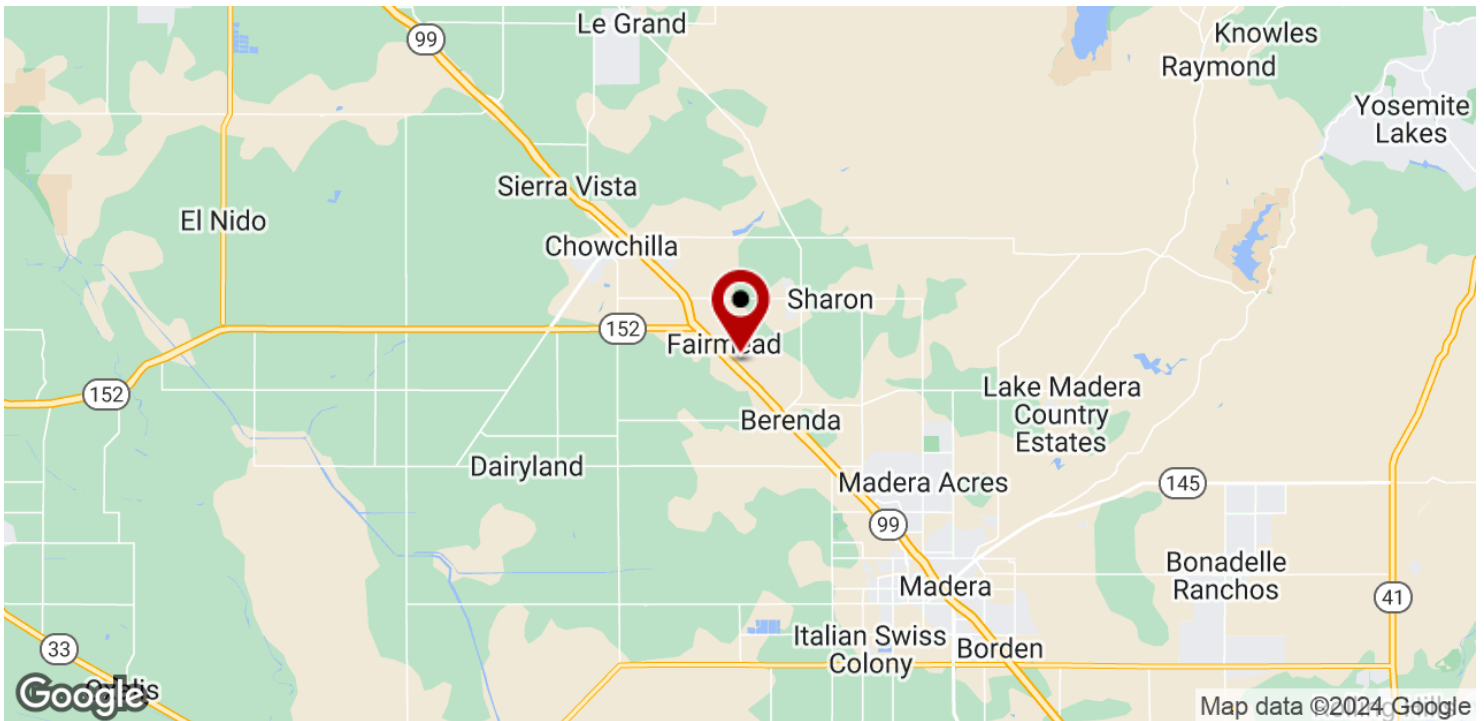
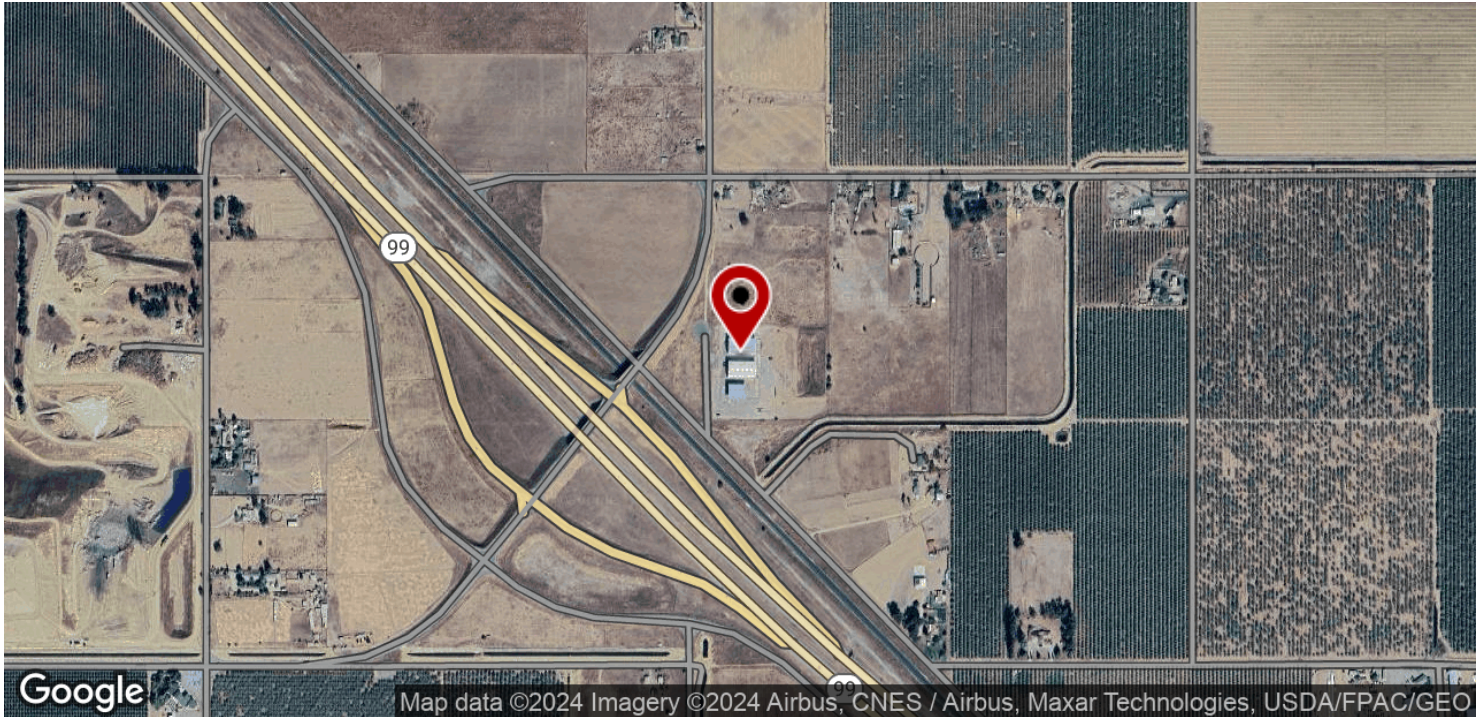
Each Office Independently Owned and Operated **CentralCaCommercial.com**



## INDUSTRIAL FOR LEASE

### CLEAR SPAN INDUSTRIAL BUILDING ON ±15.81 ACRES

21707 Road 20, Chowchilla, CA 93610



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

#### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

#### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

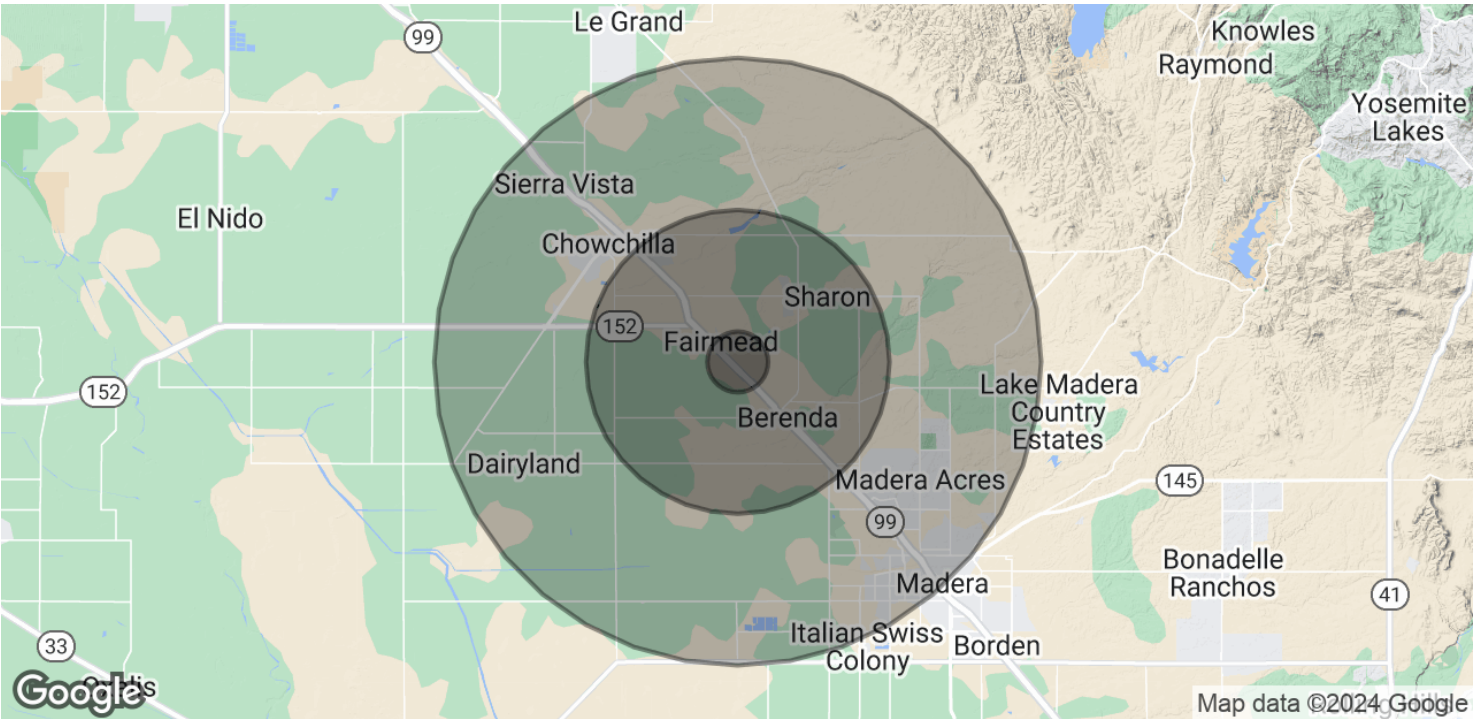


INDUSTRIAL FOR LEASE



CLEAR SPAN INDUSTRIAL BUILDING ON ±15.81 ACRES

21707 Road 20, Chowchilla, CA 93610



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	403	9,177	76,265
Average Age	36.9	36.4	32.8
Average Age (Male)	44.2	41.4	32.8
Average Age (Female)	34.5	34.5	33.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	26	1,471	21,407
# of Persons per HH	15.5	6.2	3.6
Average HH Income	\$59,445	\$68,149	\$67,284
Average House Value	\$341,996	\$313,467	\$251,592

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	45.9%	48.3%	68.6%

\* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JARED ENNIS  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

KEVIN LAND  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

KW COMMERCIAL  
7520 N. Palm Ave #102  
Fresno, CA 93711